

PRIME

COMMERCIAL LAND FOR SALE

Rare Redevelopment Opportunity!

**PRICE
REDUCED!**



For more
information
or to
schedule
a showing
please contact
Tony or Calvin.

LOCATION

802 N. Ridge Rd. (Less than one
block north of Central & Ridge Rd.)

2011 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Ave. HH Income	\$54,139	\$66,561	\$63,687
Population	11,554	70,122	156,054

SITE SIZE

Approx. 3.63 acres (158,250 sq. ft.)
300' frontage / 530' depth

SALE PRICE

~~\$695,000 (\$4.39 psf)~~ **\$650,000 (\$4.10 psf)**

LEGAL DESCRIPTION

Lot 1 Block 1
Johnson's Garden Center Ridge Addition

REAL ESTATE TAXES

\$16,454.96 (2012)

ZONING

LC (Limited Commercial)

COMMENTS

- Current users are Johnson's Garden Center and Johnson's Legacy Landscapes, which will be relocating
- Mature commercial and residential area near high growth areas
- Outstanding access and street visibility

2010 TRAFFIC COUNT

Approx. 25,535 vehicles per day



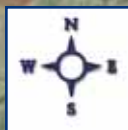
Tony Utter: 316-990-8710 (mobile) / 316-263-2448 (office)
CCIM, JD tony@utterproperties.com

Calvin Klaassen: 316-641-5174 (mobile) / 316-263-2448 (office)
calvin@utterproperties.com

Ridge Rd. Aerial / Long Shot

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1. West Acres Bowling
2. Subway
3. Valero
4. A-OK Pawn Shop
5. Fantastic Sam's
6. Jiffy Lube
7. Knolla's Pizza
8. Taco Pronto
9. NuWay
10. Hancock Fabrics
11. Hobby Lobby
12. Cricket
13. CD Tradepost
14. Bionic Burger
15. Central Bank
16. Gordman's
17. Long John Silver's
18. Crossroads Sh. Ctr.
19. Marco's Cantina
20. Two Brothers BBQ
21. Hometown Buffet
22. Commerce Bank
23. Raintree Apartments
24. Village Inn Restaurant
25. Presto
26. Cimarron Apartments
27. Silver Springs Apts.



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Ridge Rd. Aerial / Nearby Restaurants

For more

information

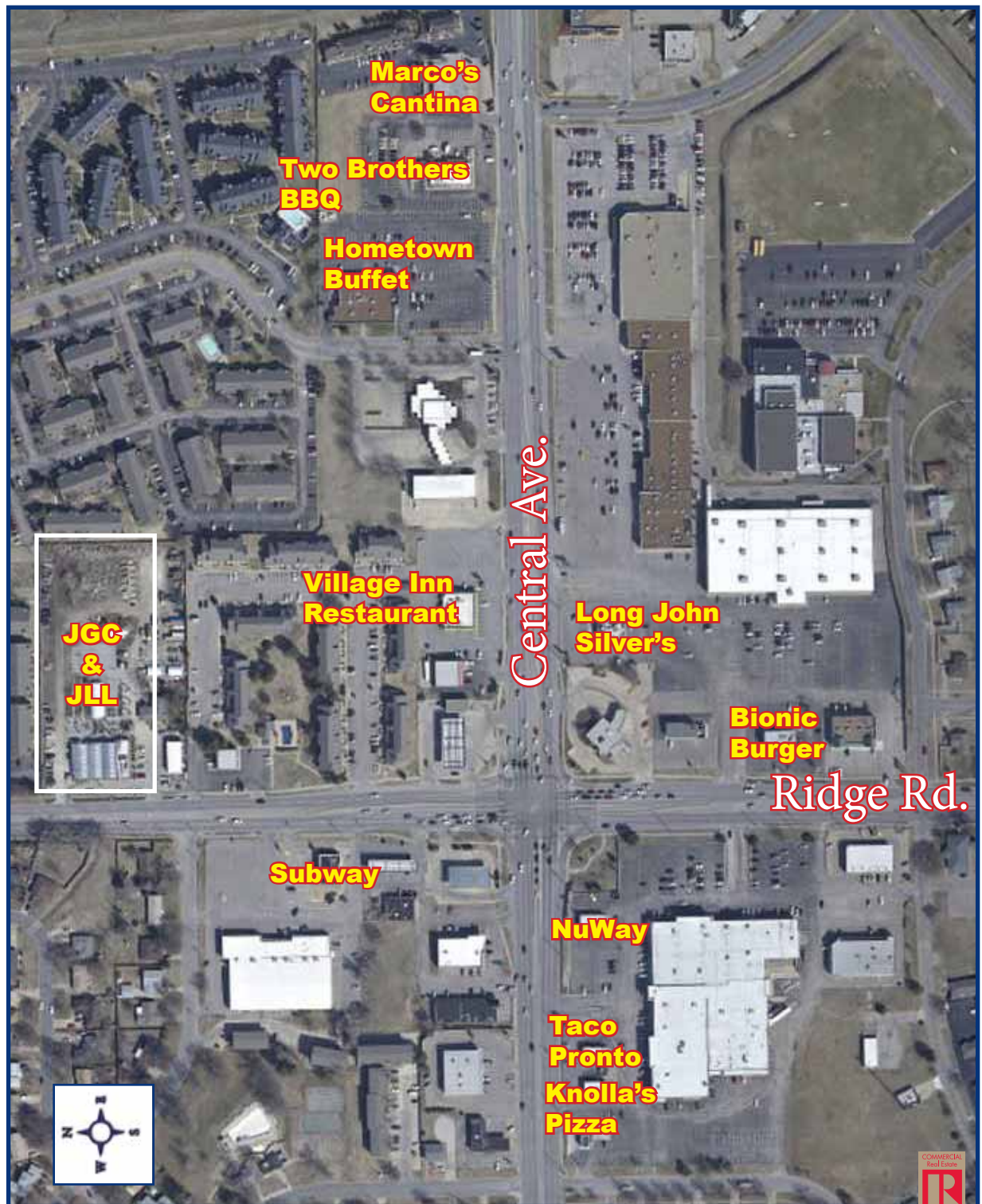
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Ridge Rd. Aerial / Close Up

