

# SALINA, KS MULTI-PARCEL DEVELOPMENT LAND AUCTION

**ONLINE ONLY** Register & Bid online at [WeigandAuctions.com](http://WeigandAuctions.com) Bidding Ends Tuesday, Nov. 16, 2021 starting at 10 AM CST

#1



**VIRGINIA DR. & MAGNOLIA RD., S of SEc**  
Site Size: 28± ACRES

**ABSOLUTE AUCTION**  
**NO MINIMUM - NO RESERVE**

PARCEL #1 Bidding Ends at 10:00 AM CST  
PARCEL #2 Bidding Ends at 11:00 AM CST  
PARCEL #3 Bidding Ends at 12:00 PM CST  
PARCEL #4 Bidding Ends at 1:00 PM CST  
PARCEL #5 Bidding Ends at 2:00 PM CST

#2



**VIRGINIA DR. & MAGNOLIA RD., S of SWc**  
Site Size: 40± ACRES

#3



**VIRGINIA DR. & MAGNOLIA RD., W of SWc**  
Site Size: 89± ACRES

#4



**DIAMOND DR. & 9TH ST., W of NWc**  
Site Size: 35± ACRES

#5



**PLEASANT HILL RD. & 9TH ST., W of SWc**  
Site Size: 37± ACRES

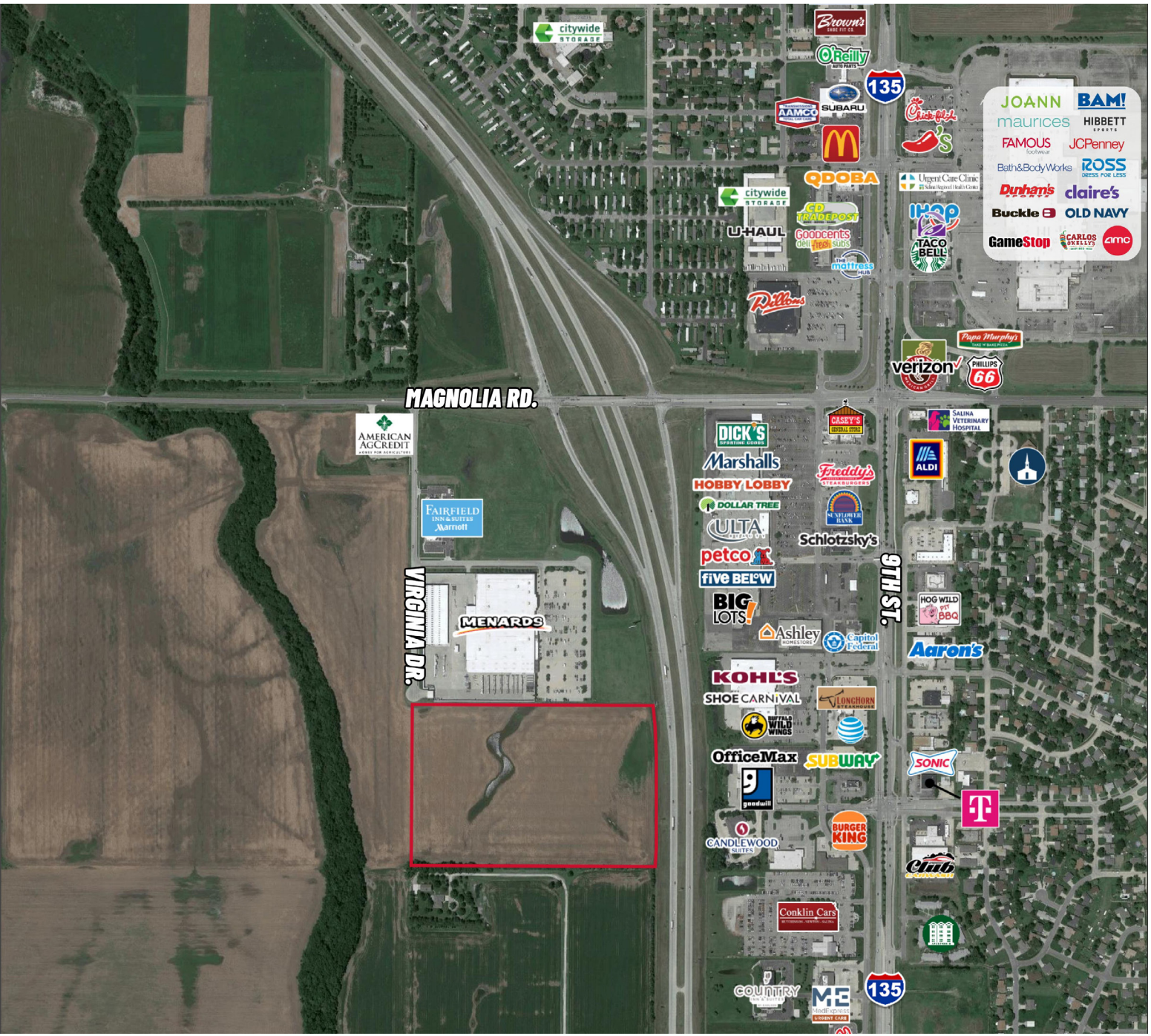


# VIRGINIA DR. & MAGNOLIA RD., S of SEC, SALINA, KS

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**SITE SIZE**  
**28± ACRES**

**ZONING**  
AGRICULTURAL USE

**2020 TAXES**  
GENERALS: \$299.84  
SPECIALS: DEFERRED  
Special assessments are deferred until such time as property owner petitions to be served by the improvements.

**TRAFFIC COUNTS**  
APPROX. 22,883 VPD  
ALONG I-135

- PROPERTY HIGHLIGHTS**
- Prime multi-use development land ideal for hotel, restaurants, big box retailer, retail strip development, auto, truck or heavy equipment sales or equipment rental.
  - Adjacent to Menard's Home Improvement.
  - Close proximity to major retail arterial.
  - Great visibility from I-135.
  - Area businesses include: Menard's Home Improvement, Fairfield Inn & Suites, Dillon's, WalMart Supercenter, Kohl's, Hobby Lobby, Longhorn Steakhouse, Chipotle, Buffalo Wild Wings, Olive Garden and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,145	32,606	47,676
AVG. HH INCOME	\$71,750	\$67,535	\$69,781
MEDIAN AGE	34.5	37.0	38.3

0.5 Miles	6 Miles	30 Miles
<b>Wichita</b> 85 Miles	<b>Kansas City</b> 175 Miles	<b>Denver</b> 435 Miles

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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](http://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

