



LANDMARK
COMMERCIAL
REAL ESTATE

Prime Hotel/Restaurant Land
Newton, KS

316.262.2442 Office

316.262.2696 Fax

www.landmarkrealestate.net

156 North Emporia

Wichita, KS 67202

For Sale or Build to Suit

Excellent Development Opportunity

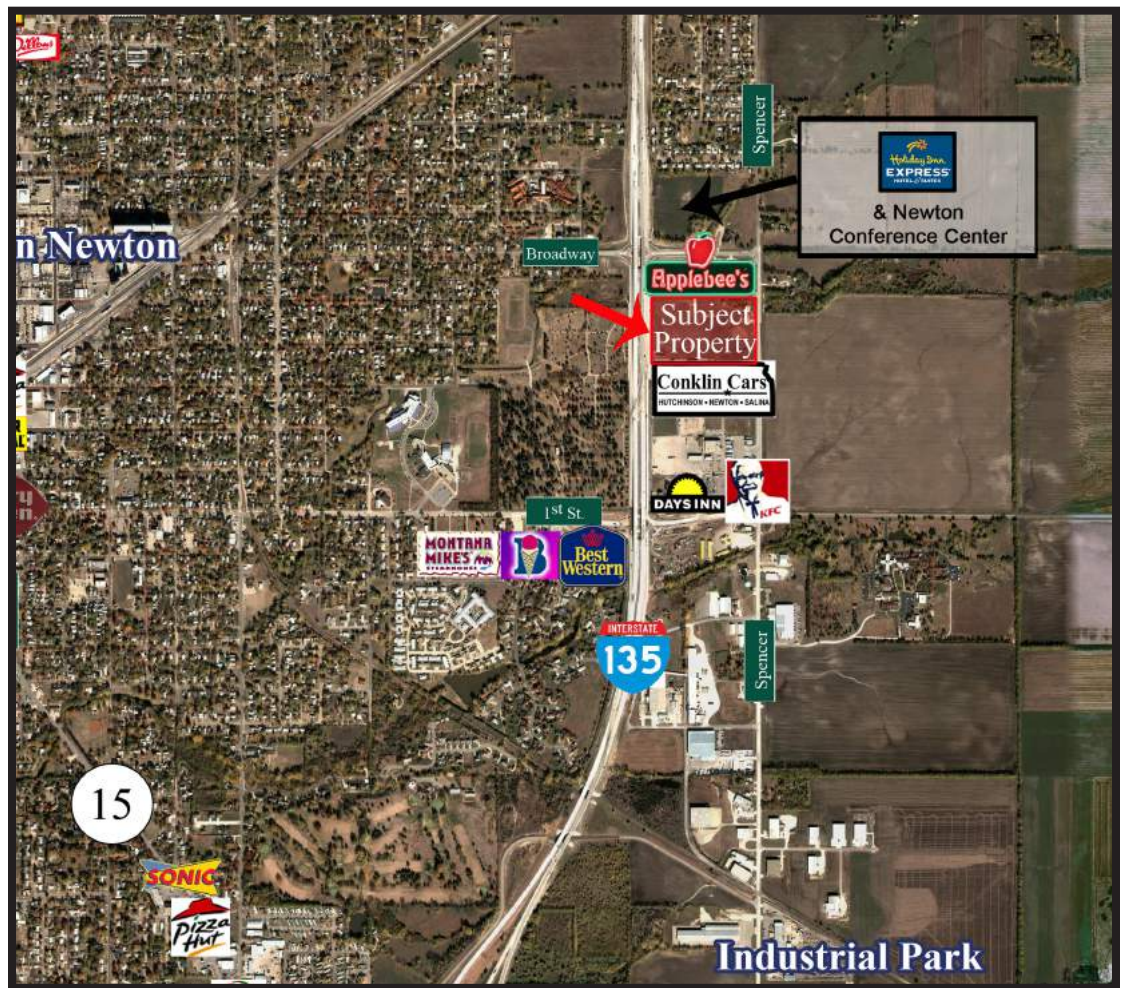
Location: Southeast corner of I-135 and Broadway

Land Size: 12+ acres

Zoning: Commercial

Price: ~~\$675,000~~ **\$595,000**

The Kansas Logistics Park is located just 1 & 3/4 miles south and 1 mile east of this site. (www.kansaslogisticspark.com)



Economic Incentive:

This site is eligible for tax increment financing (TIF) and is eligible to receive TIF funds to offset eligible project costs such as infrastructure extension, site preparation, drainage, parking, and landscaping. A transportation development district can also be established to pay for road extensions, sidewalks, and possibly parking.

