



LANDMARK  
COMMERCIAL  
REAL ESTATE

# PRIME RETAIL/RESTAURANT LAND AVAILABLE FOR SALE

K-96 & GREENWICH, WICHITA, KS



- **Location:** North of K-96 and Greenwich Interchange
- **Lot Size:** 2 ± Acres (375' x 235' = 88,125 sq. ft.)
- **Utilities:** All utilities are available to site
- **Land can be split down to 3 sites with lots as small as 22,660 sq. ft. See site plan for more detail**
- **Zoning:** Limited Industrial with Limited Commercial overlay
- **Traffic Count:** 75,000 vehicles per day on K-96
- **Area Tenants:** Super Target, Hobby Lobby, Chili's, Hampton Inn, Subway, McDonald's, Cabela's, Kanza Bank, Starbucks, Staybridge Suites, Dunkin Donuts and many more!
- **Directly across from Greenwich Place, a 100-acre mixed use development with the following tenants: Steinmart, BuyBuyBaby, Ross, Bed Bath & Beyond, Ulta, World Market, Maurice's, HomeGoods, Mardel, Cavender's and more!**



### For More Information:

Brad Saville, CCIM | Office: 316-262-2442 | [bsaville@landmarkrealestate.net](mailto:bsaville@landmarkrealestate.net)

• [www.landmarkrealestate.net](http://www.landmarkrealestate.net) • 156 North Emporia Wichita, KS 67202 •

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.



Colonel James Jabara Airport

**SITE**

96

96

Greenwich Place

WORLD MARKET	BED BATH & BEYOND
buybuy BABY	MARDEL
ULTA	HomeGoods
maurices	ROSS DSW

WICHITA SPORTS FORUM

CAVEMEN'S WESTERN OUTFITTERS

LAQUINTA

TARGET

Tuesday Morning

HOBBY LOBBY

Cabela's

chili's

at&t

SUBWAY

KANZA

McDonald's

McALISTER'S

STARBUCKS

All Passes

DUNKIN' DONUTS

THE MATTRESS HUB

MEDDY'S

POSTNET

STAYBRIDGE SUITES

Hilton Garden Inn

GO FORTH CUSTOM RX

Star

MATTRESS FIRM

FIRESTONE

Hampton Inn

FIBERHOUSE

Academy

Greenwich Rd.

