WEIGAND ONLINE ONLY AUCTION

Retail Investment Opportunity | 1900-1906 N. Johnson Drive, Derby, KS 67037

EST. 1902 J.P. WEIGAND & SONS INC. REALTORS® AUCTION

BIDDING ENDS: TUES., JUNE 11TH, 2024 AT 2:00 PM, CT

Register & Bid Online at WeigandAuctions.com

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DERBY, KANSAS RETAIL INVESTMENT OPPORTUNITY

Retail center adjacent to Walmart Supercenter and Atwoods in Derby, KS, a highly desirable suburb of Wichita, KS. Ample off-street parking. Pole and building signage. Located off of Southeast Blvd./K-15, in close proximity to area retailers including: Lowe's, Kohl's, Atwoods, QuikTrip, and Burger King.

LOT SIZE
76,553 SF (1.76± Acres)

YEAR BUILT
1990 & 2000

BUILDING SIZE
14,064 SF

 # OF SUITES
4 Total – 2 Occupied

PARKING
Approximately 108 Spaces

 # OF PARCELS
2

TRAFFIC COUNTS
16,749 VPD
at K-15 & Patriot Ave.

2023 TAXES
Generals: $33,076.49
Specials: $14.22

DEMOGRAPHICS

62,008
Population
(5 Miles)

37.9
Median Age
(5 Miles)

$66,187
Avg. HH Income
(5 Miles)

11,694
Total Employed
(5 Miles)

J.P. Weigand & Sons, Inc. – Auction
150 N. Market Wichita, KS 67202 | WeigandAuctions.com

Kevin Howell, Auctioneer
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Alex Ibarra, CCIM
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AUCTION PROCEDURE: Auction is subject to Seller's Confirmation. Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by Security 1st Title. The balance of the purchase price will be paid in certified funds at closing. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.