



PROPERTY OUTLINES ARE ESTIMATED.

LOT SIZE 42,032± SF
(0.97± Acres)

ZONING:
General Commercial

2024 TAXES

Generals: \$443.51
Specials: \$0.00

TRAFFIC COUNTS

22,391 VPD along Hwy. K-15 (SE Blvd.)

PROPERTY HIGHLIGHTS

- Excellent visibility on K-15 / Southeast Blvd.
- Access from either 55th St. South (north of property) or via Commerce Drive off Patriot Ave. (southeast of property).
- General commercial zoning allows for a wide range of commercial and industrial uses.

DEMOGRAPHICS



76,026
Population
(5 Miles)



35.5
Median Age
(5 Miles)



\$85,259
Avg. HH Income
(5 Miles)



14,682
Total Employed
(5 Miles)



**SCAN TO
REGISTER
& BID ONLINE**



Weigand Real Estate – Auction
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer
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Ben Gartner, CCIM
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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. **BUYER'S PREMIUM:** 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 the auction. **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 for a detailed explanation of Terms and Conditions.

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Derby, Kansas Overview

Derby, 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.*

The city's population has grown from less than 500 in 1950 to more than 26,000 in 2023, and a lot of it has to do with its growing identity as a thriving Wichita suburb known for its community events, 500-plus acres of parkland and attractions that draw people from all over the region.

The phrase "Green is Magic" is a common motto heard around town, while the Derby water tower lights up green every night. It's all to show pride for the Derby Panthers' stellar high school sports teams, which don green and black.

Derby's largest employer is USD 260 with more than 1,100 workers. After Walmart, the city itself is the third largest employer with 212 workers, followed by Rock Regional Hospital with 157. The city also has several manufacturing facilities that bring in jobs, including BRG, which creates time-zone displays, and BG Automation's team of robotics designers.

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
Derby statistics provided by the City of Derby.



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