

BROCHURE

Downtown Redevelopment Site

Iconic Historic Water Tower

1121 SE Quincy Street
Topeka, KS 66612

Scott Boling

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OFFERED AT \$250,000



**COLDWELL BANKER
COMMERCIAL**
GRIFFITH & BLAIR

GLOBAL REACH, LOCAL TOUCH

PROPERTY SUMMARY

Iconic Historic Water Tower
1121 SE Quincy Street
Topeka, KS 66612



PROPERTY DESCRIPTION

Topeka's iconic 1942 reinforced concrete water tower — 152.5 feet tall, 89.5 feet in outside diameter — is available for creative reuse. Built during World War II when steel was rationed for the war effort, the structure's uncommon concrete construction proved its durability by surviving the June 8, 1966 F5 tornado, one of the most destructive in Kansas history, while much of the surrounding area was demolished.

The City of Topeka is offering 1121 SE Quincy Street at \$250,000, a 43,125 SF downtown parcel zoned D1 for residential, office, civic, and commercial uses. Original 1942 engineering drawings are available upon request.

The tower's scale and character invite outside-the-box thinking — indoor recreation, an observation tower, event or performance venue, and arts and cultural installations are among the concepts worth considering. The site includes approximately 46 striped parking spaces currently generating month-to-month lease income.

Downtown context is strong: state and municipal offices drive consistent daytime traffic, The Union at Tower District (250 units) sits directly across the street, and The Hutch (192 luxury units) breaks ground late 2026. The property is located within the Downtown TIF District; Industrial Revenue Bonds may also be available depending on project scope and City approval. Proposals must include demolition or beneficial reuse of the water tower. Surface parking continuation will not be considered.

OFFERING SUMMARY

SALE PRICE	\$250,000
LOT SIZE:	43.125 SF/.99 AC
PAVED SURFACE	~21,750 SF
ZONING	D1

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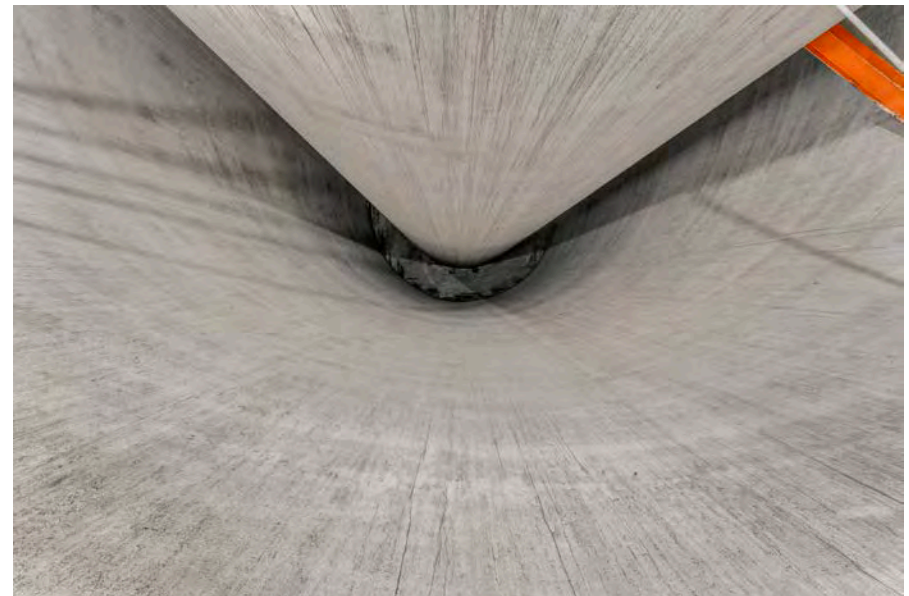


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INVESTMENT HIGHLIGHTS

TOPEKA'S ICONIC WATER TOWER. EVERYONE KNOWS IT. NOW IT'S AVAILABLE.

