



LANDMARK
COMMERCIAL
REAL ESTATE

DEVELOPMENT LAND FOR SALE

13th & Maize Rd. Wichita, KS



- **Location:** west of CVS at 13th & Maize
- **Lot Size:** 1.8 acres
- **Sale Price:** \$10.00 per sq. ft.
- **Zoning:** Limited Commercial
- **Area Neighbors:** Zips Car Wash, Quik Trip, Kwik Shop, First Choice Credit Union, Little Caesar's, All Paws Pet Center, State Farm Ins., Platinum Salon, Howard's Optical, Goodyear, Cocktail Time Wine & Spirits.

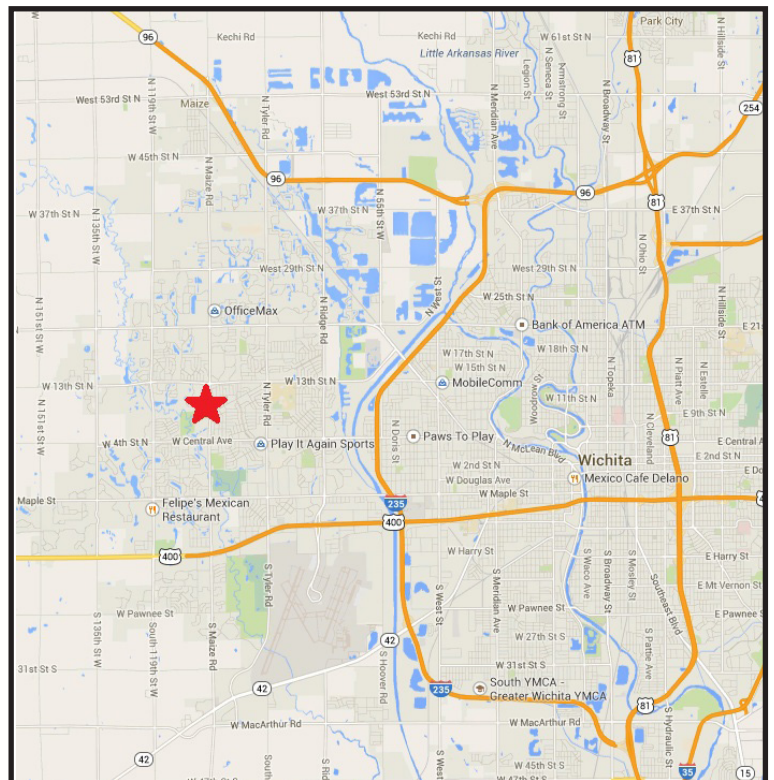
For More Information:

Don Piros, CCIM

Office: 316-262-2442

Cell: 316-990-0606

dpiros@landmarkrealestate.net



State of Kansas }
 County of Sedgwick } SS

Parcel 1
 A portion of Lot 2, Block 1, Brandt Commercial 2nd Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the Southeast corner of said Lot 2, thence N 88°34'50" W (platted), N 88°34'52" W (measured) along the south line of said Lot 2, a distance of 496.10 feet (platted), 496.00 feet (measured) to the Southwest corner of said Lot 2; thence N 01°25'10" E (platted & assumed), a distance of 243.00 feet; thence S 88°34'50" E, a distance of 395.27 feet to a point on the west line of an Access Easement described on Doc.#Flm-Pg 29313073; thence S 04°31'35" E along said line, a distance of 12.77 feet; thence along said line on a curve to the right, said curve having a radius of 50.00 feet, an arc distance of 11.37 feet and a chord bearing and distance of S 01°59'04" W, 11.35 feet; thence S 08°30'06" W along said line, a distance of 40.87 feet; thence S 04°31'35" E along said line, a distance of 3.00 feet; thence along said line on a curve to the left, said curve having a radius of 30.16 feet, an arc distance of 46.63 feet, and a chord bearing and distance of S 44°30'37" E, 42.12 feet; thence S 88°48'22" E along said line, a distance of 60.51 feet to a property corner of said Lot 2; thence S 03°44'55" E (platted), S 03°50'45" E (measured) along the East line of said Lot 2, a distance of 147.06' (platted), 146.96 feet (measured) to the Point of Beginning.

Parcel 2
 Lot 2, Block 1, Brandt Commercial 2nd Addition to Wichita, Sedgwick County, Kansas, except the following described parcel: Beginning at the Southeast corner of said Lot 2, thence N 88°34'50" W (platted), N 88°34'52" W (measured) along the south line of said Lot 2, a distance of 496.10 feet (platted), 496.00 feet (measured) to the Southwest corner of said Lot 2; thence N 01°25'10" E (platted & assumed), a distance of 243.00 feet; thence S 88°34'50" E, a distance of 395.27 feet to a point on the west line of an Access Easement described on Doc.#Flm-Pg 29313073; thence S 04°31'35" E along said line, a distance of 12.77 feet; thence along said line on a curve to the right, said curve having a radius of 50.00 feet, an arc distance of 11.37 feet and a chord bearing and distance of S 01°59'04" W, 11.35 feet; thence S 08°30'06" W along said line, a distance of 40.87 feet; thence S 04°31'35" E along said line, a distance of 3.00 feet; thence along said line on a curve to the left, said curve having a radius of 30.16 feet, an arc distance of 46.63 feet, and a chord bearing and distance of S 44°30'37" E, 42.12 feet; thence S 88°48'22" E along said line, a distance of 60.51 feet to a property corner of said Lot 2; thence S 03°44'55" E (platted), S 03°50'45" E (measured) along the East line of said Lot 2, a distance of 147.06' (platted), 146.96 feet (measured) to the Point of Beginning.

