

BROCHURE

204 SW 5th Street
Topeka, Kansas 66603

Offered at \$215,000



**COLDWELL BANKER
COMMERCIAL**
GRIFFITH & BLAIR

GLOBAL REACH, LOCAL TOUCH

Scott Boling

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PROPERTY SUMMARY

204 SW 5TH STREET
TOPEKA, KANSAS 66603



PROPERTY DESCRIPTION

Downtown Topeka Mixed-Use Redevelopment Site – Capitol & Retail District Proximity

204 SW 5th Street presents a rare downtown redevelopment opportunity located near the Kansas State Capitol and just a couple blocks from the downtown retail district. The ±30,000 SF site is currently improved as a paved surface parking lot and is zoned D1 Planned Development, allowing flexibility for commercial, residential, or mixed-use development.

The property is currently operated as city-owned leased parking, providing optional interim income while redevelopment, entitlement, or development planning is pursued.

The location supports multiple development strategies, particularly projects targeting state-affiliated users, association offices, legislative consulting groups, or mixed-use residential concepts serving the Capitol workforce and downtown retail corridor.

Recent City-approved investment nearby includes The Hutch, a \$50 million luxury residential development planned just a few blocks south near 6th and Van Buren, expected to deliver approximately 192 residential units with amenity space and boutique ground-floor retail, adding residential density and supporting long-term downtown activation.

PROPERTY HIGHLIGHTS

Location & Demand Drivers

- Near Kansas State Capitol
- Couple blocks from downtown retail district
- Strong government and professional user base
- Growing residential density in downtown core

OFFERING SUMMARY

Sale Price	\$215,000
Available Parking Spaces	80
Lot Size	30,000SF
Month-to-Month Leases	80

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INVESTMENT HIGHLIGHTS

204 SW 5TH STREET
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INVESTMENT HIGHLIGHTS

Location & Demand Drivers

- Near Kansas State Capitol
- Walking distance to downtown retail district
- Strong government and professional user base
- Growing residential density in downtown core

Incentive Stack Potential

- Neighborhood Revitalization Program (NRP) property tax rebates
- Downtown TIF participation (project dependent)
- Industrial Revenue Bond (IRB) potential financing and sales tax exemption
- Federal Opportunity Zone designation (potential capital gains tax advantages for Qualified Opportunity Fund investors)

Redevelopment Flexibility

- D1 Planned Development Zoning
- Supports mixed-use, office, residential, or civic-support uses

Income Component

- Existing parking revenue stream
- Supports interim hold or phased development strategy

Area Momentum

- Located near the approved \$50M luxury residential development (The Hutch).
- Expected to enhance downtown residential, retail, and pedestrian activity

ENVIRONMENTAL INFORMATION

Phase I and Phase II Environmental Site Assessment reports have been completed and are available to all interested parties upon request.

TOPEKA INFO

The cost of doing business in Topeka is 8% below the national average. Topeka offers aggressive and flexible cash incentives for capital investment, jobs, and training. Community Improvement District (CID) and Tax Increment Financing (TIF) incentives may be available. Goods shipped by truck reach 25% of the US population within one day, and 90% by day two. Topeka boasts Class 1 rail service from BNSF and Union Pacific. This site is within 5 miles of Forbes Field with a 12,800-foot runway which is rated for large aircraft. Topeka's Animal Health and Ag Tech business helped build the Kansas City Animal Health Corridor between Kansas City and Manhattan, Kansas, home of Kansas State University and the new US Bio-Tech Defense Laboratory.