Don Piros, CCIM • dpiros@landmarkrealestate.net

NEWTON, KS

Bethel College
4 year
90 acre
Campus

63 mile to Salina



70 miles to Emporia

North Newton

81

15

INTERSTATE
135

50

Downtown Newton

Holiday Inn
EXPRESS
& Newton
Conference Center

Applebee's
Subject Property

Conklin Cars
HUTCHINSON - NEWTON - SALINA

DAYS INN
KFC

INTERSTATE
135

15

Industrial Park

40 miles to Hutchinson

50

Newton
Medical
Center

INTERSTATE
135

SE 24th St

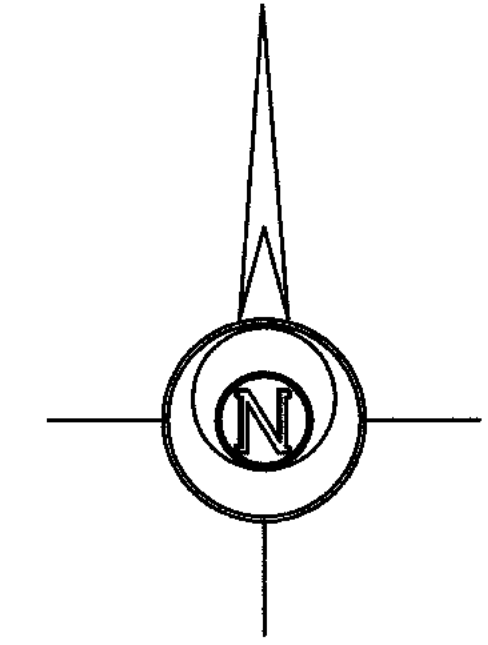
Closed
Gas
Station

36th

Chisholm
Trail
Center
DRESS BARN



- LEGEND**
- △ - Sectional Monument Found
 - - Fd. 5/8" Rebar w/GSS Cap or Unless Noted
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - - Fire Hydrant
 - - Sanitary Sewer Manhole
 - - Water Meter
 - - Guy Anchor
 - - Sanitary Sewer Manhole
 - - Power Pole
 - - Underground Telephone Pedestal
 - - Water Valve
 - (C) - Calculated
 - (M) - Measured
 - (PL) - Platted
 - (PS) - Previous Survey

