

FOR SALE:

PEAK  
Real Estate Partners

# 2-ACRE LAND SITE AT KANSAS STATE UNIVERSITY'S MAIN ENTRANCE

1700-1745 ANDERSON AVE | MANHATTAN, KS 66502



AGGIEVILLE  
ENTERTAINMENT DISTRICT

2 ACRES AVAILABLE  
1700-1745 ANDERSON AVE  
MANHATTAN, KS

ANDERSON AVE  
19,326 VPD

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LAND FOR SALE

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# PROPERTY HIGHLIGHTS

1700-1745 ANDERSON AVENUE | MANHATTAN, KS 66502

## PROPERTY HIGHLIGHTS:

- 2 acres of prime, development-ready land at K-State's main entrance.
- Positioned to capture demand from over 21,000 students and the surrounding campus community
- Signalized intersections on both corners of the site, located directly along Anderson Avenue with visibility to over 19,000 vehicles per day
- Walking distance to Aggieville - Manhattan's historic entertainment district packed with restaurants, bars, and shops.
- PUD & R zoning in place, giving flexibility for multifamily, mixed-use, or residential
- Utilities stubbed to the site
- Sale Price: \$6,150,000

## PRICING SUMMARY

|                       |             |
|-----------------------|-------------|
| SALE PRICE            | \$6,150,000 |
| PRICE PER SQUARE FOOT | \$70.59     |

## PROPERTY SUMMARY

|             |                                                  |
|-------------|--------------------------------------------------|
| ADDRESS     | 1700-1745 ANDERSON AVENUE<br>MANHATTAN, KS 66502 |
| ACRES       | 2-ACRES                                          |
| SQUARE FEET | 87,120 SF                                        |
| ZONING      | PUD & R                                          |
| SEWER       | CITY OF MANHATTAN                                |
| WATER       | CITY OF MANHATTAN                                |
| NATURAL GAS | KANSAS GAS SERVICE                               |
| ELECTRICITY | EVERGY                                           |



2 ACRES  
OF LAND AVAILABLE



\$6,150,000  
SALE PRICE



MANHATTAN, KS  
PRIME LOCATION



MULTIFAMILY, MIXED-USE,  
OR RESIDENTIAL



4,485 VPD

6,215 VPD

ANDERSON AVE

19,326 VPD

DENISON AVE

MLK JR. DR

**2 ACRES AVAILABLE**  
1700-1745 ANDERSON AVE  
MANHATTAN, KS



8700 STATE LINE ROAD, SUITE 300  
LEAWOOD, KS 66206



(913) 214-6445



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AGGIEVILLE  
ENTERTAINMENT DISTRICT



MLK JR. DR

ANDERSON AVE

6,215 VPD

19,326 VPD

2 ACRES AVAILABLE  
1700-1745 ANDERSON AVE  
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DENISON AVE

4,485 VPD



8700 STATE LINE ROAD, SUITE 300  
LEAWOOD, KS 66206



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# PROPERTY MAP

1700-1745 ANDERSON AVENUE | MANHATTAN, KS 66502



8700 STATE LINE ROAD, SUITE 300  
LEAWOOD, KS 66206



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# PROPERTY AERIAL

1700-1745 ANDERSON AVENUE | MANHATTAN, KS 66502



8700 STATE LINE ROAD, SUITE 300  
LEAWOOD, KS 66206



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Site Plan for 100-Unit Multi-Family Development

**Lot Dimensions and Bearings:**

- North Boundary: Anderson Ave. (N 88°41'29" E 573.3' (S))
- West Boundary: Denison Ave. (S 01°27'13" E 149.06' (S))
- East Boundary: Martin Luther King Jr. Ave. (N 01°17'55" W 132.57' (S))
- South Boundary: (N 88°38'38" E 587.9' (S))

