

MULTI-PROPERTY DEVELOPMENT LAND AUCTION



AUCTION DIVISION

LIVE WITH ONLINE BIDDING

Register to Bid online at WeigandAuctions.com

**TUESDAY, JUNE 29, 2021
@ 10:00 AM CDT**

Live Auction Location:
Realtors® of South Central Kansas
170 W. Dewey, Wichita, KS

ONLINE PREBIDDING

Monday, June 14, 2021 at 10 AM CDT
until
Monday, June 28, 2021 at 10 AM CDT

Online bidding will be available
simultaneous with the live auction on
Tuesday, June 29, 2021 at 10 AM

*Register and bid online
at WeigandAuctions.com*

#1



13th St. N & West St., N & W of NW/c, Wichita
Site Size: 187,566 SF

#2



4500 Block S. Palisade, Wichita
Site Size: 320,252 SF

#3



Near NW/c Rock Rd. & 37th St. N, Wichita
Site Size: 54,450 SF

#4



800 Block N. Water St., Wichita
Site Size: 8,052 SF



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



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidders must provide 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 make a deposit in the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at the close of the auction. Closing will take place on or before 30 days following the day of 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 rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application 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 www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

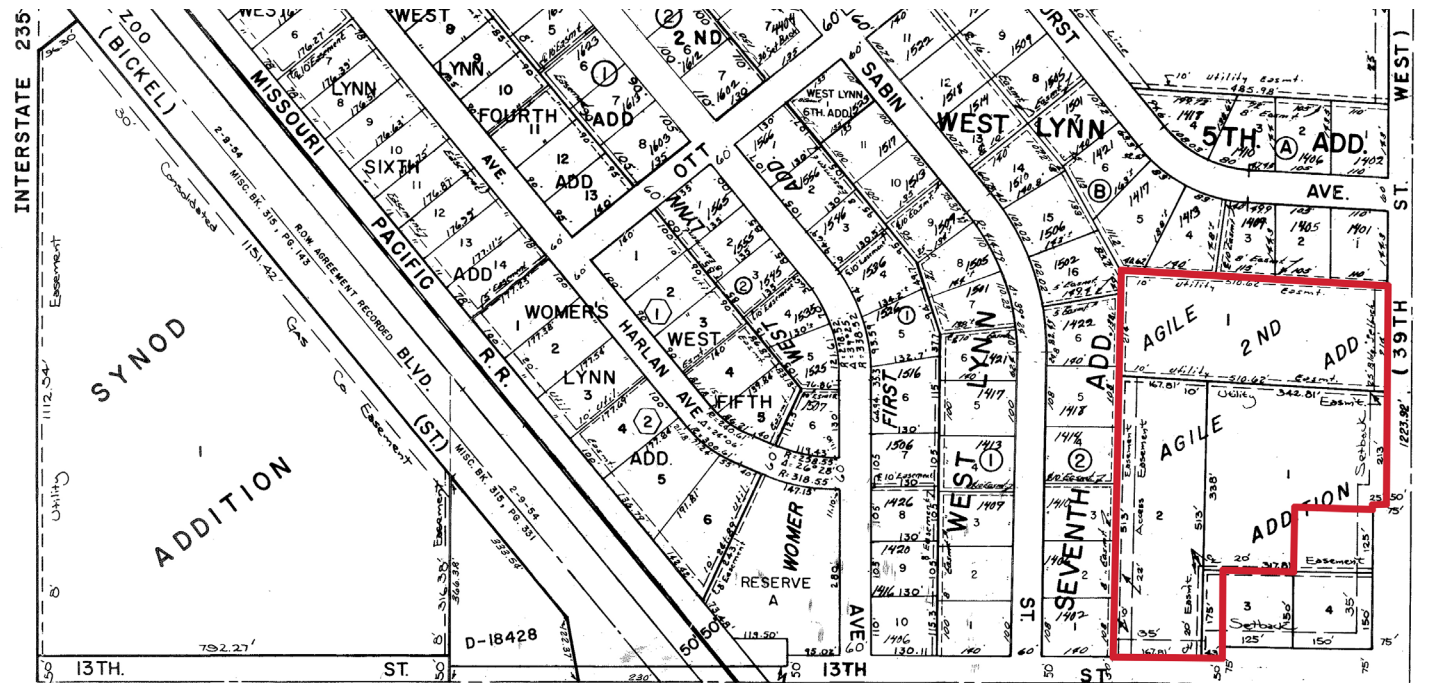
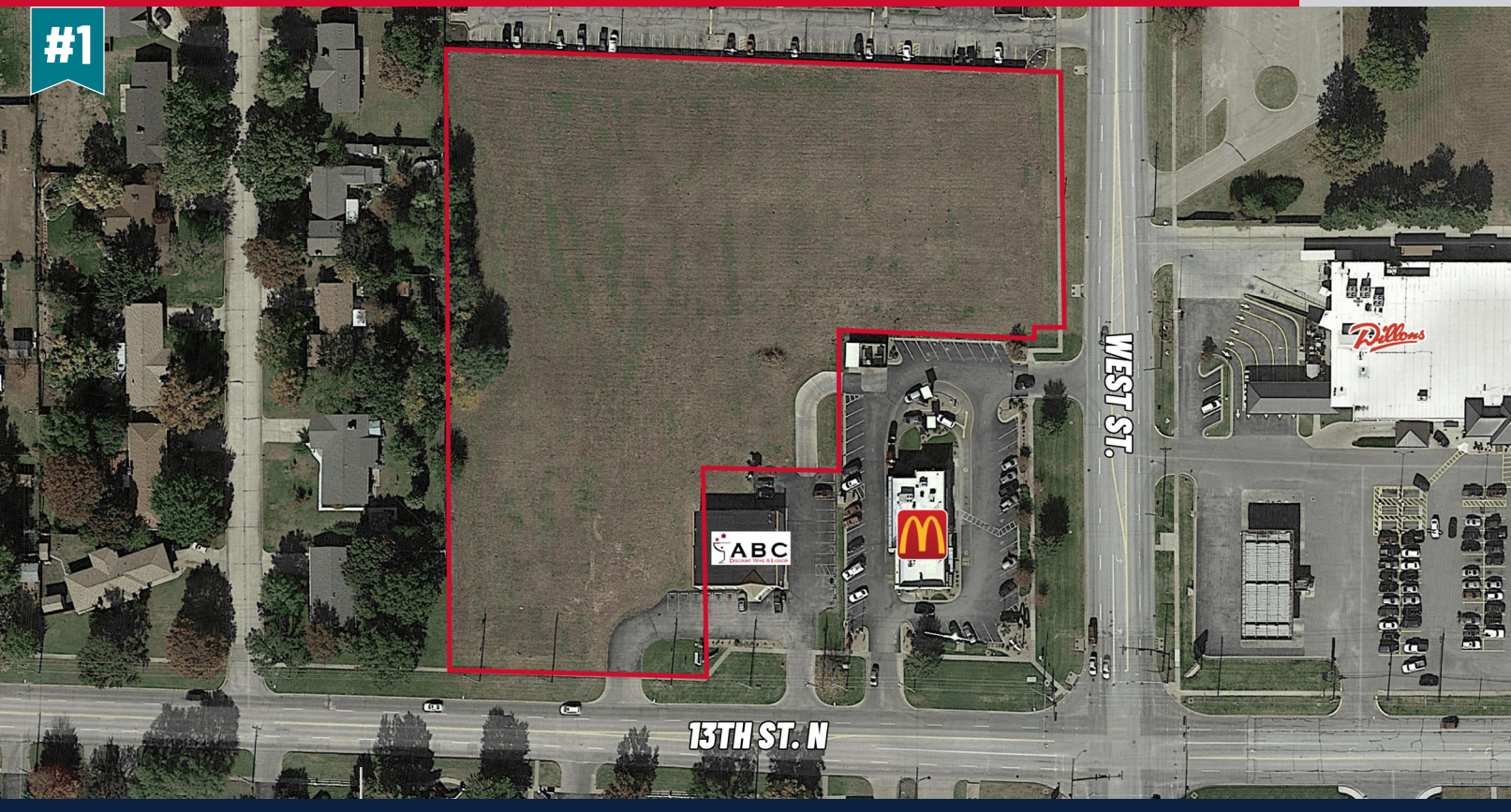
MULTI-PROPERTY DEVELOPMENT LAND AUCTION 13TH ST. N & WEST ST., WICHITA, KS