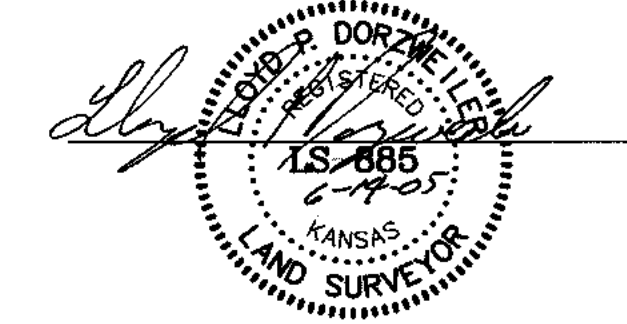


DESCRIPTION:
Tract 1
 Lot One (1), Block One (1), Resnik's Second Addition to the City of Newton, Harvey County, Kansas being a replat of Resnik's First Addition to the City of Newton, Kansas and a subdivision of a portion of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twenty-Three (23) South, Range One (1) East of the 6th P.M., Harvey County, Kansas EXCEPT Commencing at the Northeast corner of said Lot One (1), thence on an assumed bearing of South 18 degrees 26 minutes 10 seconds West along the East line of said Lot 1 a distance of 26.35 feet for the point of beginning; thence continuing South 18 degrees 26 minutes 10 seconds West along the East line of said Lot 1 a distance of 68.96 feet; thence South 00 degrees 05 minutes 23 seconds West along the East line of said Lot 1 a distance of 152.60 feet; thence South 90 degrees 00 minutes 00 seconds West parallel with the North line of said Lot 1 a distance of 409.53 feet to a point that is 25.00 feet East of the West line of said Lot 1; thence North 00 degrees 04 minutes 36 seconds East parallel with the West line of said Lot 1 a distance of 218.02 feet to a point that is 25.00 feet South of the North line of said Lot 1; thence South 90 degrees 00 minutes 00 seconds East parallel with the North line of said Lot 1 a distance of 431.29 feet to the point of beginning. AND ALSO EXCEPT Beginning at the Northwest corner of said Lot; FIRST COURSE, thence on an assumed bearing of South 00 degrees 47 minutes 28 seconds East, (434.59 feet) along the West line of said Lot to the South line of said Lot; SECOND COURSE, thence North 89 degrees 06 minutes 02 seconds East, (25.00 feet) along said South line; THIRD COURSE, thence North 00 degrees 47 minutes 28 seconds West, (409.58 feet); FOURTH COURSE, thence North 89 degrees 07 minutes 14 seconds East (32.81 feet); FIFTH COURSE, thence North 00 degrees 47 minutes 28 seconds West, (25.00 feet) to the North line of said Lot; SIXTH COURSE, thence South 89 degrees 07 minutes 16 seconds West (57.81 feet) along said North line to point of beginning AND ALSO EXCEPT the North 25 feet of said Lot 1.

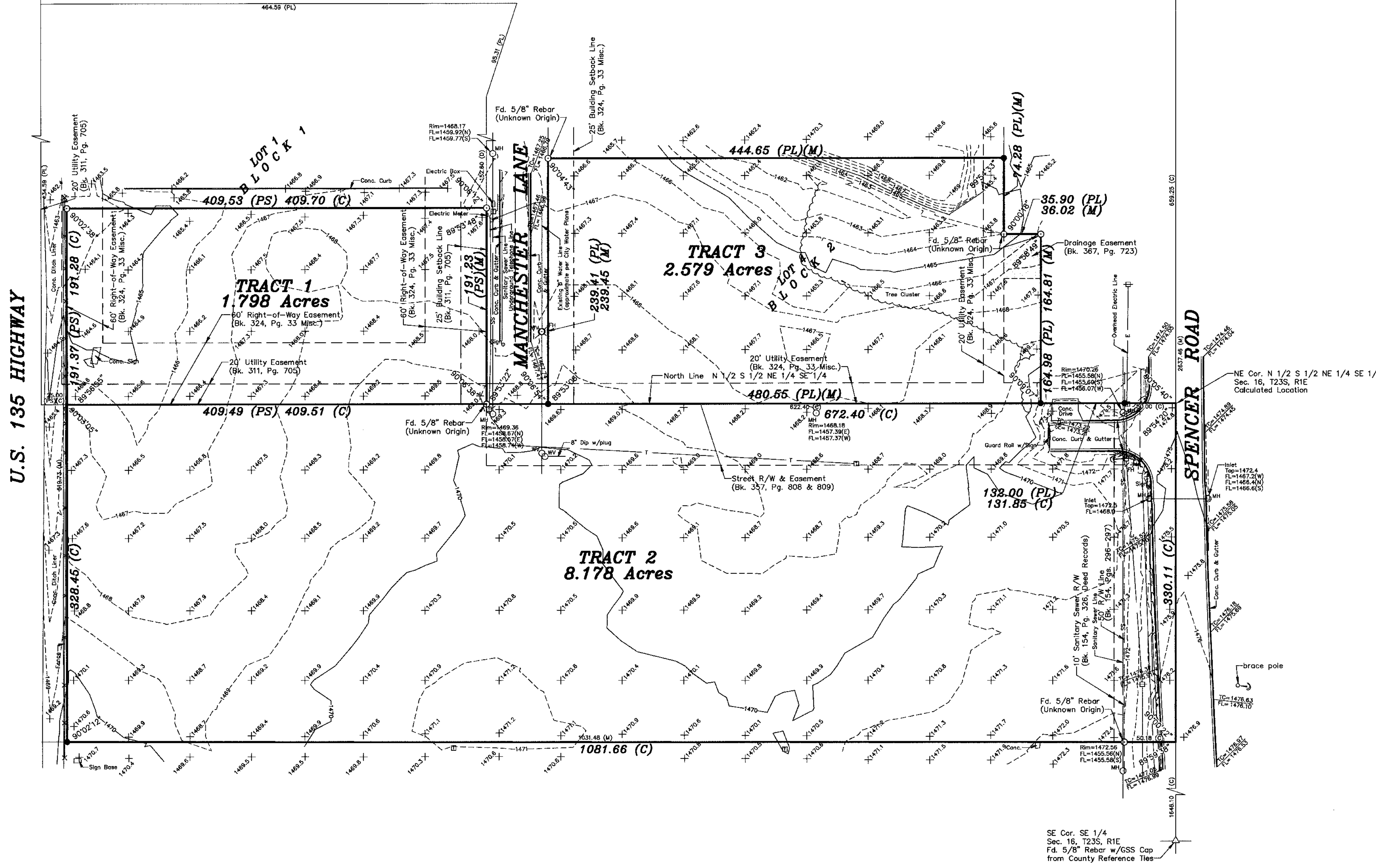
Tract 2
 North Half (N/2) South Half (S/2) Northeast Quarter (NE/4) Southeast Quarter (SE/4) of Section Sixteen (16), Township Twenty-Three (23) South, Range One (1) East of the 6th P.M., Harvey County, Kansas EXCEPT Commencing at the Northeast corner of said Quarter Section; thence on an assumed bearing of South 00 degrees 46 minutes 55 seconds East, (989.15 feet) along the East line of said Quarter Section to the South line of said North Half; thence South 89 degrees 12 minutes 52 seconds West, (1,081.96 feet) along said South line to the POINT OF BEGINNING; FIRST COURSE, thence continuing South 89 degrees 12 minutes 52 seconds West, (24.95 feet) along the South line to the Easterly right of way line of the existing highway; SECOND COURSE, thence North 00 degrees 48 minutes 14 seconds West, (327.76 feet) along said right of way line; THIRD COURSE, thence North 89 degrees 06 minutes 02 seconds East, (25.00 feet) along said right of way line; FOURTH COURSE, thence South 00 degrees 47 minutes 42 seconds East, (327.81 feet) to point of beginning AND ALSO EXCEPT That portion condemned for highway purposes in Harvey County District Court Case 13123.