21st Street

SONIC

Arby's



LANDMARK COMMERCIAL REAL ESTATE



# LOT SPLIT

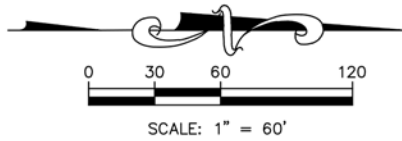
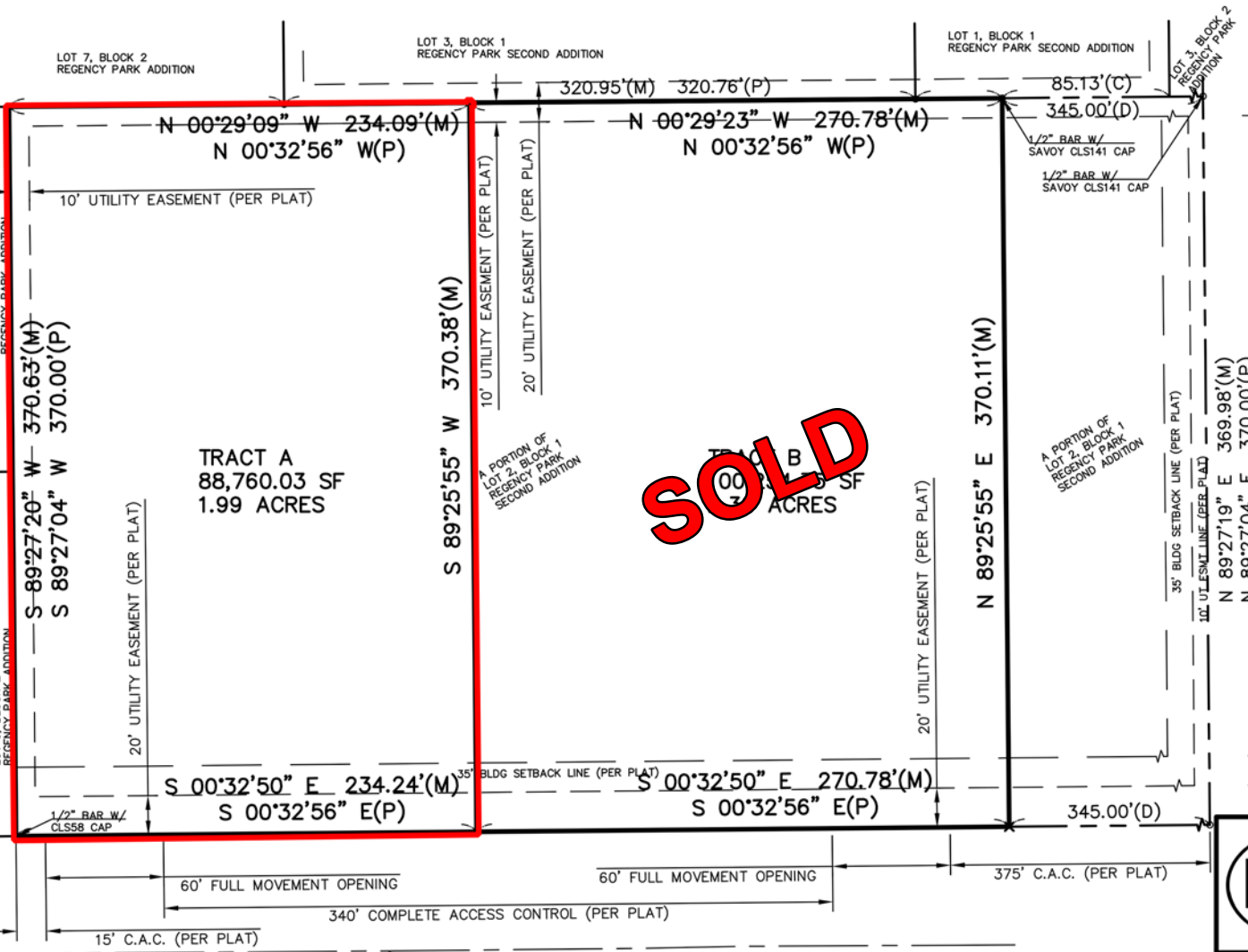
A PORTION OF LOT 2, BLOCK 1, REGENCY PARK SECOND ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

CITY OF WICHITA }  
SEDGWICK COUNTY } SS L/S NO. LSP 2016-22  
STATE OF KANSAS } COPY \_\_\_\_\_ OF 2

I, DALE MILLER, DIRECTOR OF PLANNING, WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, DO HEREBY CERTIFY UNDER THE AUTHORITY GRANTED IN THE SUBDIVISION RULES AND REGULATIONS THAT THE LOT SPLIT TO WHICH THIS STAMP AFFIXED HAS BEEN APPROVED.

GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
DALE MILLER



**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 00°32'50" E ON THE EAST LINE OF LOT 2, BLOCK 1, REGENCY PARK SECOND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

**SURVEY REFERENCE:**  
1. THE ITEMS SHOWN ON THE SURVEY AS (PER PLAT) REFER TO THE PLAT RECORDED IN DOC.#/FLM-PG: 28599762, RECORDED 8/18/2004, TITLED REGENCY PARK SECOND ADDITION.

