



WSU Single Family Portfolio

Wichita, KS

Property Highlights

- 22-Unit Single Family Home Portfolio
- Strategically clustered portfolio allowing for efficient operations or potential development opportunity
- Great location next to Wichita State University and directly adjacent to the Wichita State Innovation Campus
- 2 vacant lots included allowing for future development opportunities
- Gross Potential Income of \$23,000+/-/month on existing 22-units
- **Purchase Price - \$1,900,000**

Wichita State University



25,147
Total Enrollment
(Fall 2025)



87%
Live
Off-Campus



79%
In- State
Enrollment



63%
Full-Time
Enrollment

Trent Garman

O: 316 613 2447
tgarman@naimartens.com

Nathan Farha, CCIM

O: 316 263 9669
nfarha@naimartens.com

Jeff Englert

O: 316 847 4924
jenglert@naimartens.com

1330 E. Douglas Ave.
Wichita, KS 67214
316 262 0000 tel
naimartens.com

Redevelopment Opportunity

This offering consists of 22-Unit single-family homes along with 2 vacant lots strategically clustered together adjacent to Wichita State University and the Wichita State Innovation Campus, creating a rare opportunity to acquire a contiguous assemblage in a prime long-term location. The proximity to the university and Innovation Campus positions this portfolio at the center of ongoing academic, medical, research, and private-sector investment, driving long-term demand and continued area transformation.

The concentration of ownership provides contiguous lots give the owner control, making this portfolio exceptionally well-suited for future redevelopment, higher-density housing, student housing, townhomes, multifamily, or mixed-use concepts, subject to zoning and approvals. Opportunities to assemble this scale next to Wichita State are increasingly scarce, and gives a buyer both immediate income producing properties and long-term optionality.

Red Markers: Homes

Yellow Markers: Vacant Lots



Wichita, KS: Single Family Homes + Lots

Property Address	Market Rents	Sq Ft	Land SF	Bed/Bath
1571 N Gentry	\$ 1,050.00	1457	7598	3/1
1581 N Harvard	\$ 1,175.00	1350	6230	4/1
1646 N Gentry	\$ 1,050.00	1256	8214	3/1
1701 Fountain	\$ 950.00	750	7540	2/1
1701 N Bluff	\$ 1,100.00	900	8278	3/2
1702 N Bluff	\$ 1,175.00	1500	7550	4/1
1705 Holyoke	\$ 1,200.00	1164	11244	4/1
1707 N Bluff	\$ 1,250.00	1849	7683	4/2
1710 N Fountain	\$ 975.00	817	7167	2/1
1716 N Bluff	\$ 975.00	1471	7525	2/1
1718 N Gentry (Duplex)	\$ 750.00	750	9968	1/1
1720 N Gentry (Duplex)	\$ 750.00	750		1/1
1722 N Bluff	\$ 925.00	900	6841	2/1
1727 N Fountain	\$ 950.00	750	7618	2/1
1728 N Bluff	\$ 1,025.00	816	7594	2/2
1732 N Fountain	\$ 950.00	817	7123	2/1
1738 N Fountain	\$ 975.00	1077	7119	2/1
1739 N Fountain	\$ 950.00	750	7573	2/1
1747 Harvard	\$ 1,100.00	825	10567	3/1.5
1754 N Fountain	\$ 1,075.00	1077	7817	3/1
3906 E 16th	\$ 1,075.00	1490	8504	2/1
4140 E Regents	\$ 1,125.00	1324	8112	3/2
LOT 18 BLOCK D UNIVERSITY PARK 2ND. ADD.	-	-	6787	-
LOT 8 BLOCK A UNIVERSITY PARK 2ND. ADD.	-	-	7864	-
Total Values	\$ 22,550.00	23,840	182,516	





ALL RENDERINGS AND SITE PLANS ARE CONCEPTUAL IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. ANY PROPOSED DEVELOPMENT IS SUBJECT TO ZONING, GOVERNMENTAL APPROVALS, DESIGN REVISIONS, AND OTHER CONDITIONS



WSU Innovation Campus

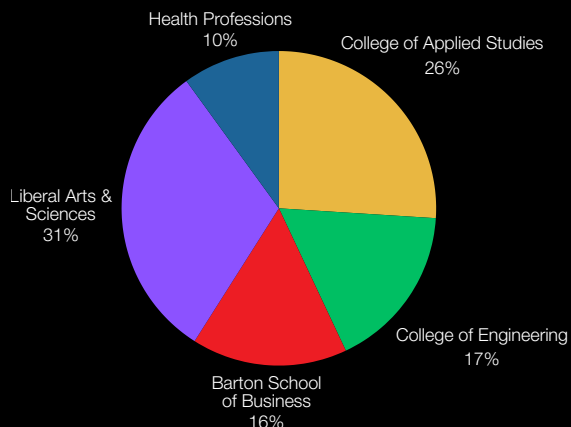
Wichita State University (WSU) is a major institutional anchor on Wichita's east side, enrolling approximately 25,000 students annually and supporting a large base of faculty, staff, and research professionals. The university's continued focus on applied sciences, engineering, and health-related programs has reinforced long-term housing demand in the surrounding neighborhoods.



Immediately adjacent to campus is the 120+ acre Wichita State Innovation Campus, a nationally recognized public-private partnership that has attracted over \$300 million in capital investment and supports 2,000+ on-site employees. The campus integrates corporate offices, advanced manufacturing, and research facilities directly into the university environment, creating a year-round employment and student presence.

NOTABLE INNOVATION CAMPUS TENANTS INCLUDE:

- NetApp Global Technology & Support Center (1,000+ employees)
- Deloitte Smart Factory @ Wichita, one of only a limited number worldwide
- National Institute for Aviation Research (NIAR), generating over \$300 million annually in research activity and employing thousands of engineers and technicians
- Airbus and Spirit AeroSystems collaborative research and training facilities



The College of Engineering has also been ranked in the top 10 nationally for total engineering research & development expenditures by the National Science Foundation.

All-campus enrollment (2025): ~25,147 students, largest in school history. WSU has grown ~27% over the last decade.



#47 ENGINEERING GRADUATE PROGRAM IN THE U.S.

HIGHEST RANKING IN UNIVERSITY HISTORY AND THE ONLY KANSAS ENGINEERING PROGRAM IN THE TOP 100



#1 IN THE NATION FOR AEROSPACE ENGINEERING R&D SPENDING



\$300M+ IN RESEARCH ACTIVITY ANNUALLY (NIAR)

-Higher Education Research and Development (HERD) Survey

NAI Martens Multifamily Team

\$325,000,000+
**IN MULTIFAMILY PROPERTIES
SOLD THROUGHOUT KANSAS**

7,000
UNITS SOLD IN KANSAS



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Commercial Advisor
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