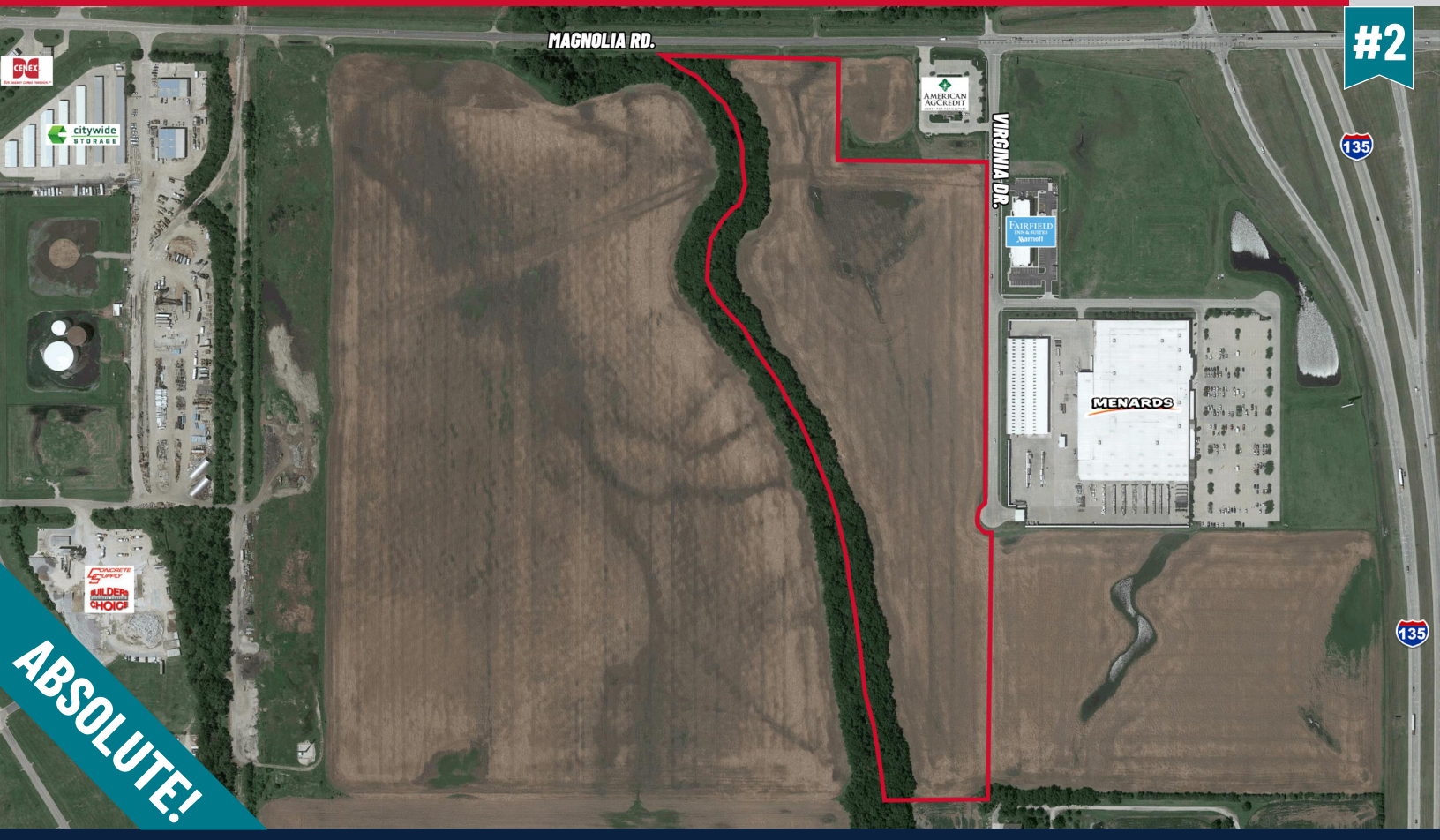


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**Bidding Ends Tuesday, November 16, 2021 @ 11:00 AM CST**



**SITE SIZE**  
**40± ACRES**

**ZONING**  
COMMERCIAL &  
INDUSTRIAL

**2020 TAXES**  
GENERALS:  
\$411.36 (ESTIMATE)  
SPECIALS: DEFERRED  
Special assessments are deferred until such time as property owner petitions to be served by the improvements.

**TRAFFIC COUNTS**  
APPROX. 22,883 VPD  
ALONG I-135

### PROPERTY HIGHLIGHTS

- Prime flex space development land ideal for hotel, restaurant, office, mini storage or warehouse.
- Close proximity to major retail and service arterial.
- Area businesses include: Menard's Home Improvement, Fairfield Inn & Suites, Dillon's, WalMart Supercenter, Kohl's, Hobby Lobby, Longhorn Steakhouse, Chipotle, Buffalo Wild Wings, Olive Garden and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,131	33,175	47,729
AVG. HH INCOME	\$69,894	\$66,311	\$69,770
MEDIAN AGE	34.1	36.8	38.3