Completion of Field Work: November 2, 2018
 Date of Preparation: February 5, 2019

Chad R. Abbott, #1340

City of Wichita)
 Sedgwick County) SS
 State of Kansas)

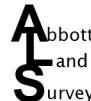
Lot Split No. _____
 Copy ___ of 2

I, Dale Miller, Director of Planning, Wichita-Sedgwick County Metropolitan Area Planning Department, do hereby certify under authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp is affixed has been approved.

Given under my hand this ____ day of _____, 2019

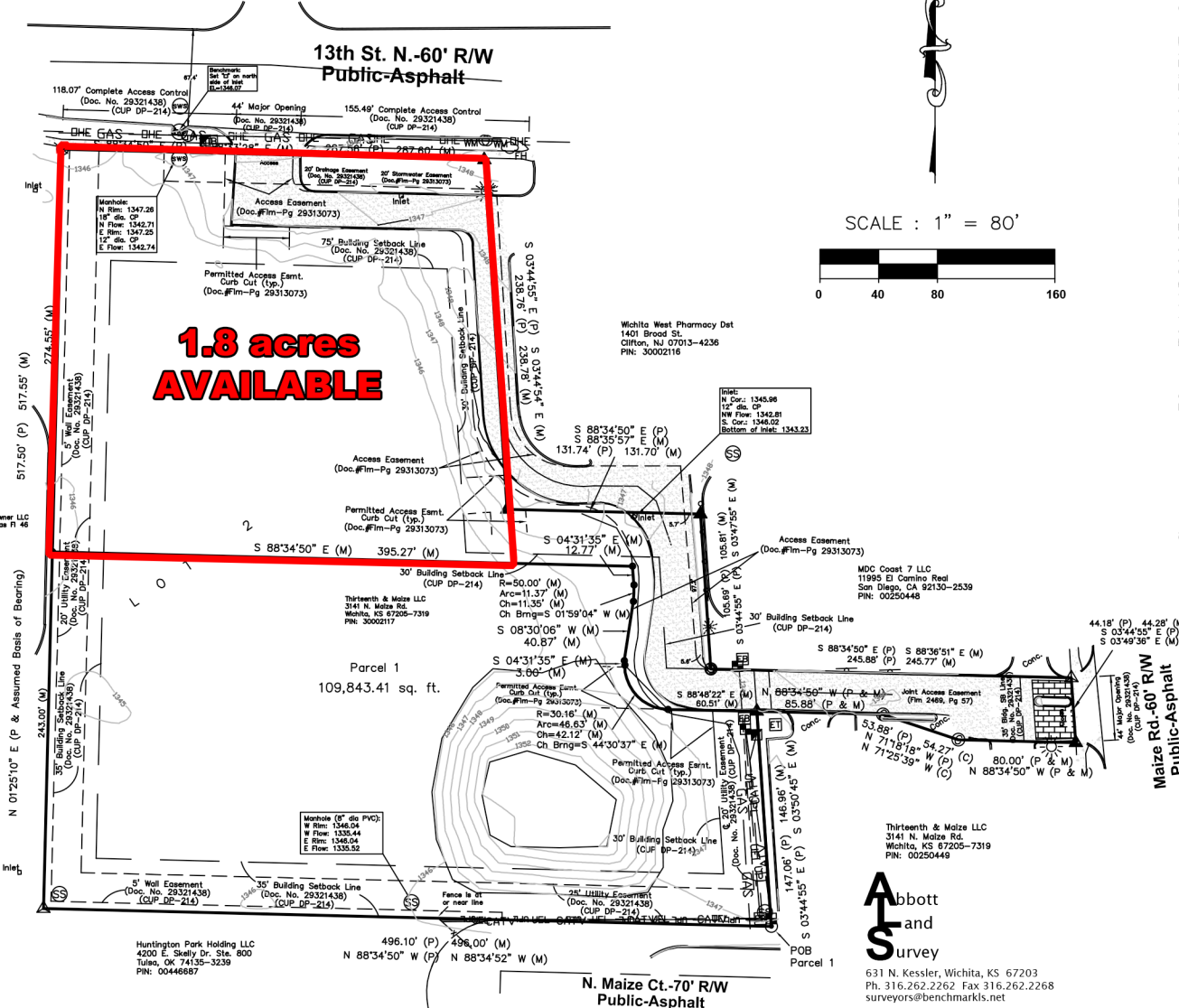
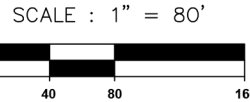
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

Dale Miller, Director of Planning



Thirteenth & Moize LLC
 3141 N. Moize Rd.
 Wichita, KS 67205-7319
 PIN: 00250449

Dwn By: AMF Approved By: CRA
 Dwg: No: A16779 Scale: 1" = 80'



LEGEND	
●	Set 1/2" Rebar (LS #1340)
▲	Found 1/2" Rebar (Savay)
△	Found 5/8" Rebar (SRB)
⊗	Found 1/2" Rebar (Origin Unknown)
⊙	Set MAG Nail
⊚	Found 1/2" Rebar (Baughman)
⊛	Found Mag Nail (Origin Unknown)
⊜	Calculated Point
⊕	Storm Manhole
⊖	Sanitary Sewer Manhole
⊗	Telephone Box
⊘	Electric Transformer
⊙	Electric Box
⊚	Cable Riser
⊛	Sign
⊜	UPPL
⊙	Underground Phone Line
⊚	GAS
⊛	Gas Line
⊜	DHE
⊙	Overhead Electric Line
⊚	UCL
⊛	Underground Electric Line
⊜	X
⊙	Fence