



**7818 West 53rd Street
Development Property For Sale**

Wichita, KS

Presented By

InSite
Real • Estate • Group



Property Information

Location: 7818 West 53rd Street North

Property Description: InSite Real Estate Group is pleased to offer a development parcel located in one of the fastest growing suburban markets in the Wichita metropolitan area. The property is situated along 53rd Street north between Ridge Road and Tyler Road near the Mystic Lakes subdivision. The site features over 600 feet of frontage on 53rd Street.

Several new development projects have been announced recently in this market including a new Wal-Mart SuperCenter (3 miles east), a new Dickinson I-Max theater (2 miles west), and the Emerald Springs subdivision (1.5 miles south). Major transportation arterials are located in close proximity. K-96 Highway on-ramps are just 2 miles south and also 1.5 miles west of the Property, while Interstate 135 is 6 miles to the east.

The Property represents a potential for a wide variety of development possibilities ranging from single family to commercial uses (subject to rezoning and platting).

The Property is well-known as part of the former Collins Sheep & Wool Company and was home to one of the area's largest markets for sheep and lamb for many years.

Legal Description: West 1/2 of the southwest 1/4 of the southeast 1/4 except the south 30 feet for street, SEC 16-26-1W

Site Area: 660' x 1,210' = 798,600 square feet
Approximately 18.33 acres (divisible)