0.3 Miles	5.8 Miles	30 Miles
<b>Wichita</b> 85 Miles	<b>Kansas City</b> 175 Miles	<b>Denver</b> 435 Miles

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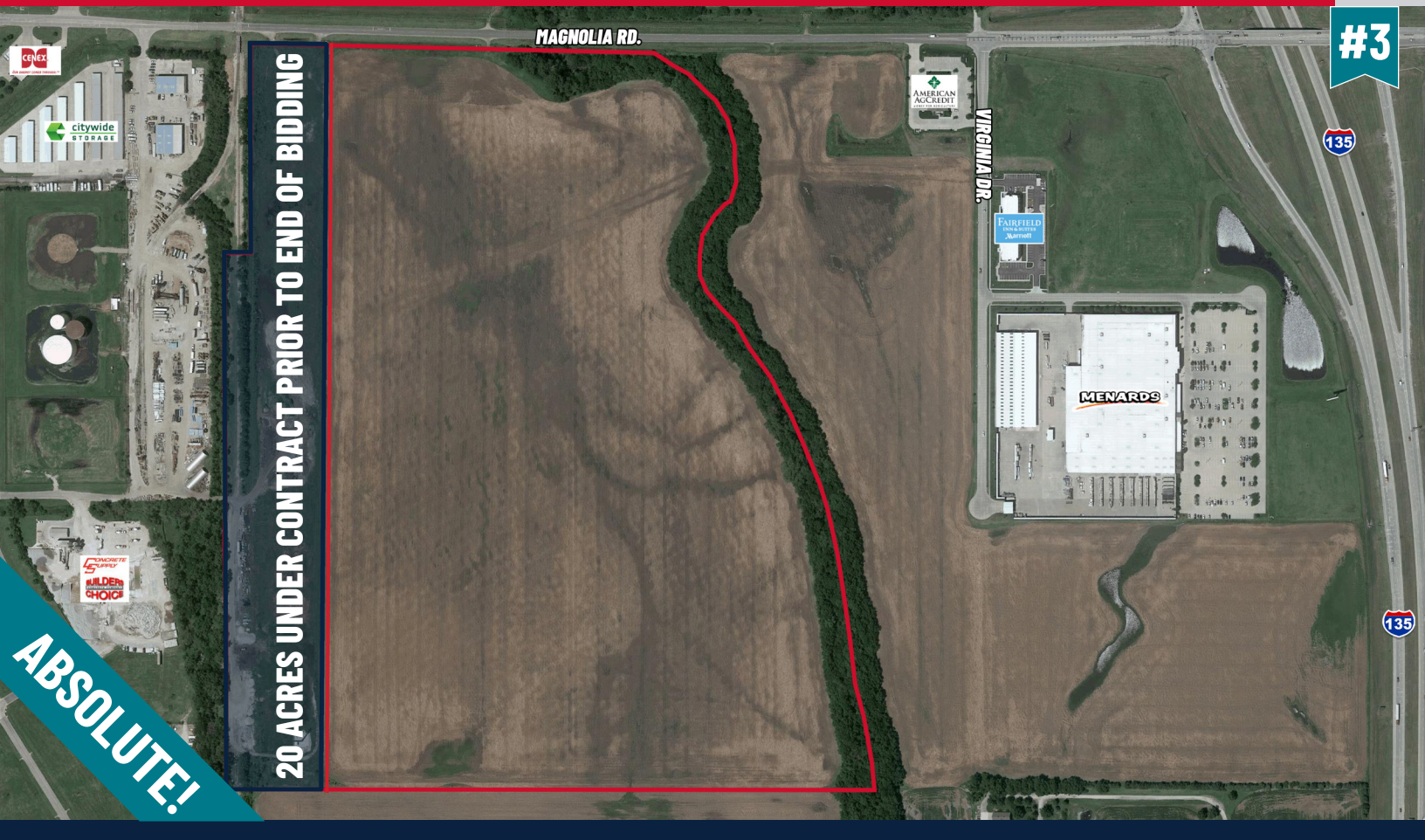


# VIRGINIA DR. & MAGNOLIA RD., W of SWc, SALINA, KS

## MULTI-PARCEL DEVELOPMENT LAND AUCTION

**ONLINE ONLY** Register & Bid online at [WeigandAuctions.com](http://WeigandAuctions.com)

**Bidding Ends Tuesday, November 16, 2021 @ 12:00 PM CST**



**SITE SIZE**  
**89± ACRES**

**ZONING**  
COMMERCIAL &  
INDUSTRIAL /  
AGRICULTURAL USE

**2020 TAXES**  
GENERALS:  
\$914.63 (ESTIMATE)  
SPECIALS: DEFERRED  
Special assessments are deferred until such time as property owner petitions to be served by the improvements.