**TRACT A:**  
LOT 2 EXCEPT THE NORTH 615.78 FEET THEREOF, BLOCK 1, REGENCY PARK SECOND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

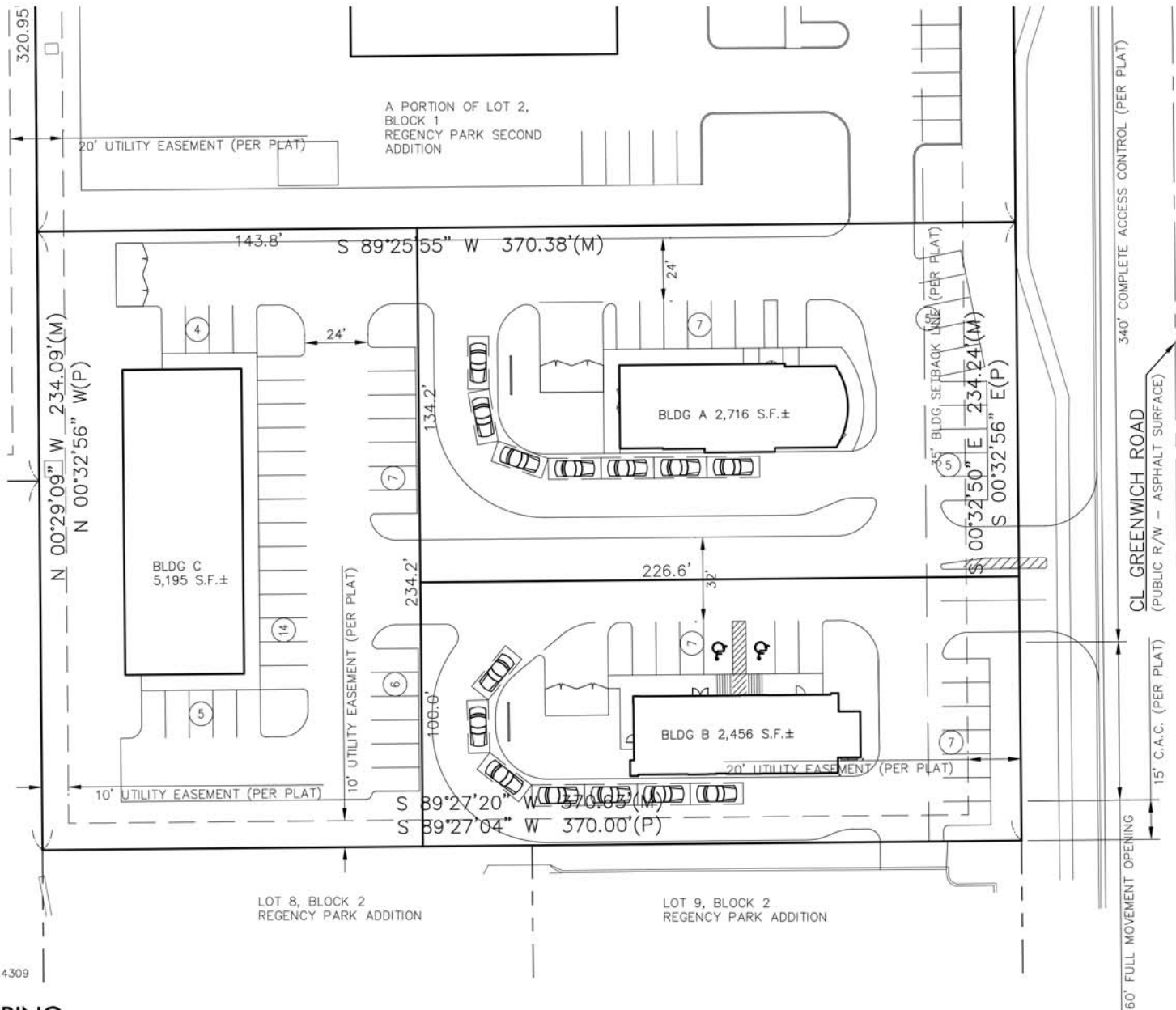
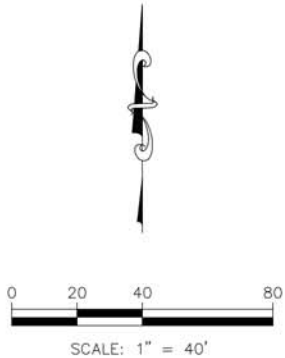
**TRACT B:**  
THE SOUTH 270.78 FEET OF THE NORTH 615.78 FEET OF LOT 2 THEREOF, BLOCK 1, REGENCY PARK SECOND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

