



**Weigand Real Estate – Auction**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)



**Kevin Howell, Auctioneer**  
316-292-3971  
[khowell@weigand.com](mailto:khowell@weigand.com)

**Austin Swisher, CCIM**  
316-292-3902  
[aswisher@weigand.com](mailto:aswisher@weigand.com)

**AUCTION PROCEDURES:** Auction is subject to seller's confirmation. Online bidding is by approval only. Bidding will remain open until three (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. **BUYERS PREMIUMS:** A buyer's premium of ten percent (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 make a deposit in an amount equal to ten percent (10%) of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within twenty-four (24) hours of close of auction. Closing will take place on or before thirty (30) days following the day of auction. Possession is subject to tenant rights. **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 only 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. Property is subject to sale prior to the completion of the auction. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of three percent (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](http://WeigandAuctions.com) for a detailed explanation of Terms and Conditions.



# WEIGAND

AUCTION

# ONLINE AUCTION – 3.52± ACRES OF MAIZE DEVELOPMENT LAND

5401 N. Maize Rd., Maize, Kansas in Sedgwick County

Register & Bid Online at [WeigandAuctions.com](https://www.WeigandAuctions.com)

**BIDDING ENDS TUESDAY, APRIL 8TH @ 12:00 PM, CT**

## MAIZE INDUSTRIAL PARK



**3 LOTS SOLD SEPARATELY**

**LOT SIZE** 153,291± SF (3.52± Acres)

**LOT 3:** 46,977± SF

**LOT 2:** 52,885± SF

**LOT 1:** 53,057± SF

**ZONING:** Commercial

## TRAFFIC COUNTS

12,000 VPD along Hwy. K-96

6,885 VPD along Maize Road

## 2024 TAXES

**LOT 3:** Generals: \$0.42 | Specials: \$0.00

**LOT 2:** Generals: \$128.34 | Specials: \$5.00

**LOT 1:** Generals: \$3,973.88 | Specials: \$5.00

## PROPERTY HIGHLIGHTS

- Highly visible corner lot at Maize Road and 53rd Street.
- Ideal retail site in a growing commercial corridor.
- Positioned at a key intersection with strong highway access (K-96).
- Surrounded by expanding residential development.



**PROPERTY OUTLINES ARE ESTIMATED.**

## DEMOGRAPHICS



**46,149**  
Population  
(5 Miles)



**38.9**  
Median Age  
(5 Miles)



**\$128,090**  
Avg. HH Income  
(5 Miles)



**15,793**  
Total Employed  
(5 Miles)



**SCAN TO REGISTER  
& BID ONLINE**



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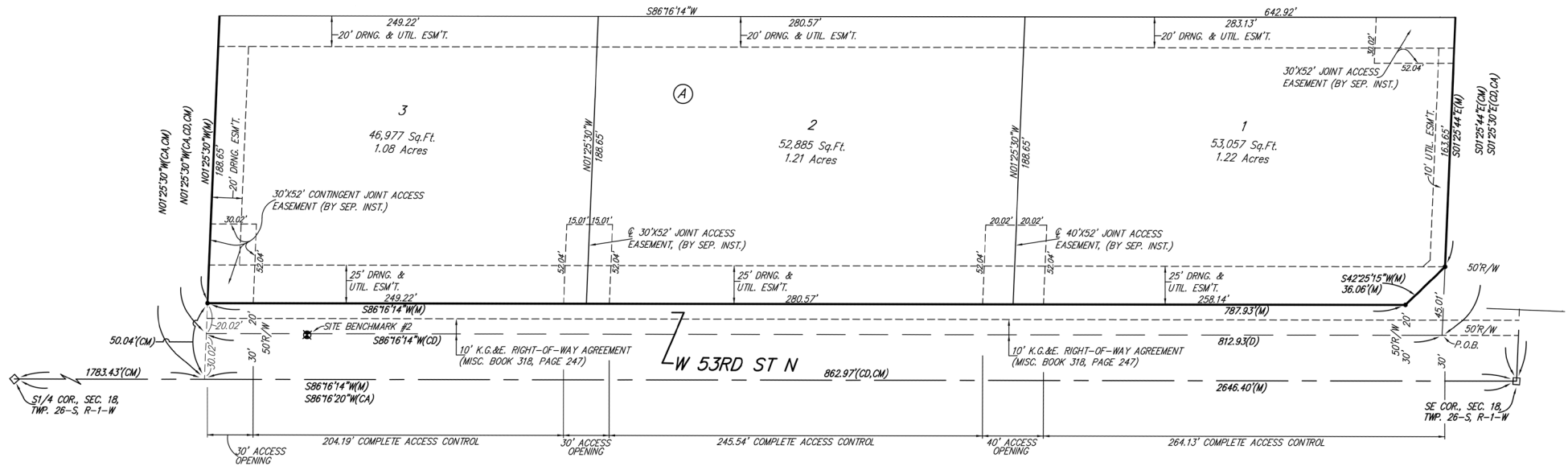
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## SITE PLAN



