

FOR SALE



Meridian Ave - Traffic count: 19,762


Property lines are approximate

STRATEGIC NW DEVELOPMENT LAND FOR SALE

4300 Block of N. Meridian, Wichita, KS 67204

PROPERTY INFO

 **SALE PRICE**
\$10/SF - \$12/SF (Contact Broker)

 **LOT SIZES**
Lot 1: 36,924 SF
Lot 2: 36,924 SF
Lot 3: 36,924 SF
Lot 4: 36,924 SF
Lot 5: 36,805 SF
Lot 6: 33,498 SF

 **ZONING**
Limited Commercial

HIGHLIGHTS

- Convenient location
- All utilities available
- High quality neighborhood
- For sale or build to suit
- Strong demographics
- Quick access to K-96 & I-235
- Near The Moorings and Harbor Isle Residential Communities – 750 lakefront homes in Wichita’s premier waterfront communities
- Adjacent to The Courtyards at the Moorings – a 176 new home subdivision

CONTACT

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608 W DOUGLAS AVE, WICHITA KS
INSITERE.COM | 316-618-1100

AREA NEIGHBORS



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- The Courtyards at the Moorings
- Fire Station 13
- Walmart Super-center
- Taco Bell
- Phillips 66
- Dollar Tree
- McDonald's
- Braum's
- O'Reilly Auto Parts
- Kwik Shop
- Meritrust Credit Union
- QuikTrip
- Arby's
- Jump Start
- Atwoods
- First Group America
- Pratt Industries Corrugating Division
- United Warehouse



DEMOGRAPHICS

1 Mile 3 Miles 5 Miles



AVG. HOUSEHOLD INCOME

\$128,284 \$102,072 \$98,193



POPULATION

3,319 15,173 72,697



NUMBER OF HOUSEHOLDS

1,280 5,518 26,743



TRAFFIC COUNT

53rd & Meridian: 19,762

CONTACT

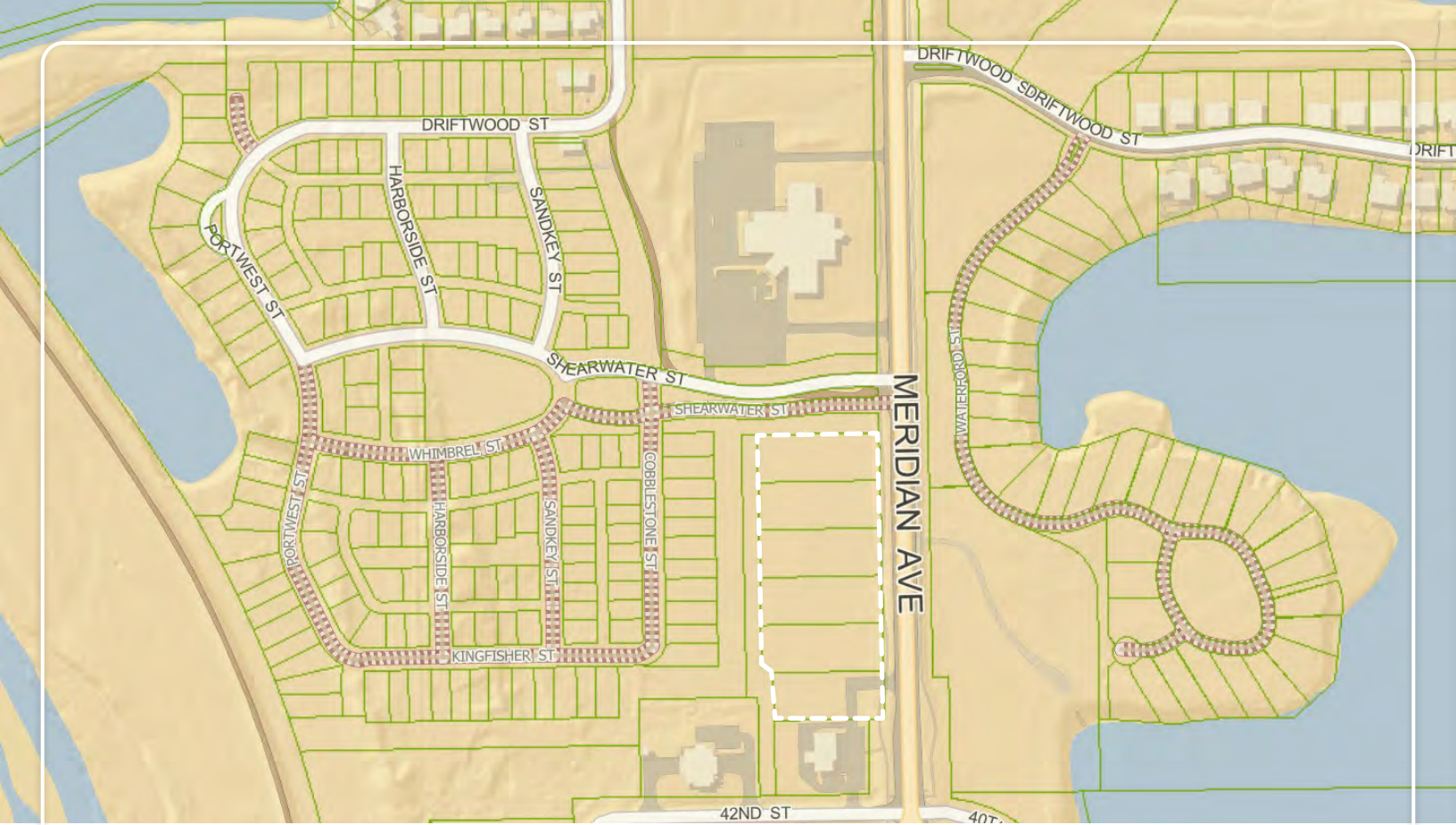
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