



COMMERCIAL LAND

FOR SALE HYDRAULIC & 63RD ST. S., NE/C, WICHITA, KS 67216

SALE PRICE \$225,000.00

LOT SIZE 85,277± SF
APPROX. 1.96± AC.

ZONING LIMITED COMMERCIAL

2025 TAXES \$592.09

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

 POPULATION	1,611	35,057	92,318
 AVG. HH INCOME	\$87,764	\$84,915	\$86,079
 MEDIAN AGE	39.6	35.9	35.3

TRAFFIC COUNTS

 63RD ST. SOUTH & HYDRAULIC 16,188 VPD

PROPERTY HIGHLIGHTS

- Located on the 63rd St. South commuter route at Hydraulic St. between Derby and Haysville.
- Very good visibility from all four directions.
- Easy access to Wichita, Derby and Haysville.
- Just minutes from the Kansas Star Casino.
- Located in a developing area with retail potential.



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All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Mark Schroeder | (316) 292-3946 | mschroeder@weigand.com

Weigand Real Estate – Commercial
Office: (316) 262-6400
Weigand.com

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WEIGAND
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AERIAL VIEW



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