



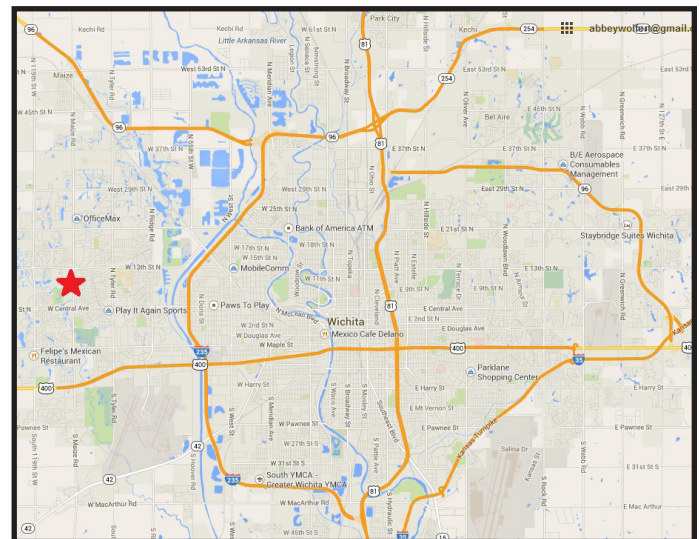
LANDMARK
COMMERCIAL
REAL ESTATE

DEVELOPMENT LAND FOR SALE

13th & Maize Rd. Wichita, KS



- **Location:** west of CVS at 13th & Maize
- **Lot Size:** 2.29 acres
- **Sale Price:** \$10.00 per sq. ft.
- **Zoning:** Limited Commercial
- **288 feet of 13th Street frontage**
- **Access from both 13th St & Maize Rd.**
- **Area Neighbors:** Extra Space Storage, Zips Car Wash, Quik Trip, Kwik Shop, First Choice Credit Union, Little Caesar's, Chuck & Don's, State Farm Ins., Platinum Salon, Howard's Optical, Goodyear, Cocktail Time Wine & Spirits.



For More Information:

Don Piros, CCIM

Office: 316-262-2442

Cell: 316-990-0606

dpiros@landmarkrealestate.net

• www.landmarkrealestate.net • 156 North Emporia Wichita, KS 67202 •

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

Lot Split
 Lot 2, Block 1
 Brandt Commercial 2nd Addition to
 Wichita, Sedgwick County, Kansas

State of Kansas }
 County of Sedgwick } SS

Parcel 1
 A portion of Lot 2, Block 1, Brandt Commercial 2nd Addition to Wichita, Sedgwick County, Kansas, described as follows:
 Beginning at the Southeast corner of said Lot 2, thence N 88°34'50" W (platted), N 88°34'52" W (measured) along the south line of said Lot 2, a distance of 496.10 feet (platted), 496.00 feet (measured) to the Southwest corner of said Lot 2; thence N 01°25'10" E (platted & assumed), a distance of 243.00 feet; thence S 88°34'50" E, a distance of 395.27 feet to a point on the west line of an Access Easement described on Doc.#Fim-Pg 29313073; thence S 04°31'35" E along said line, a distance of 12.77 feet; thence along said line on a curve to the right, said curve having a radius of 50.00 feet, an arc distance of 11.37 feet and a chord bearing and distance of S 01°59'04" W, 11.35 feet; thence S 08°30'06" W along said line, a distance of 40.87 feet; thence S 04°31'35" E along said line, a distance of 3.00 feet; thence along said line on a curve to the left, said curve having a radius of 30.16 feet, an arc distance of 46.63 feet, and a chord bearing and distance of S 44°30'37" E, 42.12 feet; thence S 88°48'22" E along said line, a distance of 60.51 feet to a property corner of said Lot 2; thence S 03°44'55" E (platted), S 03°50'45" E (measured) along the East line of said Lot 2, a distance of 147.06' (platted), 146.96 feet (measured) to the Point of Beginning.