**TRAFFIC COUNTS**  
APPROX. 22,883 VPD  
ALONG I-135

**PROPERTY HIGHLIGHTS**

- Prime development land ideal for mobile home park, multi-family homes, starter homes, duplexes or apartments.
- Near the airport and other industries.
- Close proximity to major retail and service arterial.
- Area businesses include: Menard's Home Improvement, Fairfield Inn & Suites, Salina Regional Airport, Kansas State University Polytechnic Campus, Salina Area Technical College, Smoky Hill Vineyards & Winery and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,574	32,370	47,978
AVG. HH INCOME	\$66,680	\$66,336	\$69,780
MEDIAN AGE	32.0	36.8	38.3

0.5 Miles	6 Miles	30 Miles
<b>Wichita</b> 85 Miles	<b>Kansas City</b> 175 Miles	<b>Denver</b> 435 Miles

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# DIAMOND DR. & 9TH ST., W of NWc, SALINA, KS

## MULTI-PARCEL DEVELOPMENT LAND AUCTION

**ONLINE ONLY** Register & Bid online at [WeigandAuctions.com](http://WeigandAuctions.com)

**Bidding Ends Tuesday, November 16, 2021 @ 1:00 PM CST**



**SITE SIZE**  
**35± ACRES**




**ZONING**  
**COMMERCIAL & INDUSTRIAL**

**2020 TAXES**  
GENERALS: \$448.78  
SPECIALS TO START IN  
DECEMBER 2023

**TRAFFIC COUNTS**  
APPROX. 19,903 VPD  
ALONG I-70

### PROPERTY HIGHLIGHTS

- Development land with potential for industrial, service or distribution.
- Near 4-way interchange with I-70.
- One mile east of the I-70 intersection with I-135.
- Area businesses include major truck stops including Petro, 24/7 Travel Store and Flying J; Holiday Inn Express, Motel 6, Rodeway Inn, LaQuinta Inn & Suites, Super 8, IHop, McDonald's, Subway, Inland Truck Parts, Freightliner Truck Center and Blue Beacon Truck Wash.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	44	7,402	34,884
 AVG. HH INCOME	\$50,520	\$39,034	\$63,387
 MEDIAN AGE	31.9	34.1	38.3

 2.3 Miles	 0.5 Miles	 37.5 Miles
<b>Wichita</b> 95 Miles	<b>Kansas City</b> 171 Miles	<b>Denver</b> 430 Miles

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**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)



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

**Randy Johnston**  
316-292-3913 | [rjohnston@weigand.com](mailto:rjohnston@weigand.com)

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# PLEASANT HILL RD. & 9TH ST., W of SWc, SALINA, KS

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**ONLINE ONLY** Register & Bid online at [WeigandAuctions.com](http://WeigandAuctions.com)

**Bidding Ends Tuesday, November 16, 2021 @ 2:00 PM CST**



**SITE SIZE**  
**37± ACRES**

**ZONING**  
**COMMERCIAL & INDUSTRIAL**

**2020 TAXES**  
GENERALS: \$339.74  
SPECIALS: \$0.00

**TRAFFIC COUNTS**  
APPROX. 19,903 VPD  
ALONG I-70

### PROPERTY HIGHLIGHTS

- Development land with potential for industrial, service or distribution.
- Near 4-way interchange with I-70.
- One mile east of the I-70 intersection with I-135.
- Area businesses include major truck stops including Petro, 24/7 Travel Store and Flying J; Holiday Inn Express, Motel 6, Rodeway Inn, LaQuinta Inn & Suites, Super 8, IHop, McDonald's, Subway, Inland Truck Parts, Freightliner Truck Center and Blue Beacon Truck Wash.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	24	5,576	32,546
AVG. HH INCOME	\$63,981	\$40,423	\$62,822
MEDIAN AGE	35.9	33.7	38.2