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AERIAL PHOTOS

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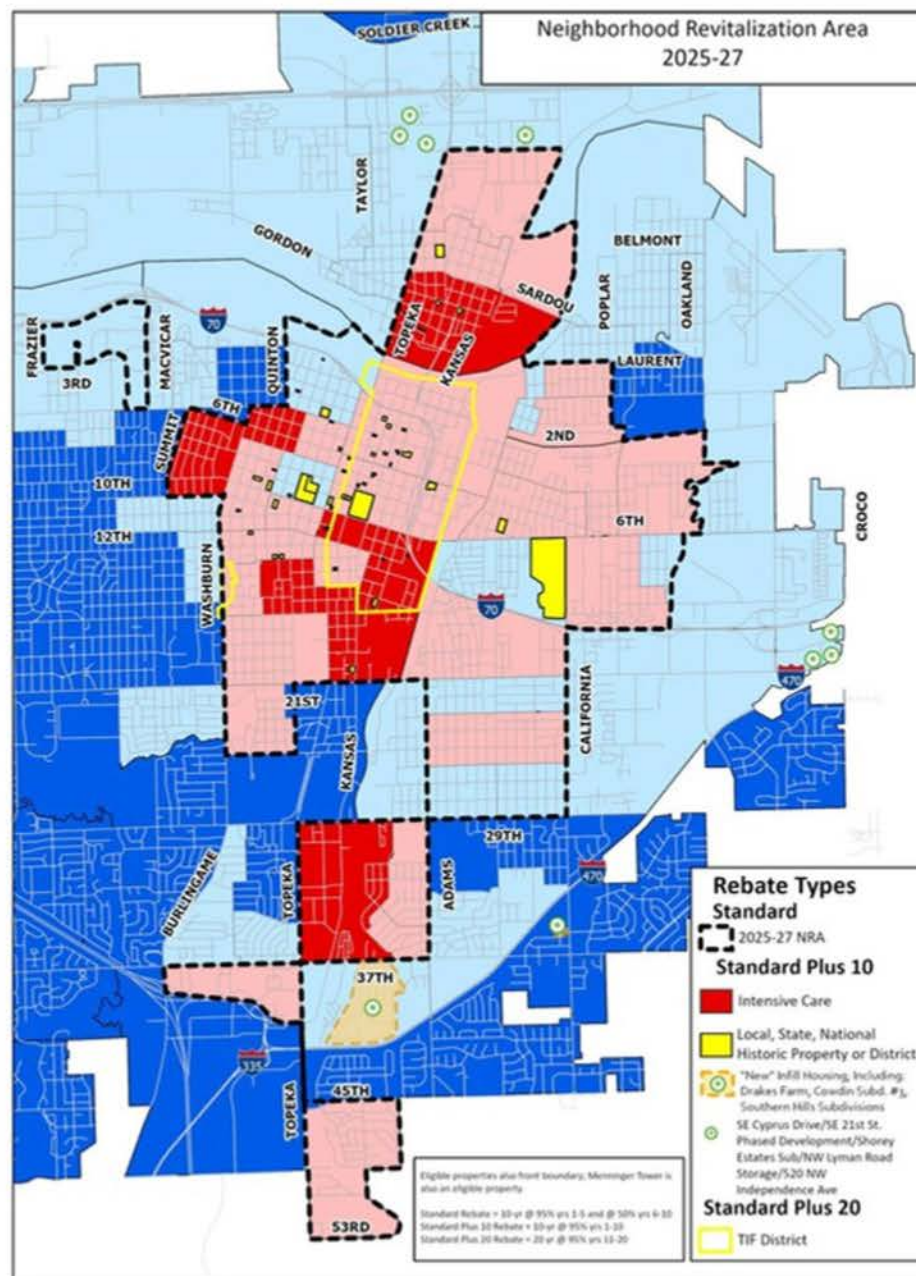
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NEIGHBORHOOD REVITALIZATION AREA

