

# PRIME DEVELOPMENT LAND AVAILABLE

3100 N. HILLSIDE | WICHITA, KS 67219

SCAN OR CLICK  
TO VIEW VIDEO:



<b>SALE PRICE:</b>	\$2.50 Per Sq. Ft.
<b>SITE SIZE:</b>	33± Acres
<b>ZONING:</b>	PUD
<b>2023 TAXES:</b>	Generals: \$186.58
<b>TRAFFIC COUNTS:</b>	
HWY. K-96	62,695 VPD
Hillside	9,828 VPD

### PROPERTY HIGHLIGHTS

- 33± acres of development land for sale
- Ideal for Multi-family or single family developers
- Utilities to site
- Close proximity to K-96 & Hillside & Koch headquarters

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	4,015	61,074	156,216
<b>AVG. HH INCOME</b>	\$57,835	\$81,188	\$95,216
<b>MEDIAN AGE</b>	32.7	34.2	36.4
<b>TOTAL BUSINESSES</b>	51	1,765	7,118



Offered by:

**Whitney Vliet Ward**  
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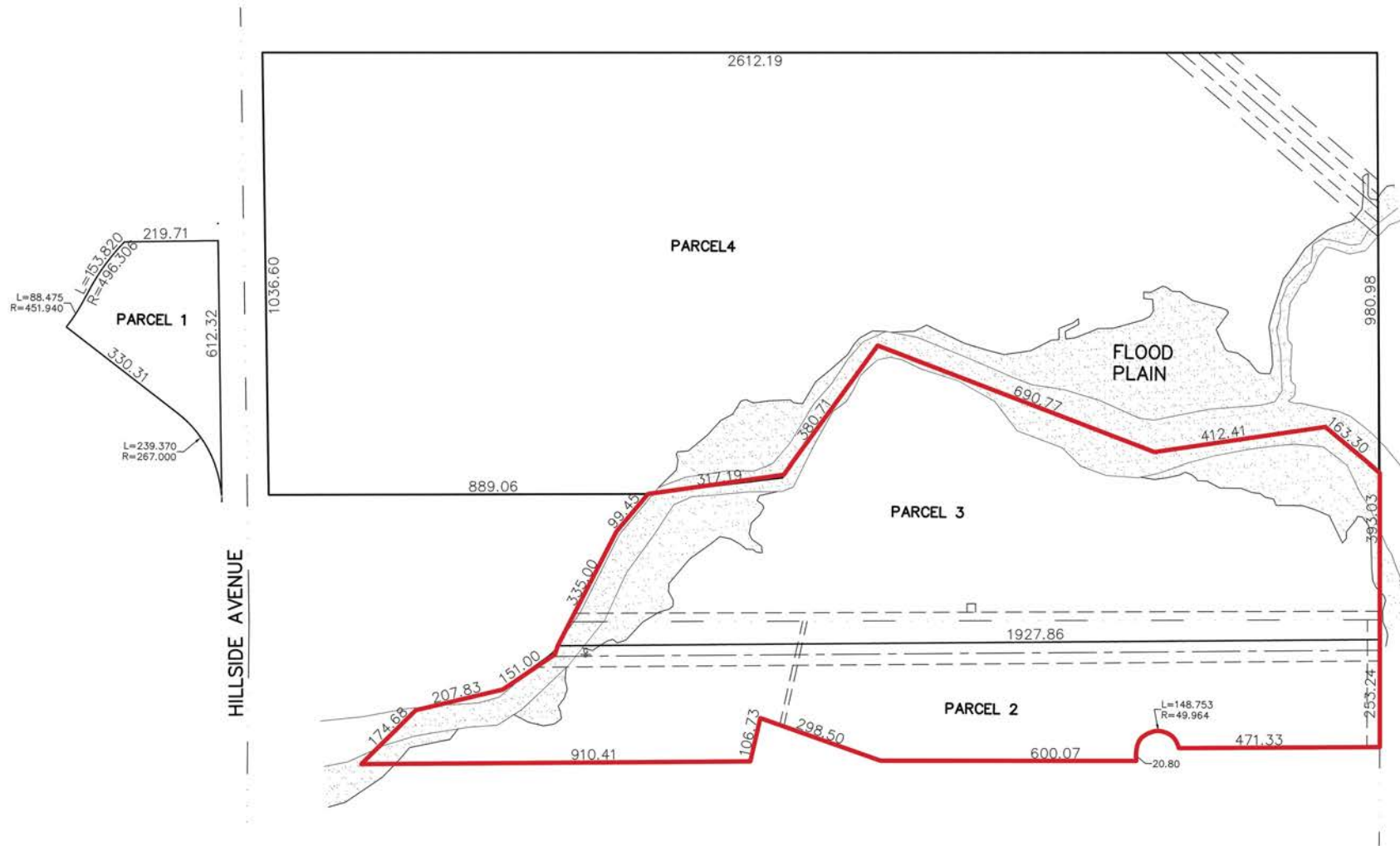
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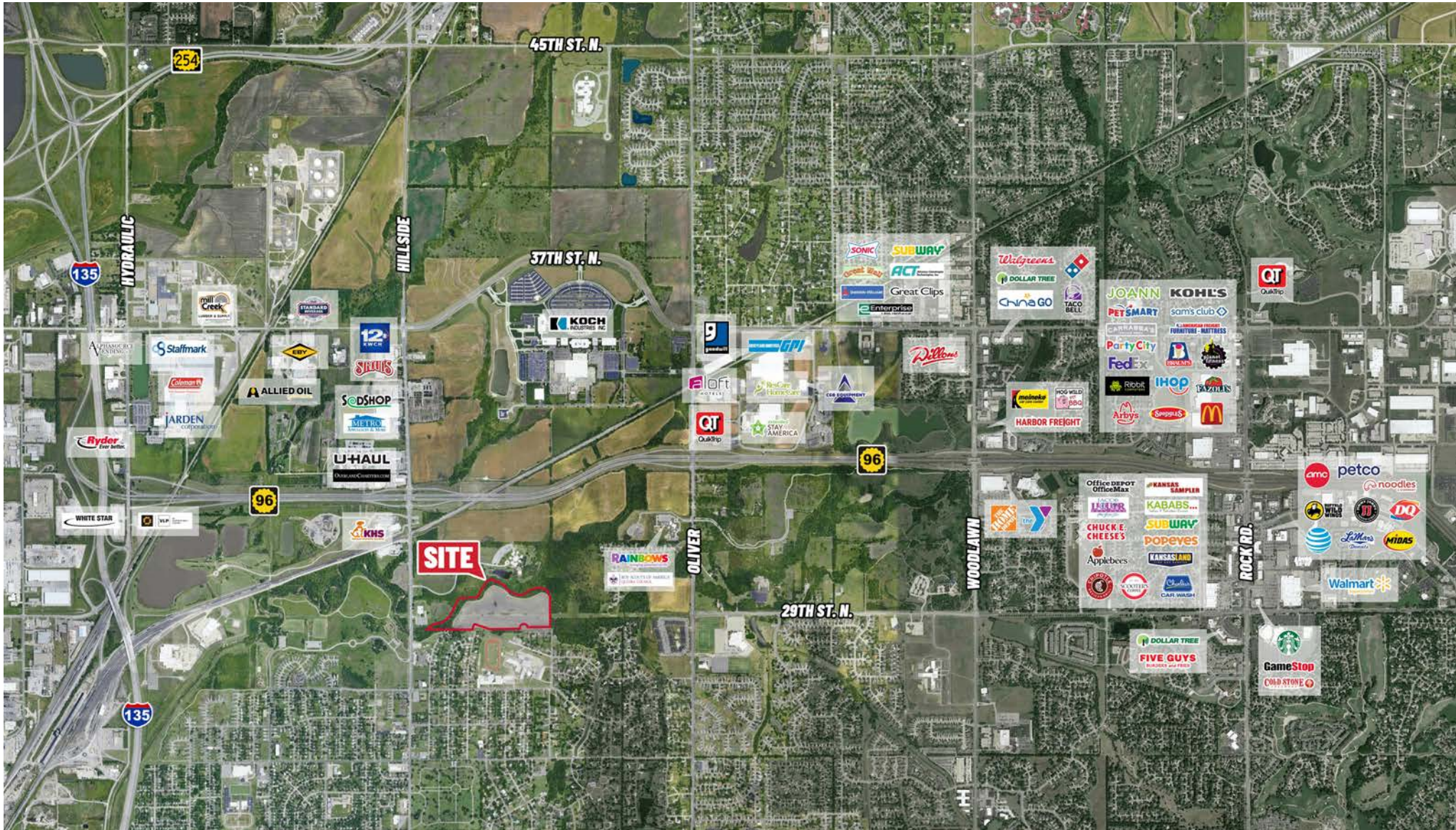
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