**Internal Features and Dimensions:**

- West Half:** 43,659 S.F.
- East Half:** 43,659 S.F.
- Proposed Building Footprint:** 100 Units
- Topographic Contours:** 1050, 1055, 1060
- Internal Dimensions:** 293.5', 294.3', 132.49' (P), 132.57' (S)
- Curved Boundary Dimensions:** L=22.13', R=47.00' (S), R=47.00' (P)
- Right-of-Way (R/W):** 25.0' (West), 30.0' (East)
- Other Labels:** KSU REAL ESTATE FUND LLC, BK: 850, PG: 7710, BK: 869, PG: 3494, BK: 872, PG: 6703, BK: 874, PG: 8397

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## KANSAS STATE UNIVERSITY

Kansas State University is one of the nation's premier land-grant research institutions, enrolling over 21,000 students and employing more than 4,500 faculty and staff across its Manhattan campus. Founded in 1863, K-State has grown into a comprehensive research university with nationally recognized programs in agriculture, veterinary medicine, engineering, and architecture, anchored by a 668-acre campus at the heart of the city. The university operates on a \$1.09 billion annual budget and holds a \$900+ million endowment, supporting continuous investment in academic facilities, research infrastructure, and student life. K-State's enrollment has trended upward in recent years, underscoring its enduring draw as a regional and national destination for higher education. As the cornerstone of Manhattan's identity and economy, the university provides a deep, self-renewing population base - students, faculty, and staff - that sustains steady, long-term demand throughout the surrounding community.

# MARKET OVERVIEW

## MANHATTAN, KS

Manhattan, Kansas is a dynamic market anchored by Kansas State University and a stable, diversified economic base spanning education, agriculture research, and defense. The city benefits from a captive, self-renewing demand driver in K-State's 21,213-student enrollment, which underpins consistently low vacancy and predictable leasing cycles across the residential and retail sectors. Manhattan's economy is further strengthened by its role in the Kansas City Animal Health Corridor, highlighted by the USDA's National Bio and Agro-Defense Facility, and by its proximity to Fort Riley, which contributes over \$4 billion annually to the regional economy. Strategically situated along K-18, K-113, and K-177, Manhattan offers strong regional connectivity within the Flint Hills. The Edge District and North Campus Corridor reflect ongoing public and university investment in commercial and research infrastructure, while Aggieville continues to serve as the city's established retail, dining, and entertainment core. With a well-educated population, a growing student and military base, and steady institutional investment, Manhattan remains a resilient market for both long-term investment and development.

| POPULATION                   | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|--------|--------|--------|
| Total Est. Population (2026) | 19,081 | 51,248 | 62,152 |
| Projected Population (2031)  | 19,228 | 51,569 | 63,077 |
| Census Population (2020)     | 19,722 | 51,388 | 60,593 |

| HOUSEHOLDS                  | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|--------|--------|--------|
| Estimated Households (2026) | 6,949  | 21,177 | 25,417 |
| Projected Households (2031) | 7,282  | 22,099 | 26,684 |
| Census Households (2020)    | 6,751  | 20,352 | 23,800 |

| AVERAGE HOUSEHOLD INCOME               | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------------------------------|----------|----------|----------|
| Average Household Income (2026)        | \$59,432 | \$88,324 | \$98,219 |
| Average Household Income (2031)        | \$58,867 | \$87,765 | \$97,969 |
| Census Average Household Income (2010) | \$32,654 | \$49,554 | \$52,749 |

| MEDIAN HOUSEHOLD INCOME                  | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------------------------------|----------|----------|----------|
| Median Household Income (2026)           | \$44,218 | \$65,072 | \$72,114 |
| Projected Median Household Income (2031) | \$43,255 | \$64,556 | \$71,898 |
| Census Median Household Income (2010)    | \$22,765 | \$39,590 | \$42,132 |

| DAYTIME DEMOGRAPHICS                              | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------------------|--------|--------|--------|
| Total Businesses                                  | 390    | 1,684  | 1,906  |
| Total Employees                                   | 4,498  | 22,121 | 24,306 |
| Adj. Daytime Demographics<br>Age 16 Years or Over | 10,904 | 35,666 | 40,312 |