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Utter Commercial
Real Estate, Inc.
www.utterproperties.com

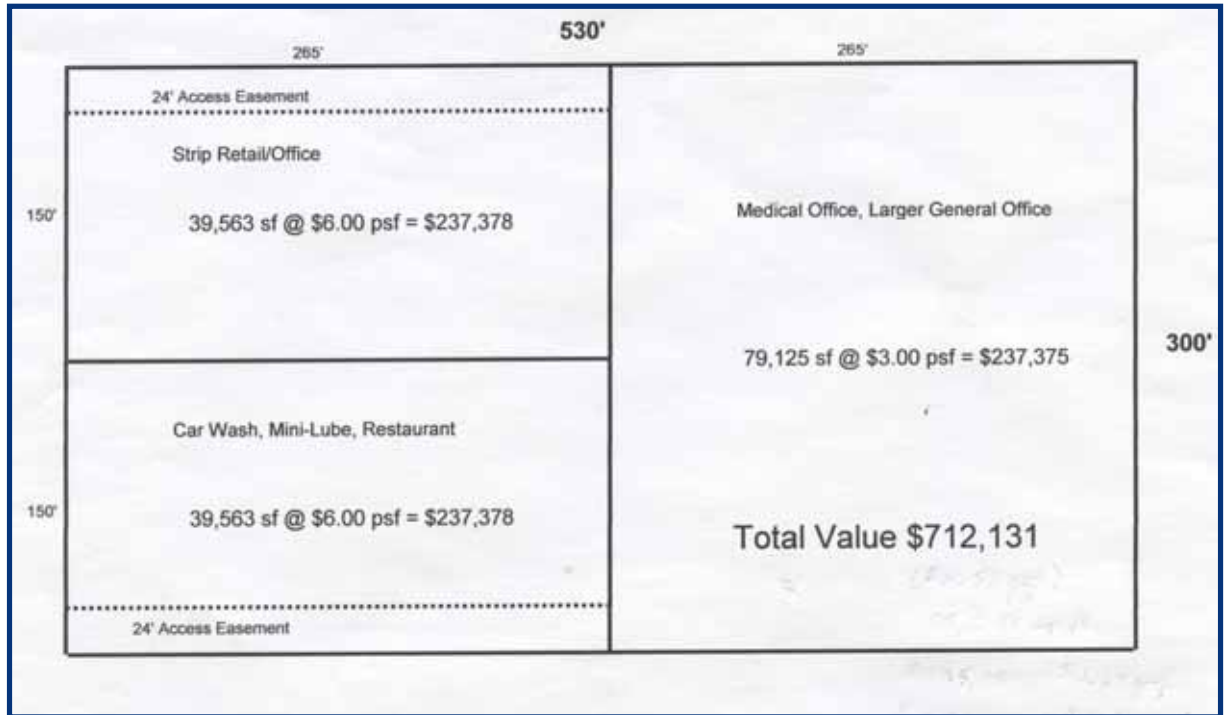
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Ridge Rd. / Potential Uses & Divisions

Retail/Office and Medical Office



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Ridge Rd. / Site Concept Plan

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CONCEPT
 Designed By: TA
 Drawn By: MT
 Drawing File: \\02071\Concept2.dwg
 Date: 12/5/2013

POE & ASSOCIATES OF KANSAS, INC.
 CONSULTING ENGINEERS
 5940 E. Central, Suite 200 • Wichita, KS 67208-4242
 Phone: 316-635-4114 • FAX: 316-935-4444

Lot 1, Block 1 Johnson's Garden Center Ridge Addition
CONCEPT 2
 CITY OF WICHITA, KANSAS



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