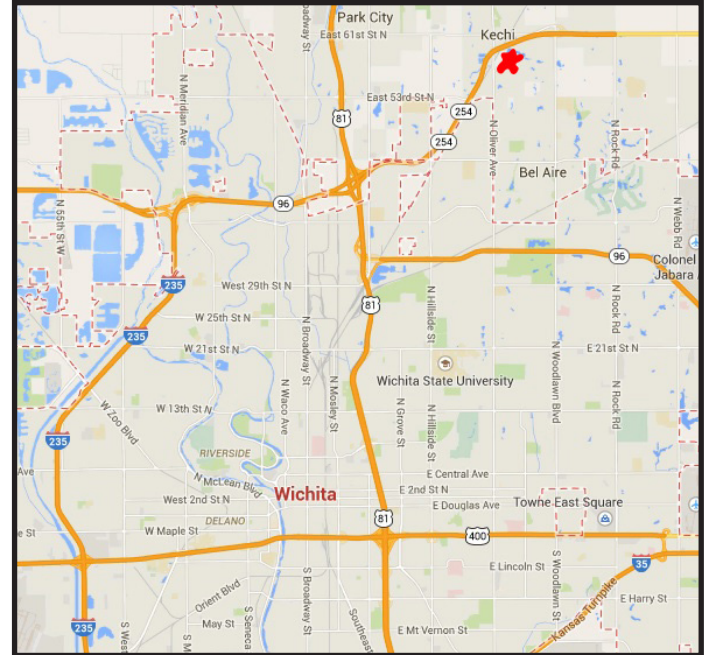




LANDMARK
COMMERCIAL
REAL ESTATE

62 ACRES OF LAND FOR SALE

Kechi, Kansas



- **Location:** Southeast Corner of Hwy 254 & Oliver
- **Lot Size:** Approximately 62 acres
- **Price:** \$744,000 (\$12,000 per acre)
- **Zoning:**
North parcel: A-1 Agricultural through the City of Kechi
South parcel: Rural Residential through Sedgwick County
- **Access:** Oliver or Woodlawn off of Huffman Drive
- **Rail Spur:** Potential for rail spur for industrial uses
- **Utilities:** New water and sewer installed in 2014
- **2018 Taxes:** \$2,108.54
- **Traffic Count:** Approx. 10,000 vehicles per day along Hwy K-254 (2013)

For More Information:

Brad Saville, CCIM
Office: 316-262-2442

Fax: 316-262-2696

bsaville@landmarkrealestate.net

Kechi accelerating business growth

By **Josh Heck** – Reporter, Wichita Business Journal
Mar 10, 2017, 11:38am CST

Kechi isn't just a bedroom community.

A pro-business mentality and a more aggressive approach is helping Kechi expand its commercial base, city leaders say.

Businesses are viewing the small town northeast of Wichita as a viable place to operate because of its proximity to K-254 and a city leader willingness to offer incentives for smaller companies.

“Some of the smaller to medium-sized businesses have found Kechi a favorable place to grow to the next level,” says city administrator **Bob Conger**. “We help fill that niche.”

Additional development is expected to kick off this year, while some earlier projects will be completed.

Conger says an area trucking company is interested in constructing a plant on the southwest corner of Woodlawn and 254. Other lots near that intersection are being auctioned.

A restaurant and retail development in the city's center should start this year as well, Conger says.

The first phase of a **Kansas Department of Transportation-funded project** to create a frontage road along K-254 between Woodlawn and Rock Road will start later this year.

A local developer wants to add warehouse and office space near 61st Street North and Woodlawn.

Other projects are nearing completion.

Meter Engineers is set to open later this spring.

The business, which makes metering devices that measure liquids for petroleum pipelines, is **relocating its operations** from Maize to a large site near the northeast corner of K-254 and Woodlawn.

KDOT also is constructing a maintenance facility near Rock and K-254, a site that is expected to be completed this fall.

Developers have invested close to \$12 million in Kechi since the start of 2015, with millions more in the works.

Conger says Kechi is winning business favor because the city strives to expedite planning and approval processes and often is willing to offer incentives such as industrial revenue bond financing for projects that might not meet incentive criteria elsewhere.

With industrial revenue bonds, the city is not loaning the developers money, nor is it liable for the IRBs. The city is simply a pass-through entity. However, using IRB financing can help developers secure a lower interest rate and have a sales exemption on materials.