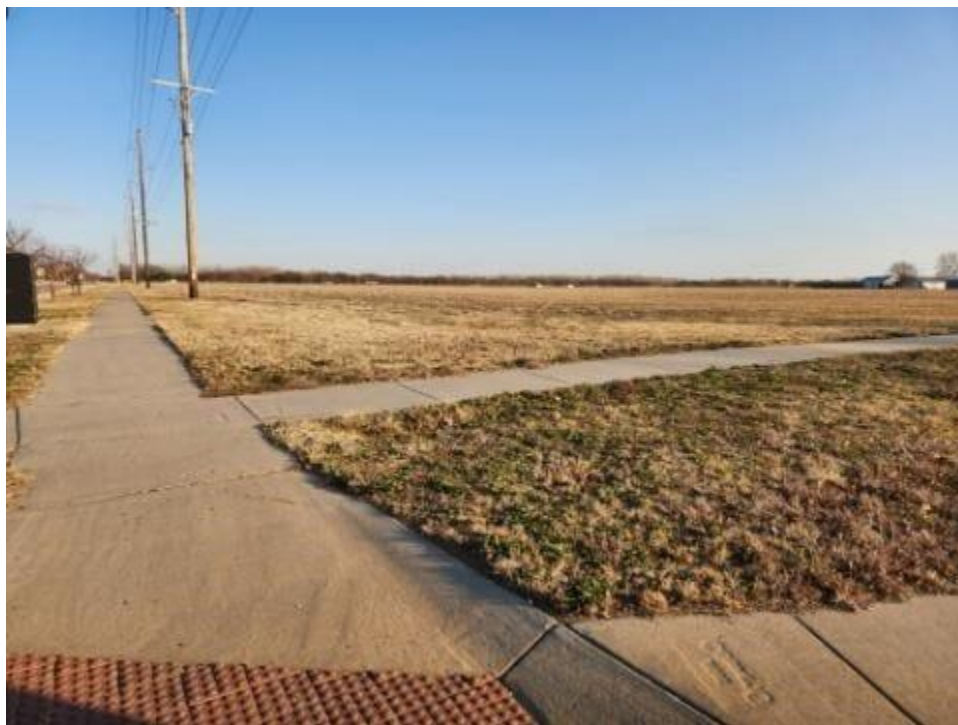


70.9 Acres at the Southeast Corner of 47th & Meridian

Location: Southeast corner of West 47th Street South and South Meridian. This property is conveniently located less than two miles south of the I-235/Meridian interchange and two and one-half miles west of the I-35/47th Street South interchange, where access to the Kansas Turnpike is also located. The City of Haysville is less than two miles to the south. YMCA South, a Wichita library branch location, and a police/fire station are located less than two miles to the north. Within the same section as this property is South Lakes Park, the site of a regional sports complex designed with multi-sports fields, softball diamonds and a football field, along with concession and maintenance facilities, picnic areas, fishing lakes and a nature trail.



Legal Description: W/2, NW/4, except 1.13A Floodway CC A-29459 & Except Beg. 1139 ft. South of the NWC, S 258.26 ft., E 683.76 ft., N 175 ft., NW 132.99 ft., W 591.3 ft. to point of beginning & except W 50 ft. for Rd & except part deeded to City, Section 19-28-1E. There are 70.9 acres according to the Sedgwick County Appraiser's office.

Price: \$25,000.00/acre or \$1,772,500.00

Broker/Owner Disclosure: Jeff Bannon, a licensed Real Estate broker, and Melinda Bannon, a licensed Real Estate salesperson, have an ownership interest in this property.

Sedgwick County, Kansas Property Identification Number (PIN): 00290842

Taxes: 2025 General taxes- \$1,009.03; Special Assessments- \$0.00

Zoning: The 600' x 600' corner, net of road R/W is approximately 293,158.8 sq. ft. (6.73 acres), more or less, and is zoned "LC" – light commercial.

The remainder of the tract, net of road R/W is approximately 64.17 acres, more or less, and is zoned SF-20, which is low-density residential and compatible uses.

This property is currently in unincorporated Sedgwick County. This land provides a great opportunity for re-zoning and platting for higher density residential and commercial uses, which would likely involve annexation into the City of Wichita.

Flood Data: X flood zone, with part (appr. 30%) being designated as 0.20 PCT Annual Chance and the remainder being designated an area of special consideration; this zone and these designations **do not** require flood insurance or fill permits to build on them.

Minerals: Intact and go to buyer.

Possession: At closing, subject to farm tenant's rights. This land is currently on a 1/3, 2/3 year-to-year lease. Immediate possession can be negotiated.

Utilities: All utilities- Wichita water, sanitary sewer, natural gas, and electricity are located southeast of 47th Street South & Meridian. Two sanitary sewer stubs were extended out from under the new roadway on the east side of Meridian at approximately 600 feet south and 1900 feet south of the northwest corner of the northwest quarter of Section 19, Township 28 south, Range 1 East (South of 47th Street South).

Frontage and infrastructure: The property is fronted by Meridian, which is a four-lane arterial and 47th Street South, which is a five-lane arterial, where the intersection of 47th & Meridian has been improved with turn lanes and full signalization. There are sidewalks on the north and west sides of this property, which is along both the east side of Meridian and the south side of 47th Street.

Schools: Haysville Ruth Clark Elementary School; Haysville Middle School; Campus High School

**Contact: Jeff Bannon, Broker/Owner
(316)729-0491- office; (316)650-7068- cell**