2.8 Miles	1 Mile	38 Miles
<b>Wichita</b> 95 Miles	<b>Kansas City</b> 171 Miles	<b>Denver</b> 430 Miles

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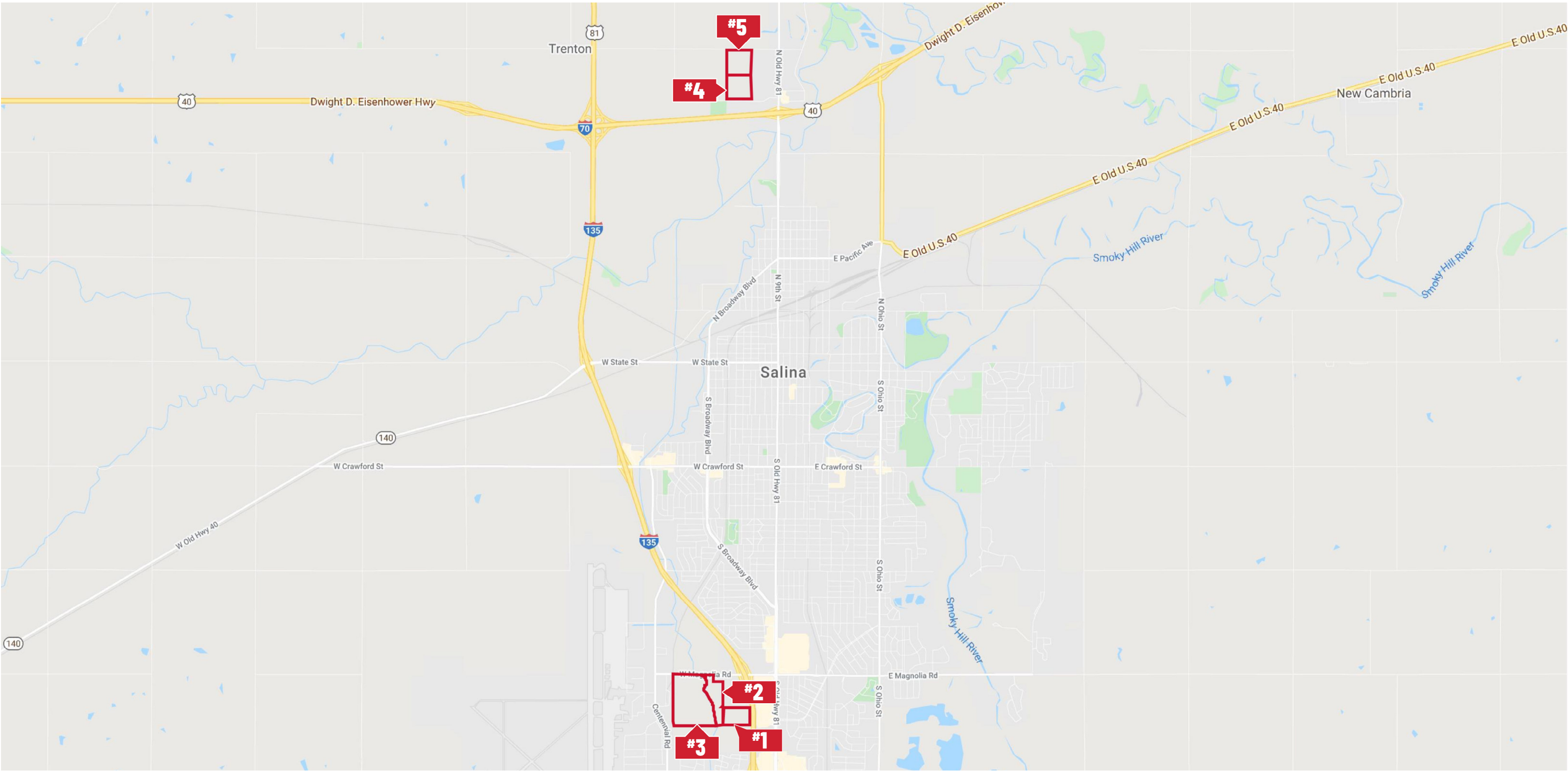
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**AUCTION PROCEDURE:** All properties will sell by Absolute Auction. Online bidding is by approval only. Bidders must provide a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid 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](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.