- City-owned parcel | 43,125 SF per public record (buyer to verify) | Offered at \$250,000
- Historic circa 1942 reinforced concrete water tower – 89.5 ft outside diameter, 152.5 ft tall per original 1942 engineering drawings; buyer to verify all dimensions
- Constructed during World War II when metal was rationed – reinforced concrete rather than steel, uncommon for a water tower of the era; survived the infamous June 8, 1966 F5 Topeka tornado that demolished much of the surrounding area
- Proximate to the downtown Kansas Avenue retail and entertainment corridor; strong daytime employment base from surrounding state and municipal office buildings
- Downtown Topeka is experiencing notable residential density growth – Union at Tower District (250 units) directly across the street; The Hutch (192 units) a separate luxury development slated to begin construction late 2026
- Located within the Downtown TIF District and NRP At-Risk Area; IRBs may be explored subject to project scope and City approval
- Above-ground and underground storage tanks convey as-is, where-is; buyer to conduct independent due diligence
- Four assembled deeds dating to 1941



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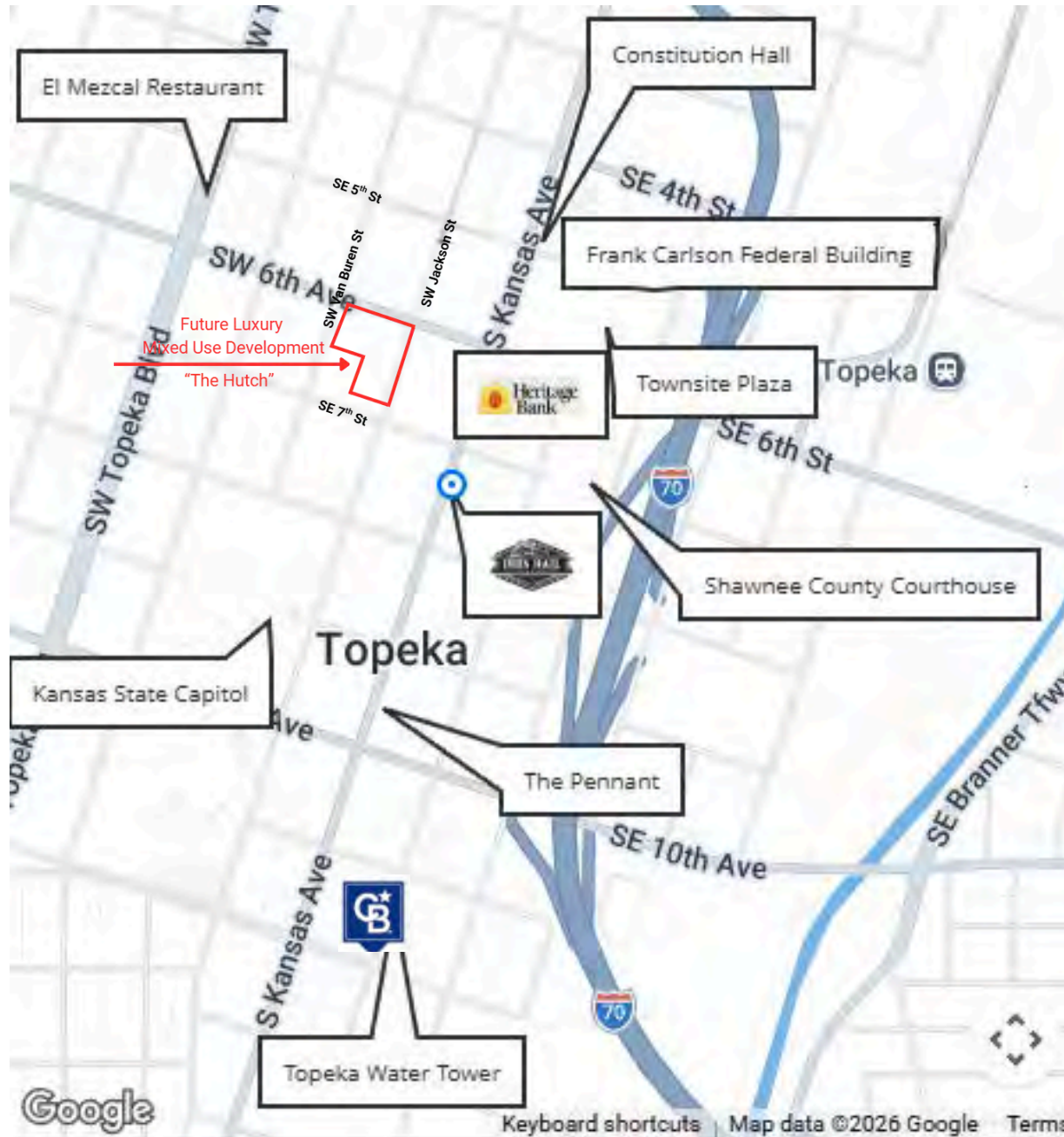
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NEARBY BUSINESS

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Concrete Water Tower



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