204 SW 5TH STREET
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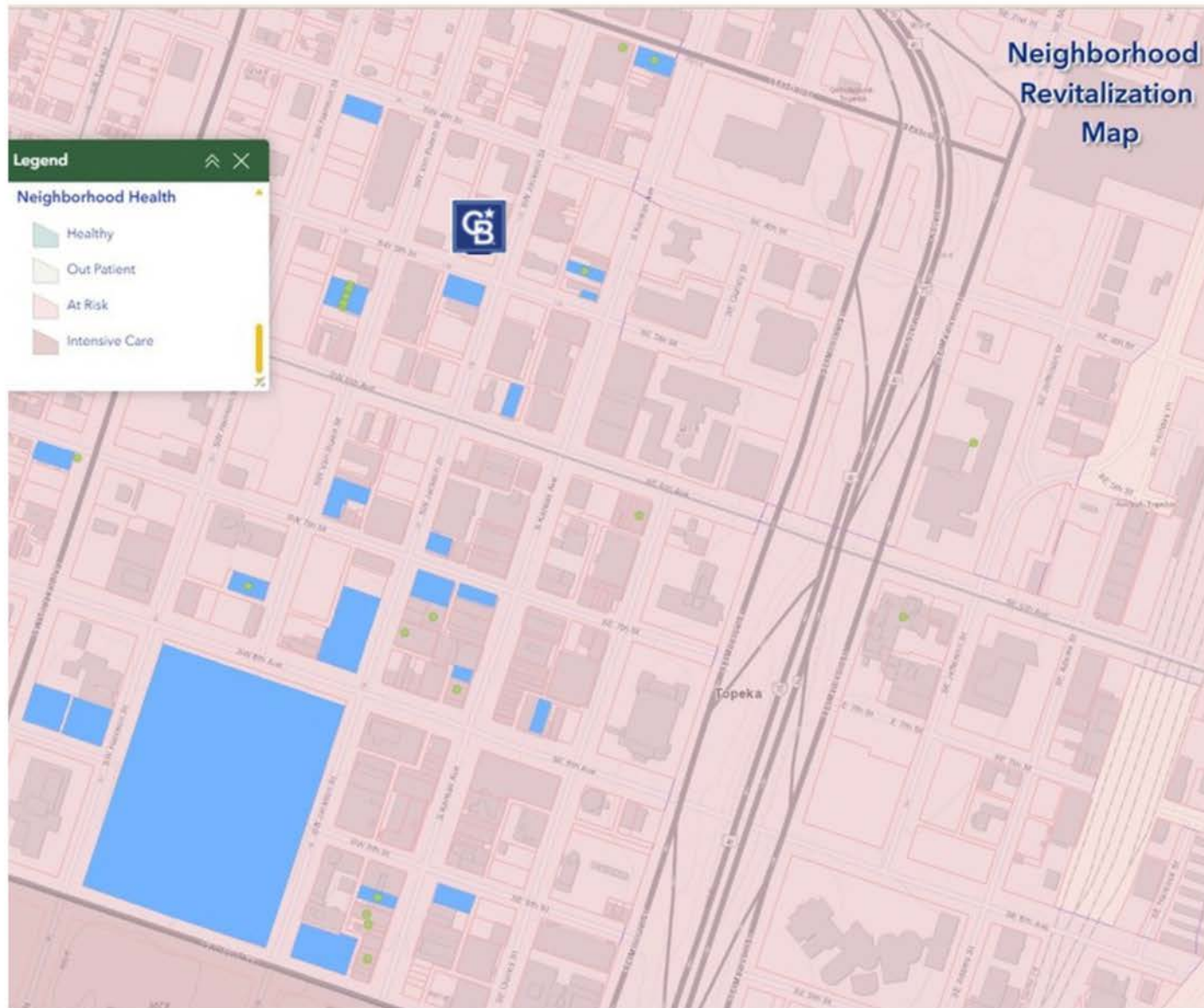
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NEIGHBORHOOD REVITALIZATION MAP