LIVE WITH ONLINE BIDDING

Tuesday, June 29, 2021 @ 10:00 AM CDT

Live Auction Location: Realtors® of South Central Kansas, 170 W. Dewey, Wichita, KS

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SITE SIZE
187,566 SF (4.3 ACRES)

ZONING
LIMITED COMMERCIAL

2020 TAXES
GENERALS: \$8,339.45
SPECIALS: \$6.71

TRAFFIC COUNTS
27,679 VPD AT 13TH ST.
NORTH & WEST ST.

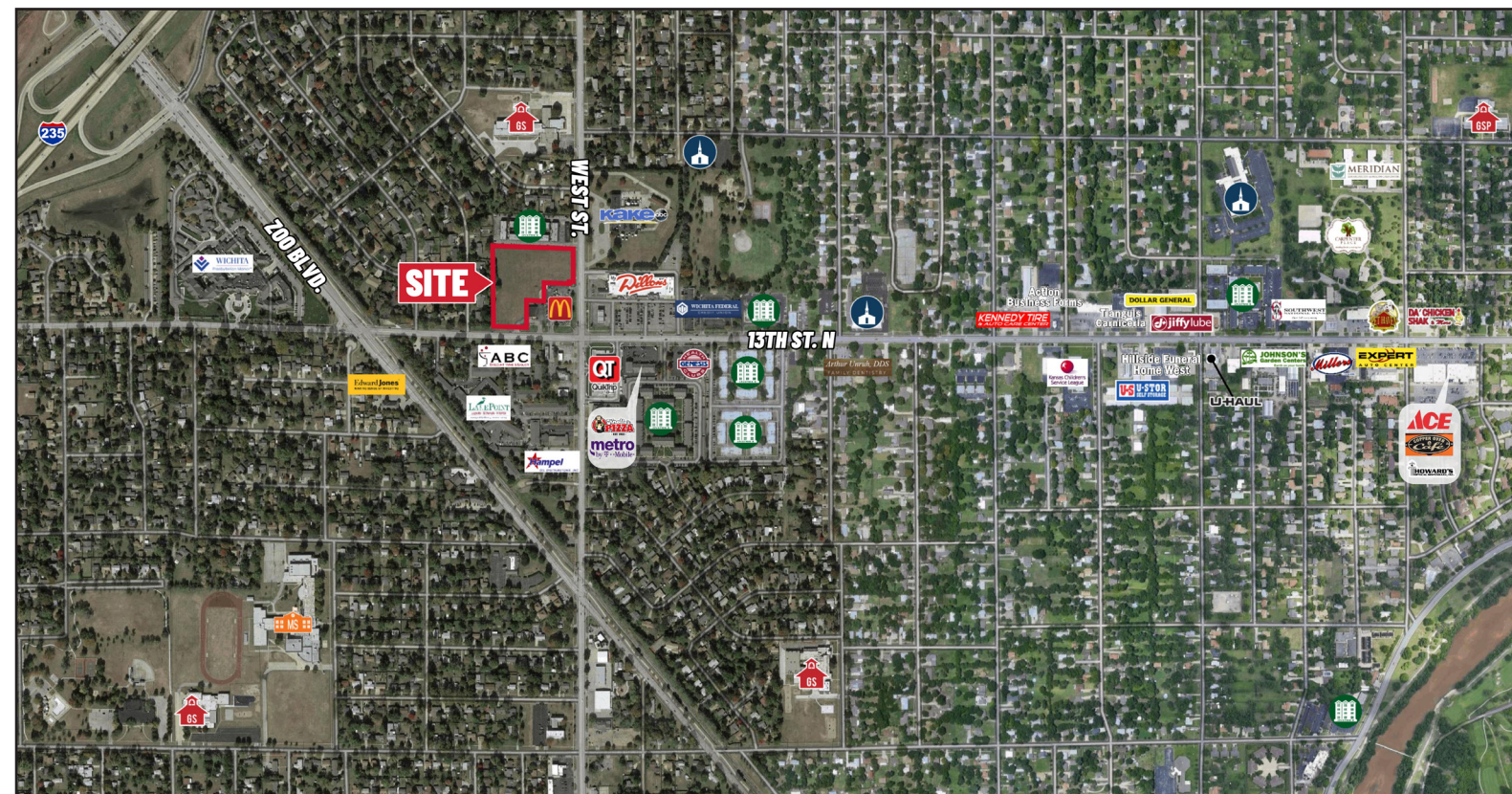
PROPERTY HIGHLIGHTS

- Located on the heavily trafficked intersection of 13th St. North and West St.
- Opportunity for retail business with drive thru.
- McDonald's anchored corner lot.
- Area retailers include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,636	77,831	177,284
AVG. HH INCOME	\$59,844	\$62,098	\$64,375
MEDIAN AGE	42.3	36.1	36.3

For more information, please visit our website at www.WeigandAuctions.com or contact us at 316-262-6400.



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AUCTION PROCEDURE: Property subject to Seller's Confirmation. Online bidding is by approval only. Bidders must provide 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 make a deposit in the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at close of auction. Closing will take place on or before 30 days following the day of 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 rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application 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 www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