Zoned Rural Residential

School District: Maize

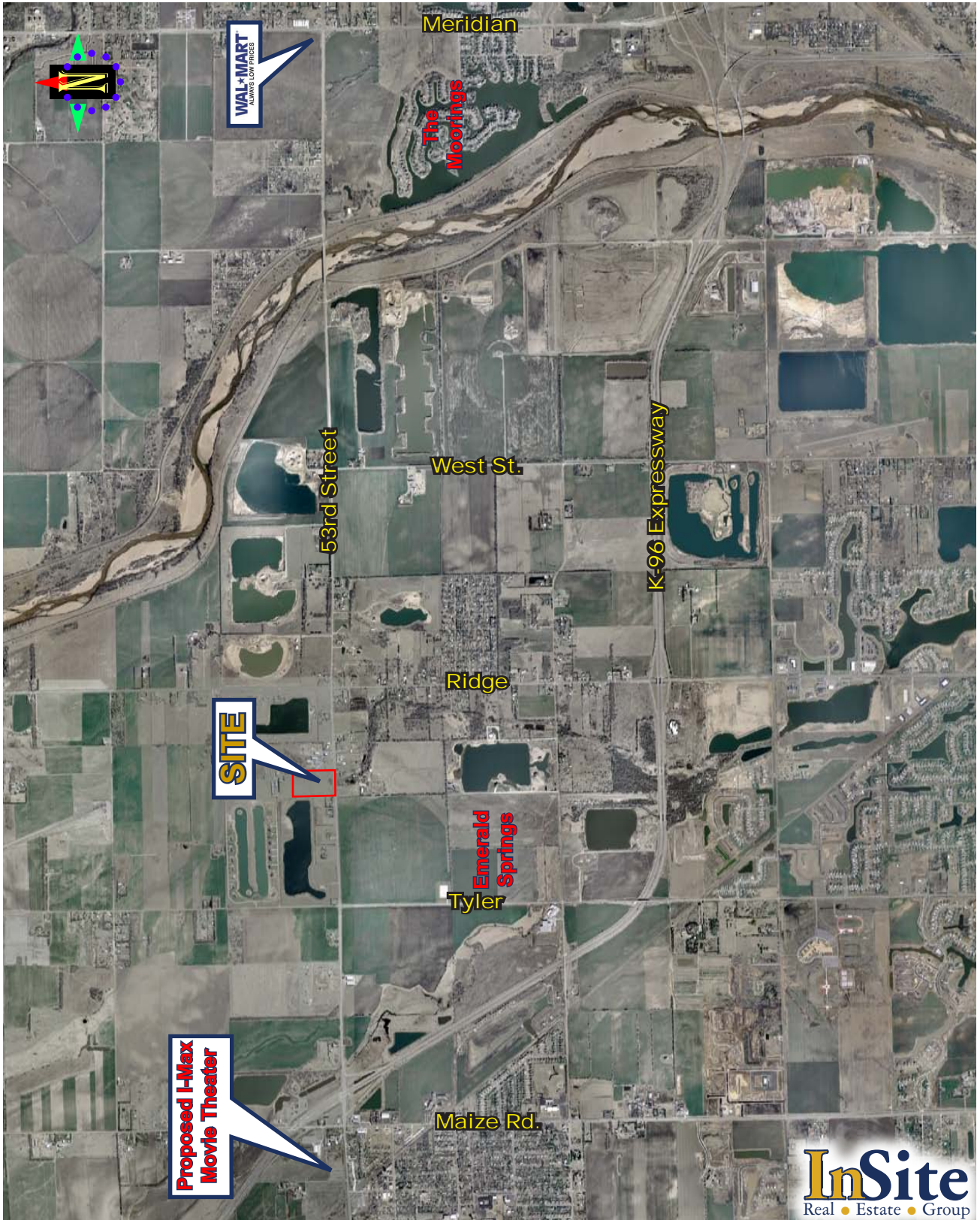
Price: \$50,000 per acre

Contact Information: Dan P. Unruh, CCIM
InSite Real Estate Group
(316) 618-1100





Aerial Photo



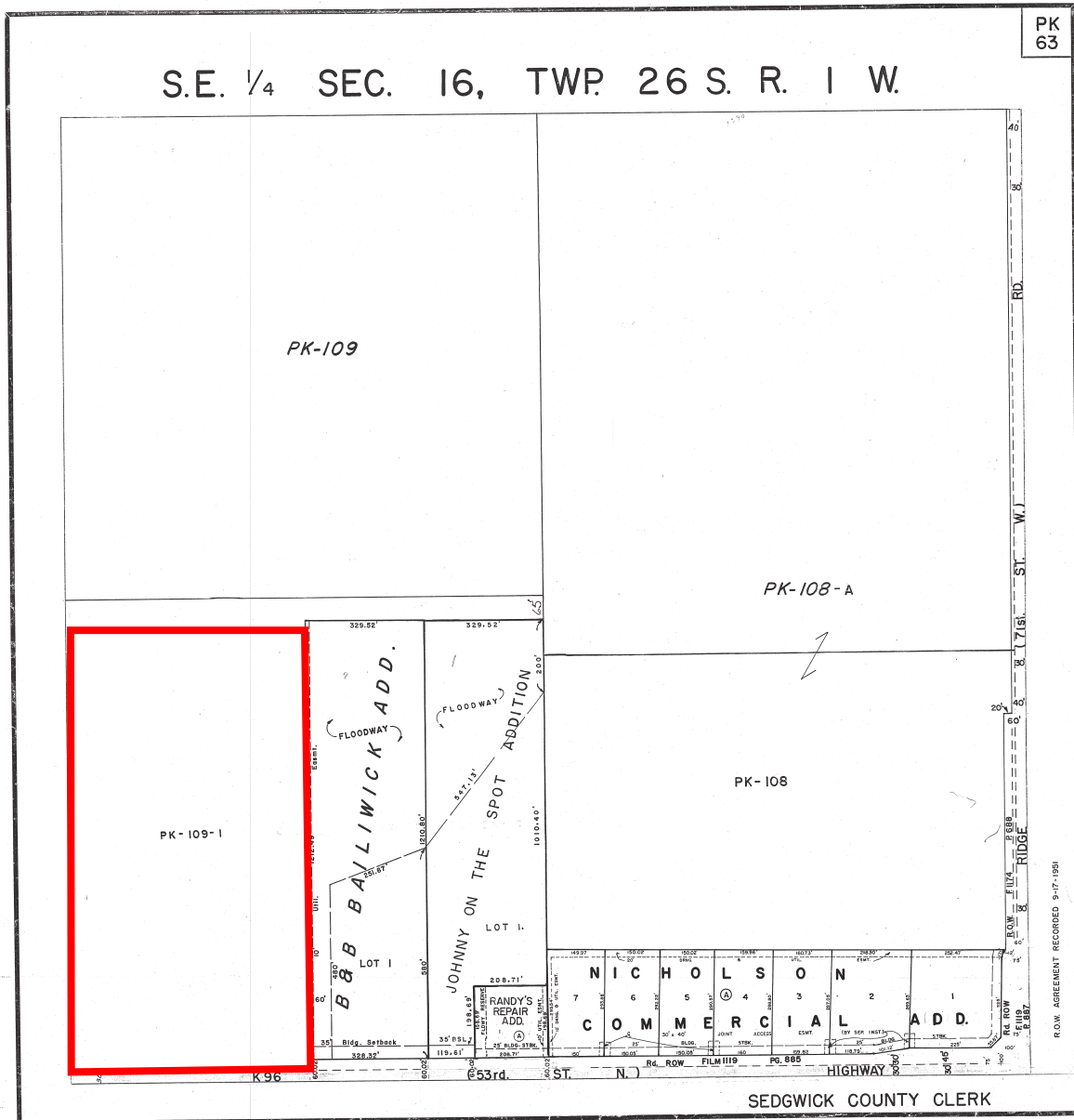
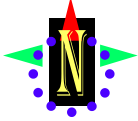