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NEARBY BUSINESS

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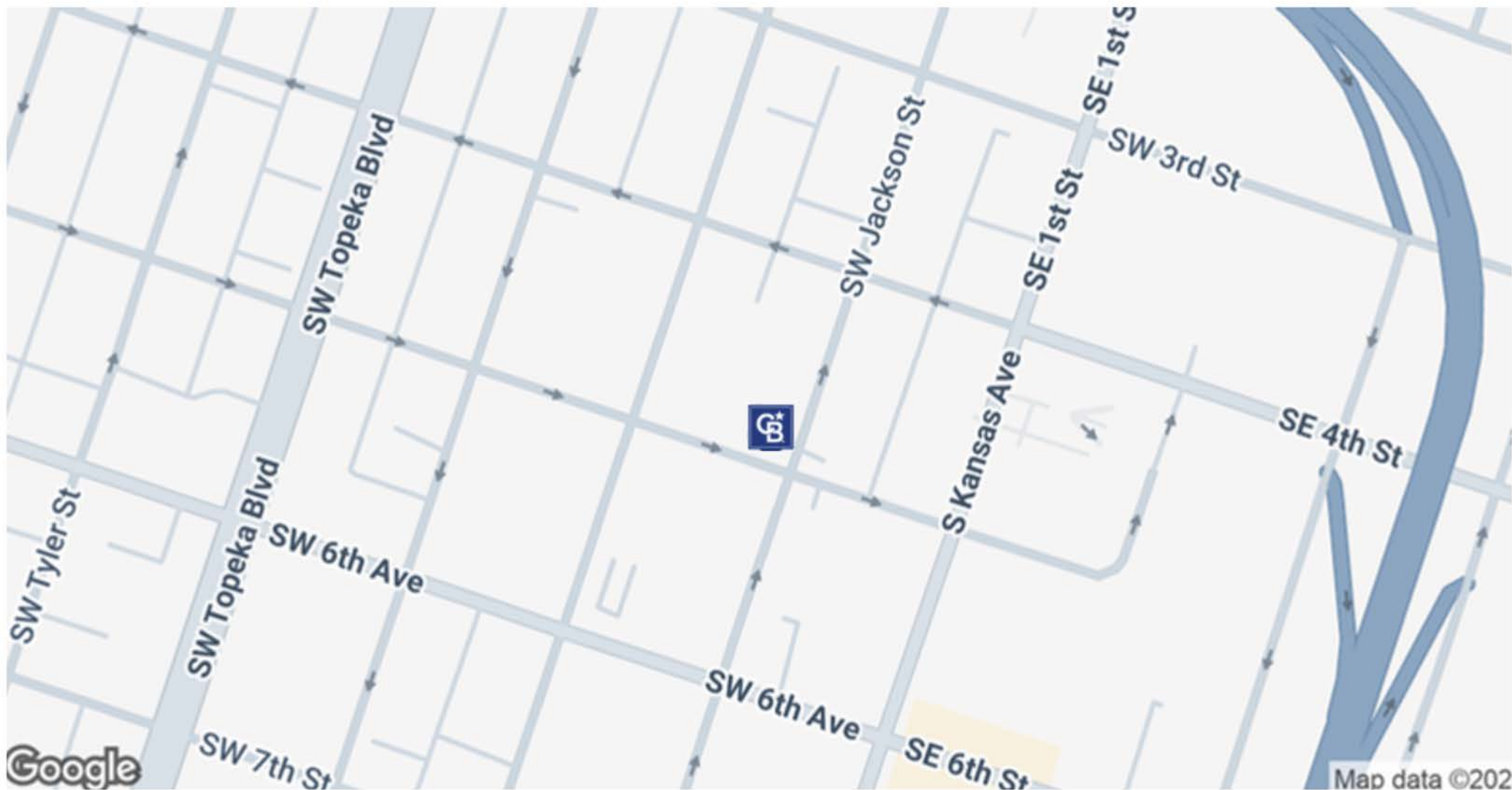
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LOCATION MAP