Tract 3
 Lot Four (4) in Block Two (2), Resnik's Second Addition to the City of Newton, Harvey County, Kansas, a Replat of Resnik's First Addition to the City of Newton, Kansas, and a subdivision of a portion of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twenty-Three (23) South, Range One (1) East of the 6th Principal Meridian, Harvey County, Kansas.

SURVEYOR'S CERTIFICATE:
 I hereby certify this plat to be a true, correct and complete representation of the topography of the site shown hereon, as surveyed under my supervision, this 14th day of June, 2005.



Lloyd P. Darzweiler LS



U.S. 135 HIGHWAY

SITE BENCHMARK:
 Square Cut on South side of East Headwall on Reinforced Conc. Box located South of Broadway Bridge over Interstate 135.
 Elevation=1463.99

GENERAL NOTES:
 1.) Survey was made as per client request and no title work has been provided to the surveyor; therefore, the number and extent of easements and/or rights-of-way of record affecting said property has not been verified by this Survey.
 2.) Section Corner ties filed with County Engineers Office and with the Kansas State Historical Society.

Prepared For: BROADWAY CENTER DEVELOPMENT		Description: A PORTION OF THE SE 1/4 SEC. 16, T23S, R1E	
Prepared By: Garber Surveying Service, P.A. 423 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 665-7052 • FAX (620) 663-7401		129 E. Broadway, Suite 300 Newton, Kansas 67114 Phone (316) 283-5953 • FAX (316) 283-5973	
Drawn By: AL	Scale: 1"=60'	Date of Field Work: May 19, 2005	Job No.:
Checked By: LPD	Date: 06/14/2005	Sheet 1 of 1 Sheet(s)	G2005-311