Neighborhood Aerial Photo



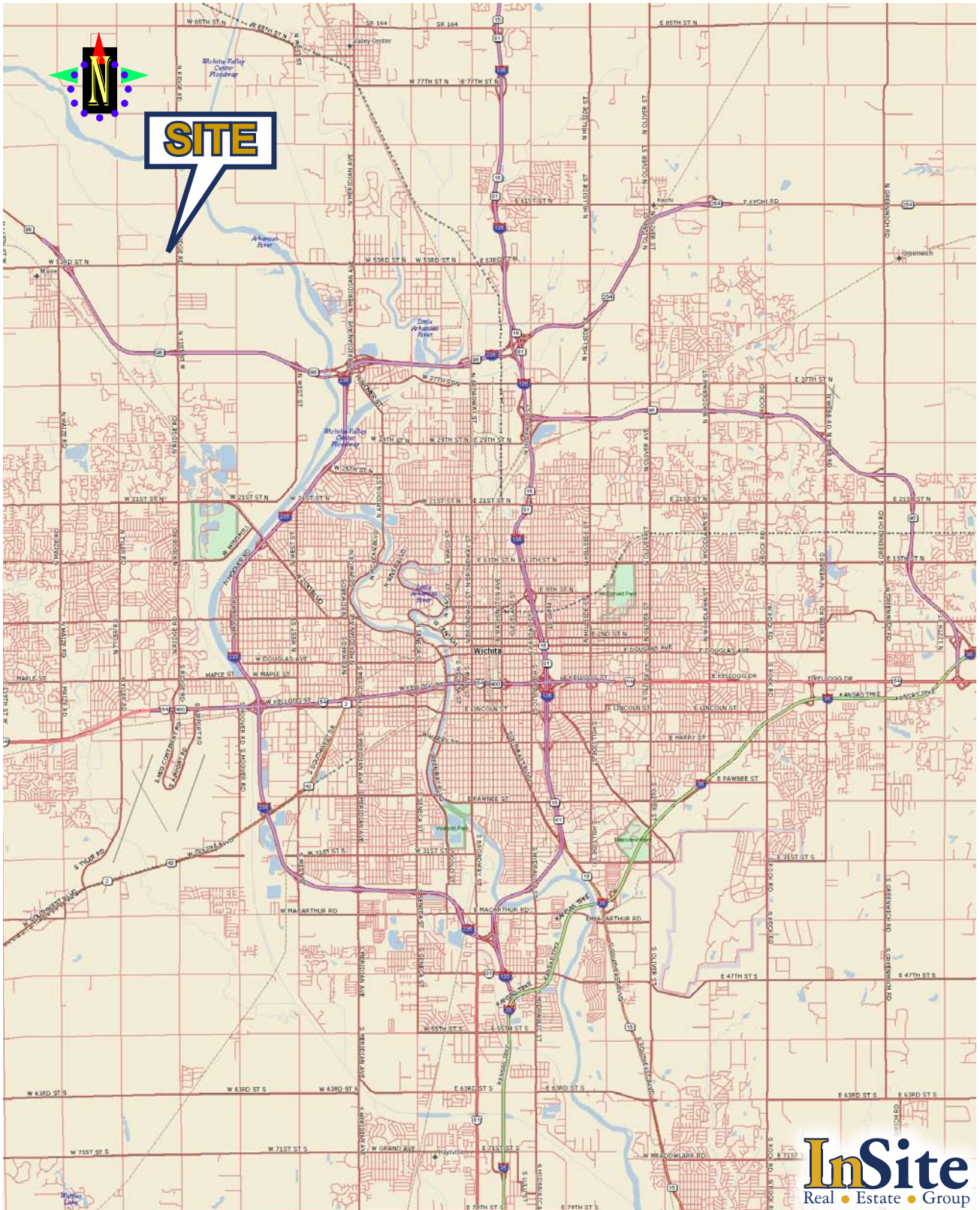


Quarter Section Map





City Locator Map





Neighborhood Locator Map

