



# WEST KELLOGG DEVELOPMENT LAND

11300 BLOCK W. KELLOGG AVE., WICHITA, KS 67209

FOR SALE \$3.50/SF

**SITE SIZE**  
244,157± SF (5.6± A)

**ZONING**  
LIMITED INDUSTRIAL

**UTILITIES**  
ELECTRICITY, GAS,  
WATER, SANITARY SEWER

**2025 EST. TAXES**  
GENERALS: \$528.20  
SPECIALS: \$853.63

### PROPERTY HIGHLIGHTS

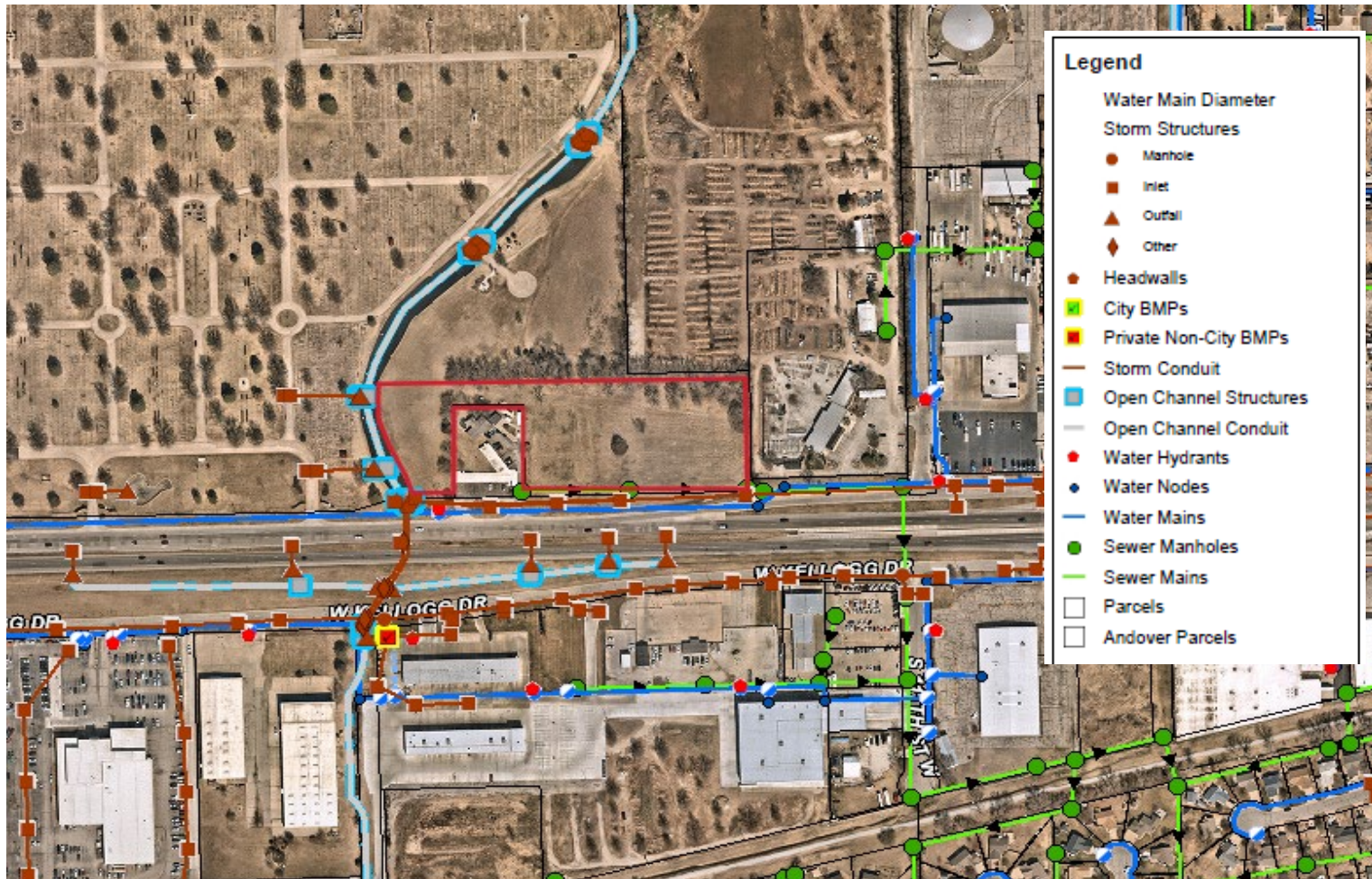
- Rare opportunity to purchase development land on W. Kellogg/US Hwy. 54.
- Site accessible via Frontage Road from Maize Road.
- Excellent visibility.

### AREA NEIGHBORS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,812	39,317	88,018
AVG. HH INCOME	\$99,147	\$99,633	\$85,612
MEDIAN AGE	36.1	41.7	39.0
<b>TRAFFIC COUNTS</b>			
KELLOGG & MAIZE			53,900 VPD
KELLOGG & 119TH			48,437 VPD

## UTILITY MAP



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.



Grant Tidemann, SIOR | 316-292-3908 | tidemann@weigand.com

Weigand Real Estate – Commercial

Office: 316-262-6400

Weigand.com

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**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



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