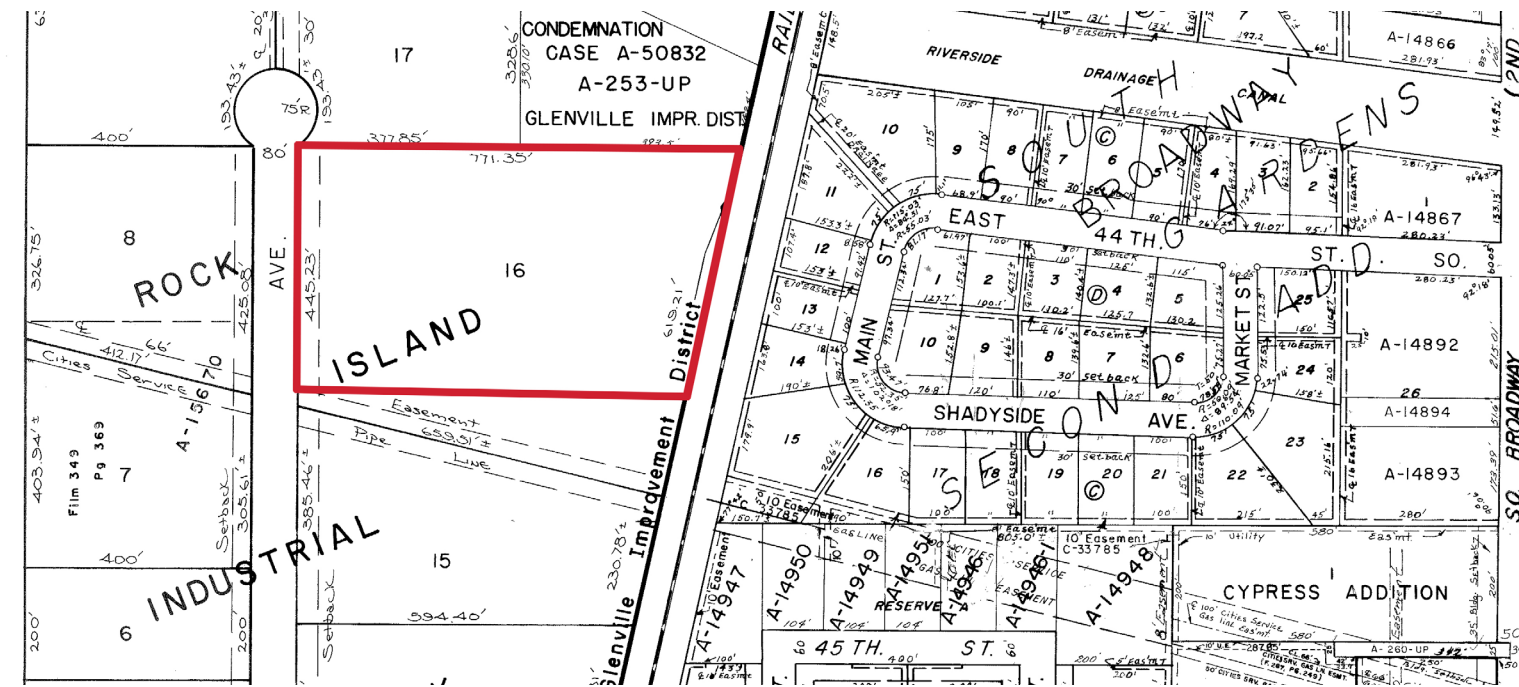
MULTI-PROPERTY DEVELOPMENT LAND AUCTION 4500 BLOCK S. PALISADE, WICHITA, KS

LIVE WITH ONLINE BIDDING

Tuesday, June 29, 2021 @ 10:00 AM CDT

Live Auction Location: Realtors® of South Central Kansas, 170 W. Dewey, Wichita, KS

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SITE SIZE
320,252 SF (7.35 Acres)

ZONING
LIMITED INDUSTRIAL

2020 TAXES
GENERALS: \$910.32
SPECIALS: \$0.00

UTILITIES
ALL UTILITIES ARE
BELIEVED TO BE
AVAILABLE TO THE SITE

PROPERTY HIGHLIGHTS

- Located near Palisade and 47th St. S.
- Close proximity to I-135 and I-235 access.
- Area industries include:



	1.2 Miles		5.6 Miles		11.5 Miles
	2 Miles		5.6 Miles		12.7 Miles
	1.9 Miles		3.1 Miles		

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Grant Tidemann, SIOR
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MULTI-PROPERTY DEVELOPMENT LAND AUCTION ROCK RD. & 37TH ST. N, WICHITA, KS