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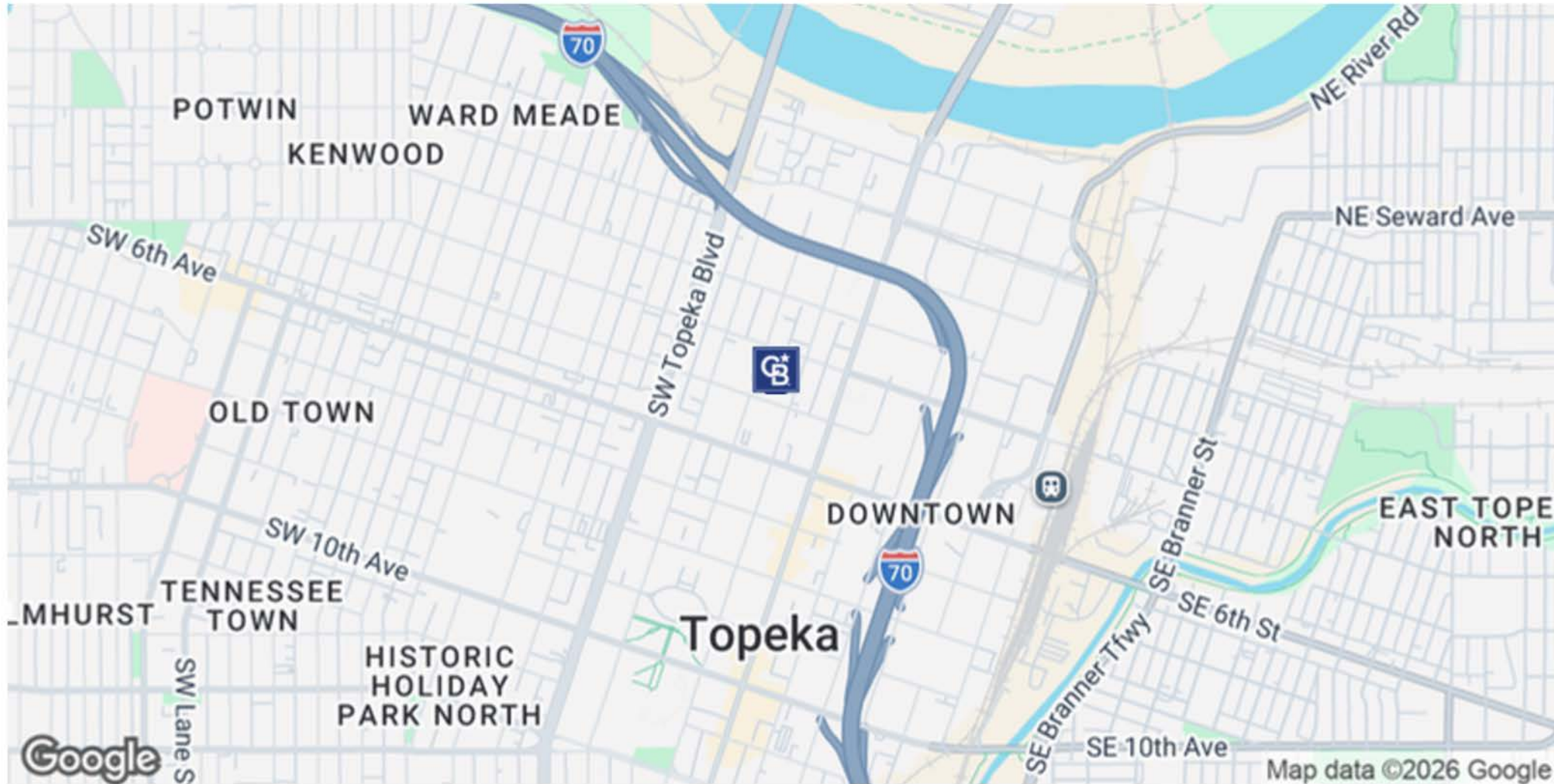
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REGIONAL MAP

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