

# MULVANE HIGH SCHOOL SHADOW LOCATION

1880 N Rock Road, Mulvane, KS 67110



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$175,000
<b>LOT SIZE:</b>	1.305 Acres
<b>ZONING:</b>	Rezone Commercial is what Mulvane City wants.
<b>MARKET:</b>	Mulvane
<b>SUBMARKET:</b>	Wichita, ks
<b>TRAFFIC COUNT:</b>	10,000
<b>PRICE / SF:</b>	\$3.08

## PROPERTY OVERVIEW

175 feet of frontage located on South side of the main entrance to Mulvane High School. This property is a gem to the Teenage and Teen Parents demographic that must pass this location every day driving to and from school. Also, 315 feet of Rock road frontage.

## PROPERTY HIGHLIGHTS

- Shadow Property of Mulvane High School this site shares dead end road with the High School
- Rock Road Frontage - Next to multifamily development - Next to Commerce Bank on hard corner
- Traffic Count: 10,000 cars/day (2015)
- Access from Rock Road and Rock Road Ct
- 3-sided frontage

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	321	10,809	34,406
<b>TOTAL POPULATION</b>	881	29,224	94,528
<b>AVERAGE HH INCOME</b>	\$78,775	\$73,632	\$64,614

**KW COMMERCIAL**  
1635 N. Waterfront Parkway,  
Suite 150  
Wichita, KS 67206

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**LAND FOR SALE**

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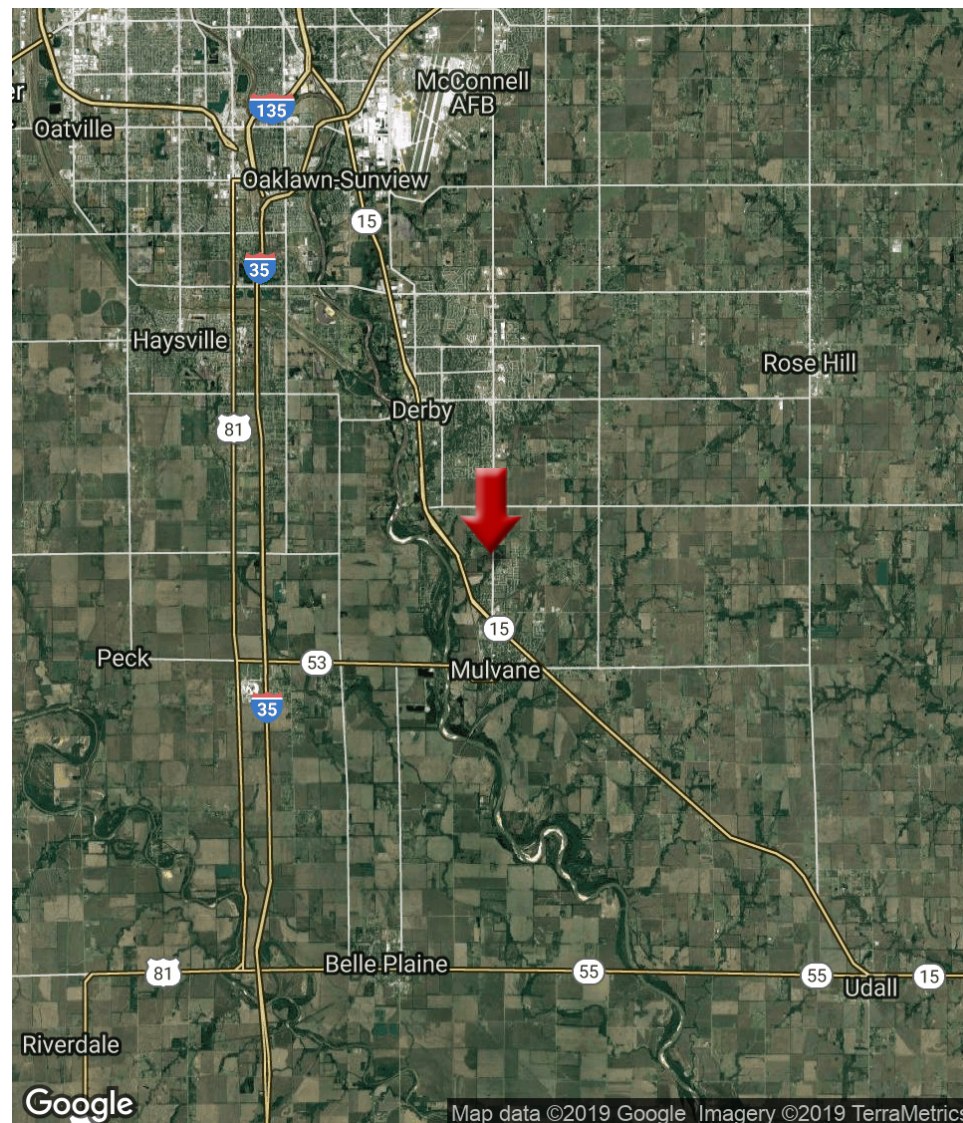
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## WHY

### Hire KW Commercial for Land:

- **Over 650 Offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.1 billion in transaction volume in 2018

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right. Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis

## ABOUT

### KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 650 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.



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