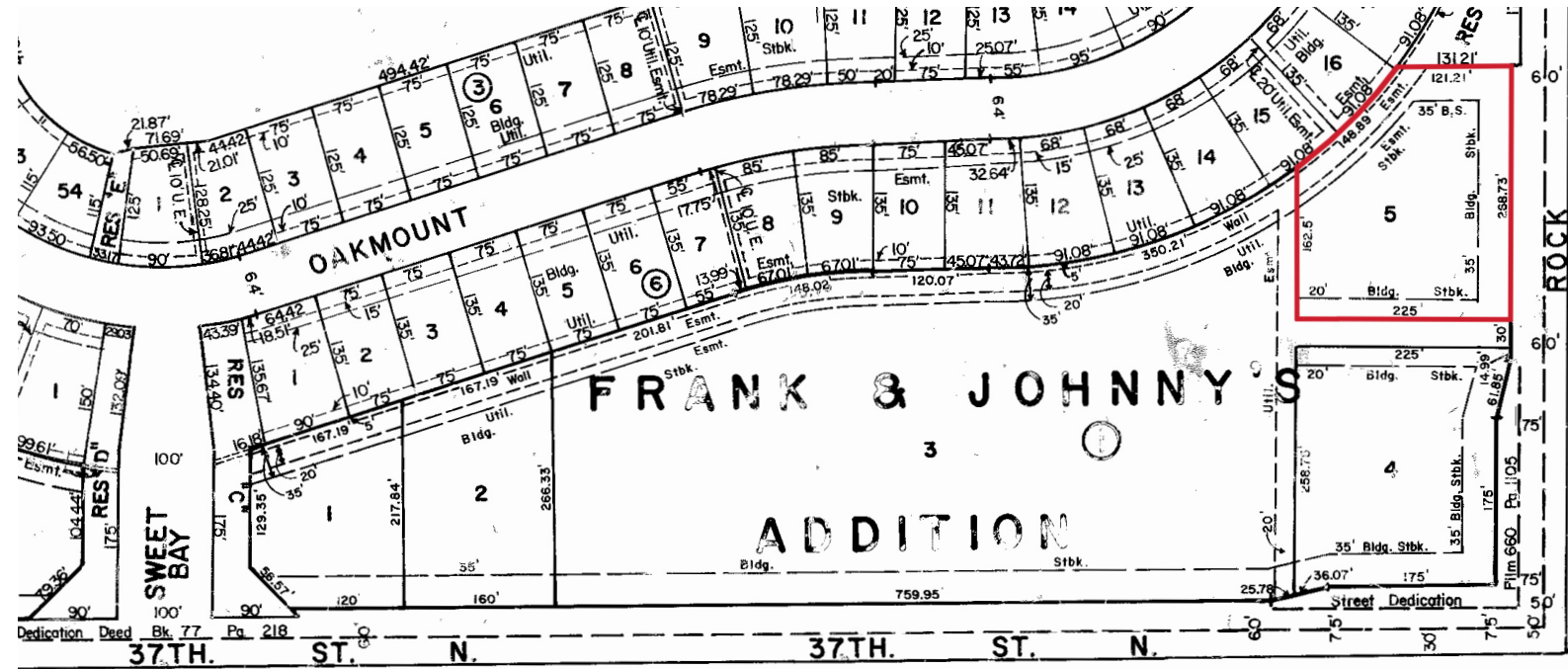
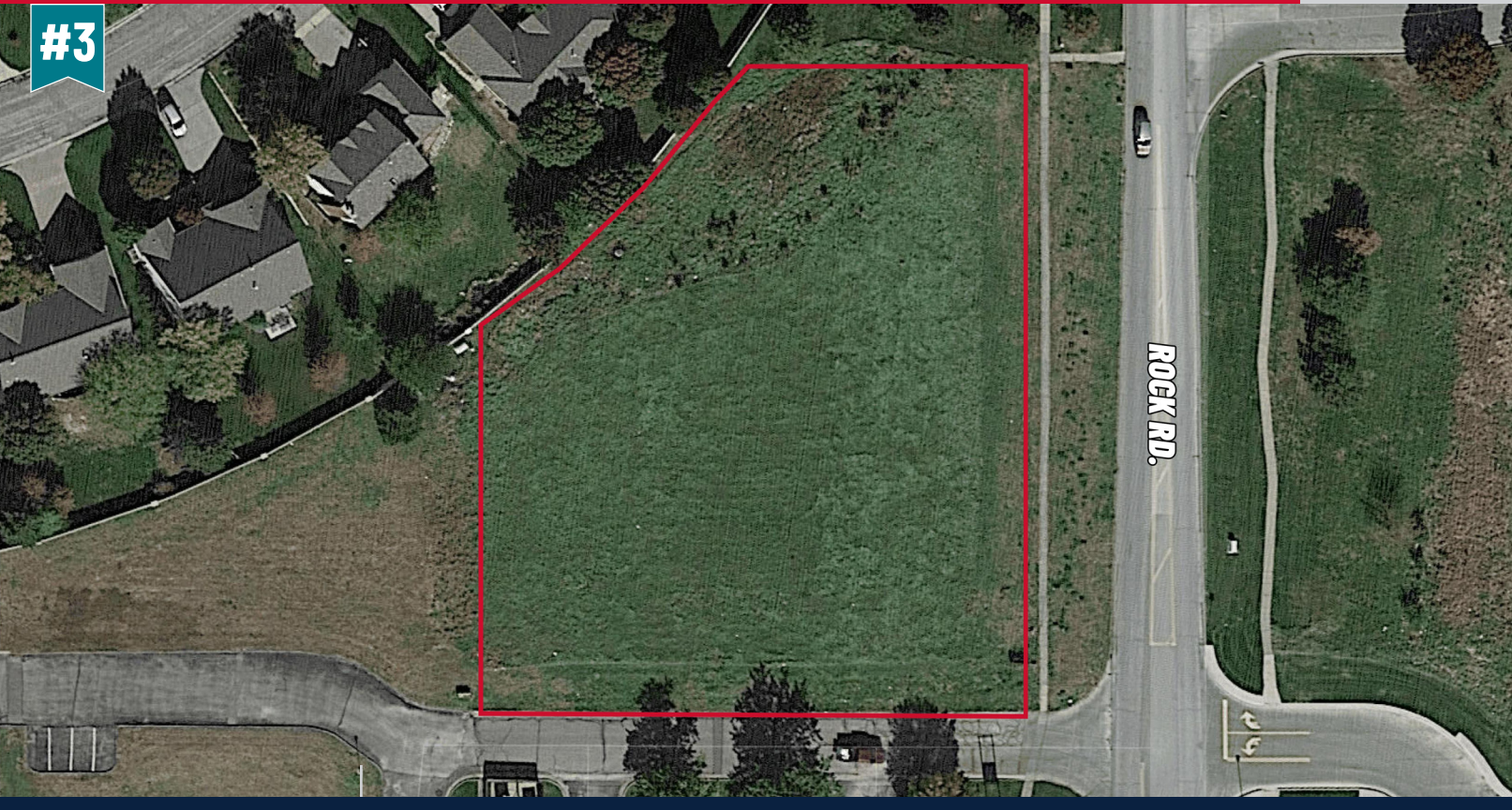
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Tuesday, June 29, 2021 @ 10:00 AM CDT

