



N 53rd & Hydraulic Development Land

5611 N Hydraulic Ave Park City, Kansas 67219

Property Highlights

- Existing Structures: 2 homes and farm-related improvements (Opportunity for redevelopment or repurposing)
- Visibility: Excellent visibility and accessibility from Highway 135 and 53rd Street North
- Seller Willing to Divide
- Price May Vary Per Size of Lot (Lot Sizes Not Set)
- Surrounding Area: Diverse Mix of residential and commercial properties, including notable businesses like Kice Industries, Twister Harley-Davidson, Park Centre, and the Golden Circle
- Exceptional Location: Unique opportunity for a wide range of development possibilities

Zoning:	Rural Residential
Highest & Best Use:	Commercial/Industrial Redevelopment
Lot Size	5 - 41.074 Acres

For More Information

Brogan Klein

O: 316 352 7315

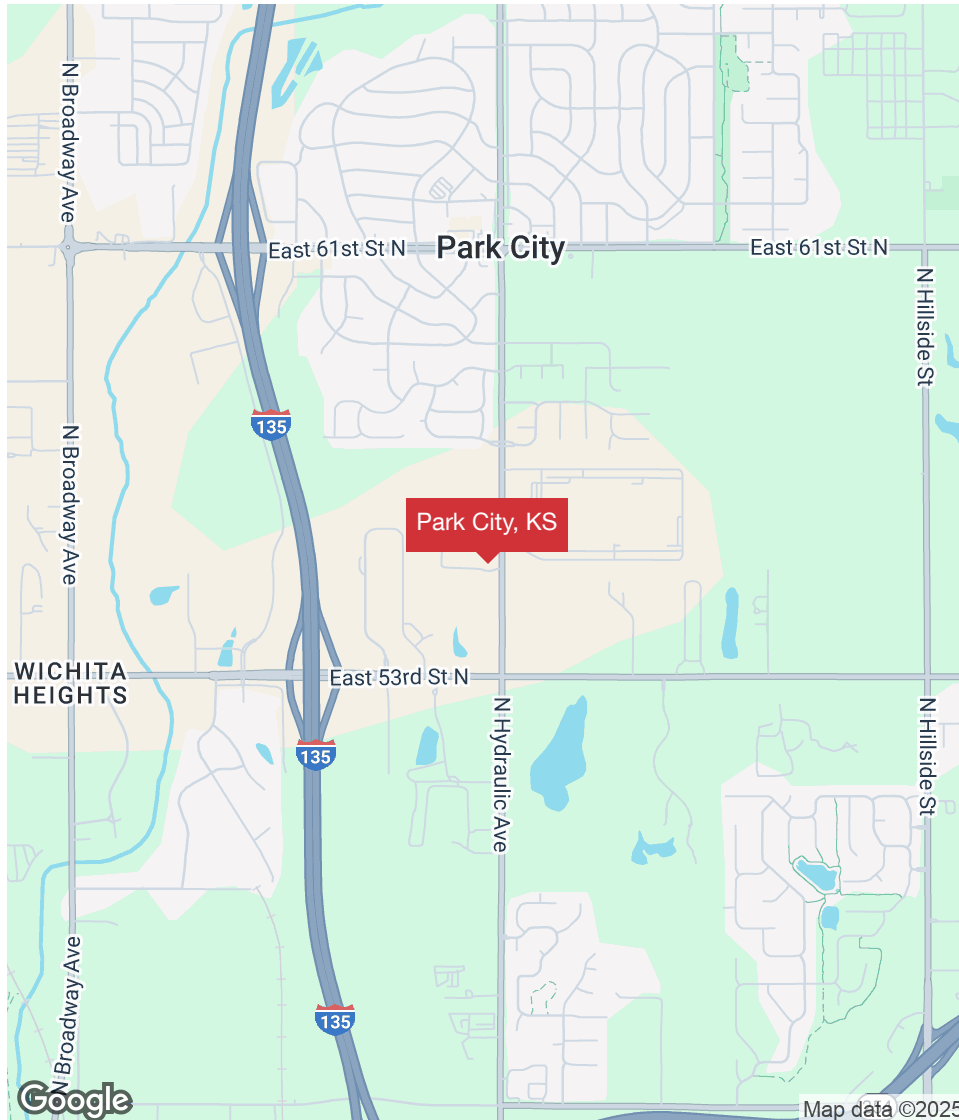
Bklein@naimartens.com



For Sale

41.074 Acres

Development Land



Location Description

This prime 41-acre parcel is strategically located in the heart of Wichita's dynamic industrial and commercial corridor. Situated on the west side of Hydraulic Avenue North and north side of 53rd Street North, the property benefits from excellent visibility and accessibility.

The surrounding area is home to a diverse mix of established residential, businesses, and industrial facilities, including Kice Industries, Twister Harley-Davidson, Park Centre, and the Golden Circle Casino. This prime location offers easy access to Highway 135, providing seamless connectivity to Wichita's extensive transportation network and beyond.

This exceptional location presents a unique opportunity for a wide range of development possibilities, including industrial, commercial, or mixed-use projects. The property's size, visibility, and proximity to major transportation routes make it an ideal investment for businesses seeking to establish a strong presence in the Wichita market.

Demographics	1 Mile	3 Mile	5 Mile
Total Households	1,100	7,566	29,081
Total Population	2,996	20,250	76,167
Average HH Income	\$94,235	\$101,691	\$83,462