Parcel 2
 Lot 2, Block 1, Brandt Commercial 2nd Addition to Wichita, Sedgwick County, Kansas, except the following described parcel: Beginning at the Southeast corner of said Lot 2, thence N 88°34'50" W (platted), N 88°34'52" W (measured) along the south line of said Lot 2, a distance of 496.10 feet (platted), 496.00 feet (measured) to the Southwest corner of said Lot 2; thence N 01°25'10" E (platted & assumed), a distance of 243.00 feet; thence S 88°34'50" E, a distance of 395.27 feet to a point on the west line of an Access Easement described on Doc.#Fim-Pg 29313073; thence S 04°31'35" E along said line, a distance of 12.77 feet; thence along said line on a curve to the right, said curve having a radius of 50.00 feet, an arc distance of 11.37 feet and a chord bearing and distance of S 01°59'04" W, 11.35 feet; thence S 08°30'06" W along said line, a distance of 40.87 feet; thence S 04°31'35" E along said line, a distance of 3.00 feet; thence along said line on a curve to the left, said curve having a radius of 30.16 feet, an arc distance of 46.63 feet, and a chord bearing and distance of S 44°30'37" E, 42.12 feet; thence S 88°48'22" E along said line, a distance of 60.51 feet to a property corner of said Lot 2; thence S 03°44'55" E (platted), S 03°50'45" E (measured) along the East line of said Lot 2, a distance of 147.06' (platted), 146.96 feet (measured) to the Point of Beginning.

Completion of Field Work: November 2, 2018
 Date of Preparation: February 5, 2019

Chad R. Abbott, #1340

LEGEND	
(P) Platted	Set MAG Nail
(M) Measured	Found 1/2" Rebar (Baughman)
(C) Calculated	Found 1/2" Rebar (Origin Unknown)
Set 1/2" Rebar (LS #1340)	Found 1/2" Rebar (Origin Unknown)
Found 1/2" Rebar (Savoy)	Found 1/2" Rebar (Origin Unknown)
Found 5/8" Rebar (SRB)	Found 1/2" Rebar (Origin Unknown)
Found 1/2" Rebar (Origin Unknown)	Found 1/2" Rebar (Origin Unknown)
Storm Manhole	Telephone Box
Sanitary Sewer Manhole	Electric Transformer
Telephone Riser	Electric Box
Power Pole	Cable Riser
Light Pole	UPL Underground Phone Line
Irrigation Control Valve	GAS Gas Line
Water Meter	DHE Overhead Electric Line
Fire Hydrant	UCL Underground Electric Line
	X Fence

City of Wichita)
 Sedgwick County) SS
 State of Kansas)

Lot Split No. _____
 Copy ___ of 2

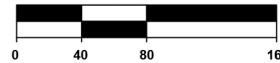
I, Dale Miller, Director of Planning, Wichita-Sedgwick County Metropolitan Area Planning Department, do hereby certify under authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp is affixed has been approved.

Given under my hand this _____ day of _____, 2019

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

Dale Miller, Director of Planning

SCALE : 1" = 80'



**2.29 acres
 AVAILABLE**

NG 12 Grandland Estates Owner LLC
 1342 Avenue of The Americas Fl. 6
 New York, NY 10105-0302
 PH: 00478712

Wichita West Pharmacy Det
 1401 Broad St.
 Clifton, NJ 07013-4236
 PH: 30002116

Inlet: N. Cor: 1340.96
 1/2" dia. CP
 NW Flow: 1342.89
 SE Flow: 1346.02
 Bottom of Inlet: 1343.23

MDC Coast 7 LLC
 11995 El Camino Real
 San Diego, CA 92130-2539
 PH: 00250448

44.18' (P) 44.28' (P)
 S 03°44'55" E (P)
 S 03°40'36" E (P)

Maize Rd.-60' R/W
 Public-Asphalt

Thirteenth & Maize LLC
 3141 N. Maize Rd.
 Wichita, KS 67205-7319
 PH: 00250448

**Abbott
 and
 Survey**

631 N. Kessler, Wichita, KS 67203
 Ph. 316.262.2262 Fax 316.262.2268
 surveyors@benchmarks.net

Dwn By: AMF Approved By: CRA
 Dwg: No: A16779 Scale: 1" = 80'

Huntington Park Holding LLC
 4200 E. Skelly Dr. Ste. 800
 Tulsa, OK 74135-3239
 PH: 00466887

N. Maize Ct.-70' R/W
 Public-Asphalt