Live Auction Location: Realtors® of South Central Kansas, 170 W. Dewey, Wichita, KS

Register to Bid online at WeigandAuctions.com

#3



SITE SIZE
54,450 SF (1.25 ± ACRES)

ZONING
LIMITED COMMERCIAL

2020 TAXES
GENERALS: \$2.79
SPECIALS: \$0.00

TRAFFIC COUNTS
24,894 VPD AT 37TH
ST. NORTH & ROCK RD.

PROPERTY HIGHLIGHTS

- One of the few remaining parcels of land available for development along the highly sought after Rock Rd. corridor in a growing area of northeast Wichita.
- Close proximity to K-96 Hwy.
- All utilities are available to site.
- Area neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,769	39,461	90,912
AVG. HH INCOME	\$83,298	\$88,695	\$92,131
MEDIAN AGE	34.7	38.1	37.2

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Grant Tidemann, SIOR
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AUCTION PROCEDURE: This will be an absolute auction. Online bidding is by approval only. Bidders must provide 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 or \$3,000.00, whichever is higher, 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 the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at close of auction. Closing will take place on or before 30 days following the day of 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 rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application 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 www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

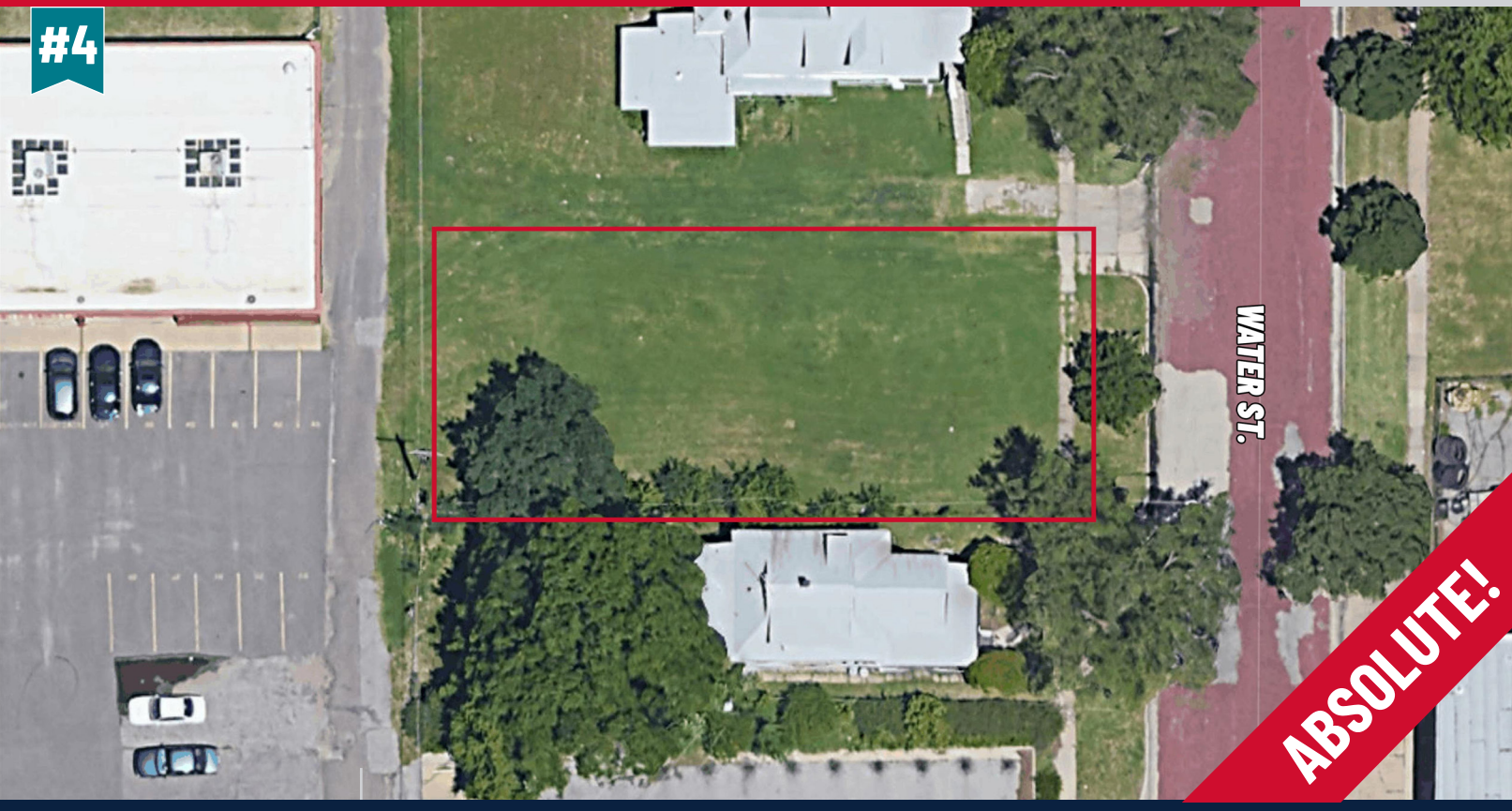
MULTI-PROPERTY DEVELOPMENT LAND AUCTION 800 BLOCK N. WATER ST., WICHITA, KS

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Tuesday, June 29, 2021 @ 10:00 AM CDT

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Register to Bid online at WeigandAuctions.com



SITE SIZE
8,052 SF (.18 ACRES)

ZONING
LIMITED INDUSTRIAL

2020 TAXES
GENERALS: \$111.95
SPECIALS: \$0.00

TRAFFIC COUNTS
27,679 VPD AT 13TH ST.
NORTH & WEST ST.