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## Maize, Kansas Overview

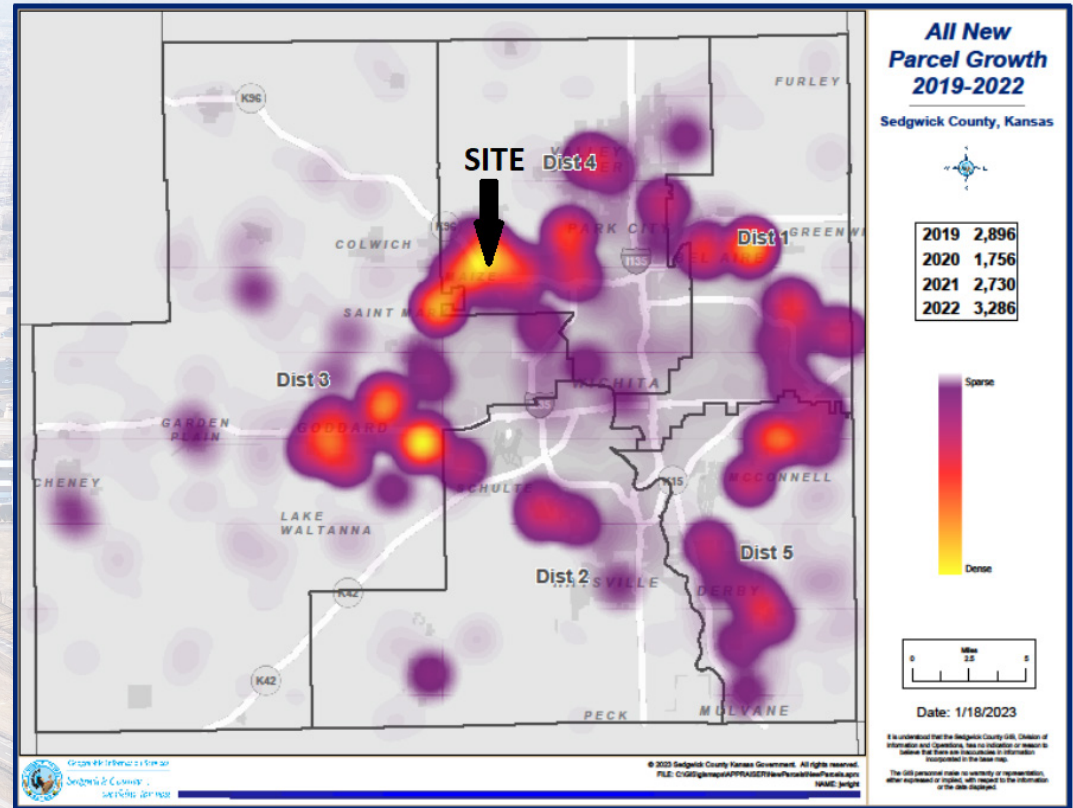
Maize, Kansas, is a growing community located in Sedgwick County on the northwest edge of Wichita, the largest metropolitan area in Kansas. Sedgwick county is one of 5 counties within the Wichita Metropolitan Statistical Area (MSA), and one of 10 counties within the Greater Wichita region, which had a population of 790,138 persons in 2019, with projections reaching 863,584 by 2040.\*

Maize has been one of the fastest-growing cities in Kansas over the past four years, with an average annual growth rate of 4.4%. The city's strong median household income (\$121,000) reflects its thriving residential and commercial sectors. Since 2020, Maize has seen record-breaking activity in building permits and residential development.

The city's growth strategy prioritizes high-quality commercial and mixed-use developments, with a focus on retail, service, and convenience businesses at key K-96 intersections. The upcoming Charlotte Pipe & Foundry facility, set to open in 2025, is part of a new industrial park that will further support economic expansion in the area.

## WICHITA MSA DEMOGRAPHICS

Population ..... 640,218\*  
 Median Age..... 35.9\*  
 Education (High School or Higher) ..... 90.5%\*  
 Median Household Income ..... \$68,925\*\*  
 Total Businesses (City Wide) ..... 19,503\*



\*Source: Greater Wichita Partnership, 2024  
 \*\*Source: United States Census Bureau, 2022  
 Maize statistics provided by the City of Maize.



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