 <p><b>KAW VALLEY ENGINEERING</b></p>	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304   FAX (316) 440-4309 wh@kvang.com   www.kvang.com	PROJECT NO. <b>G15_0192</b>
		DRAWN BY <b>JSB</b>
		CHECKED BY <b>JRL</b>
		CFN <b>0192LS</b> SHEET <b>1 OF 1</b>

PREPARED FOR:  
**EAST SIDE INVESTMENTS, LLC**  
156 N EMPORIA  
WICHITA, KANSAS 67202

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/16

NOTE:  
THIS SKETCH REQUIRES THE ACCESS  
CONTROL TO BE SHIFTED A MINIMUM OF  
45' NORTH FROM ITS PLATTED LOCATION.



200 N. EMPORIA, SUITE 100  
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PH. (316) 440-4304 | FAX (316) 440-4309  
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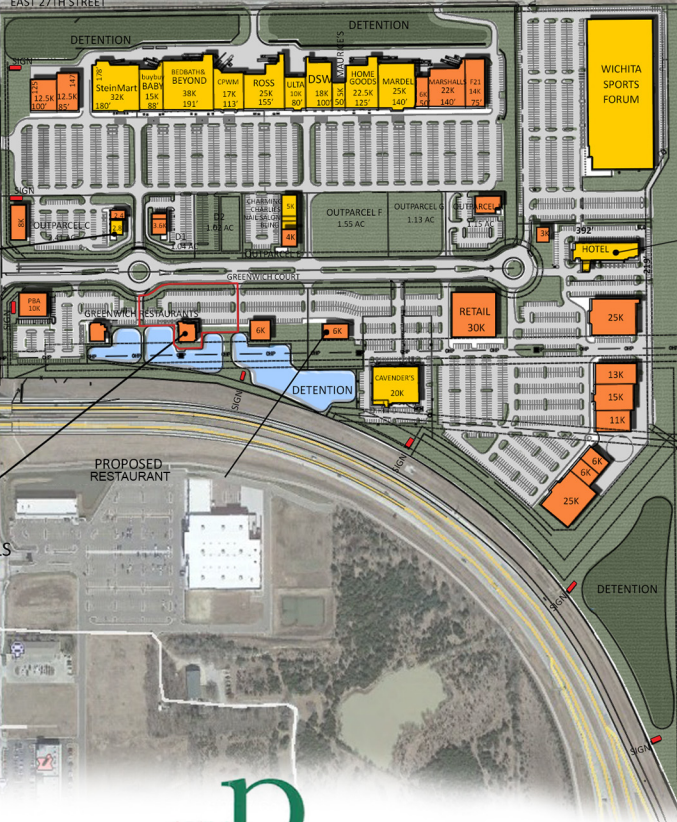


STRYKER SOCCER COMPLEX

**SITE** →



- EXISTING RETAIL OR RESTAURANTS
- PROPOSED TENANTS



LA QUINTA DEL SOL

96

K-96 HIGHWAY

PROPOSED RESTAURANT  
1.58 ACRES  
108 PARKING STALLS

PROPOSED RESTAURANT

DETECTION

Wichita, Kansas



7/10/2017





DEVELOPED PRIOR TO STAR BOND DISTRICT  
 DEVELOPED AFTER STAR BOND DISTRICT CREATION  
 FUTURE DEVELOPMENT  
 FUTURE ATTRACTIONS  
 NORTH