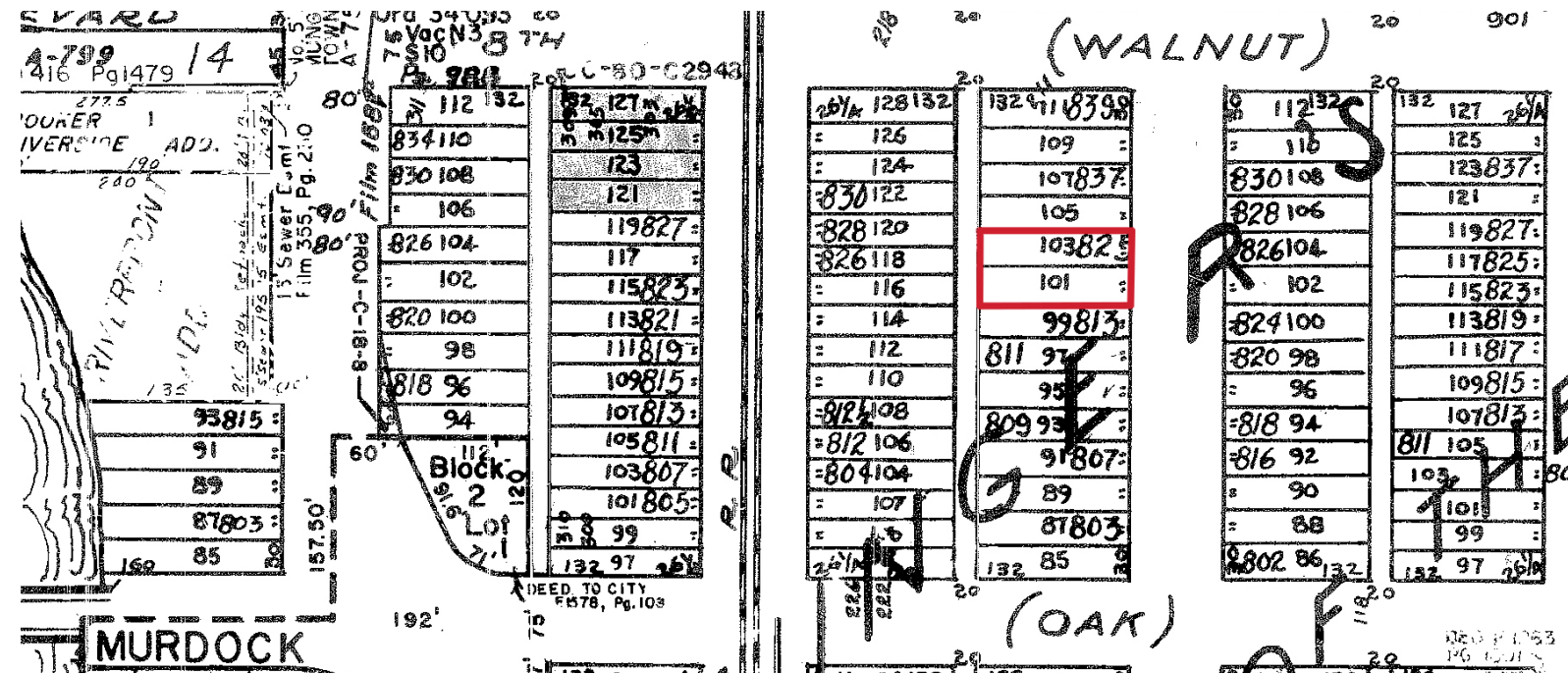
PROPERTY HIGHLIGHTS

- Located in the northern part of Downtown Wichita.
- All utilities are believed to be available to the site.
- Area neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,841	102,364	216,365
AVG. HH INCOME	\$42,402	\$49,289	\$54,966
MEDIAN AGE	30.7	33.5	34.3

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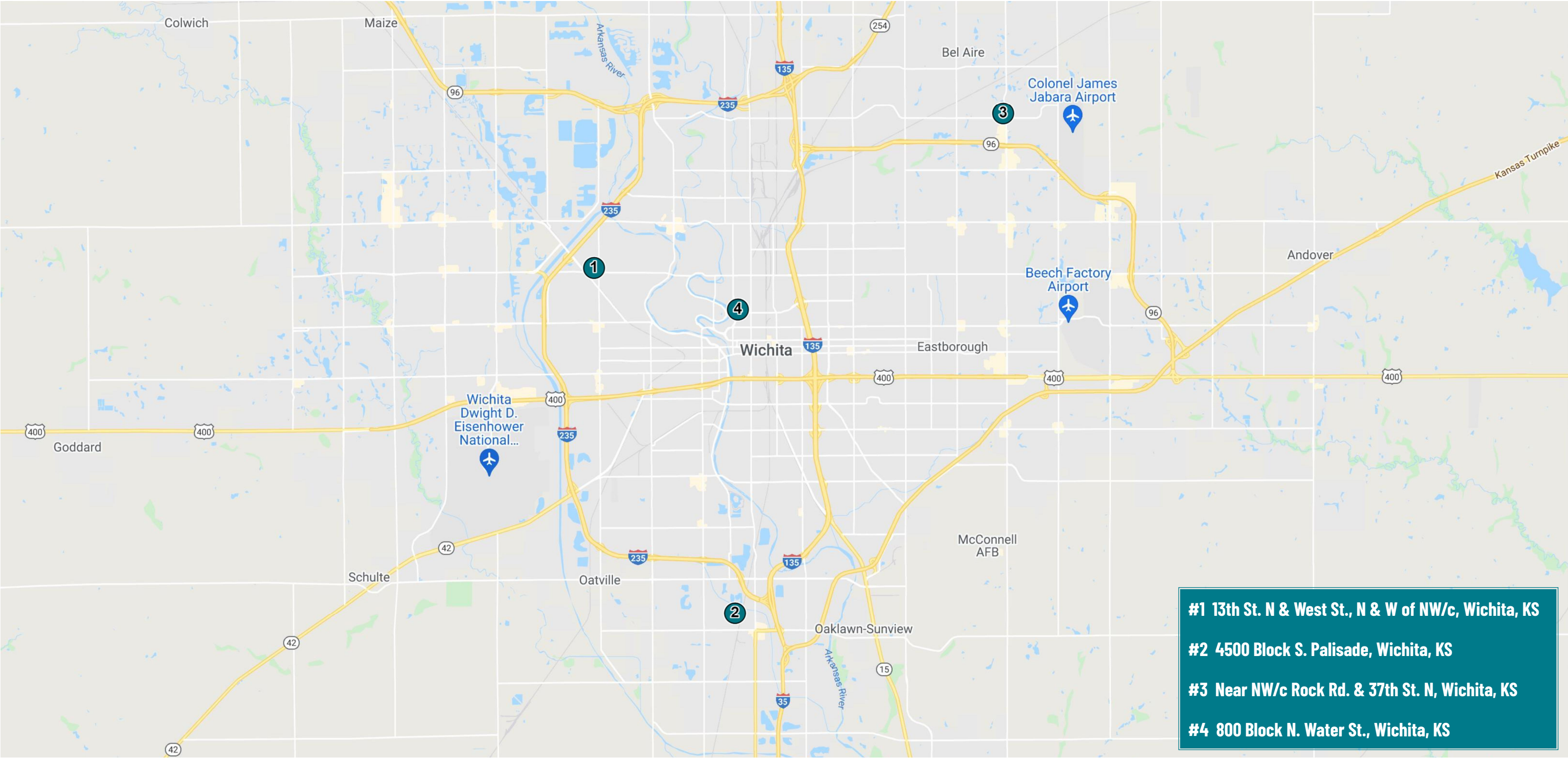
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