

LAND & BUILDINGS FOR SALE | 16.03± ACRES AVAILABLE

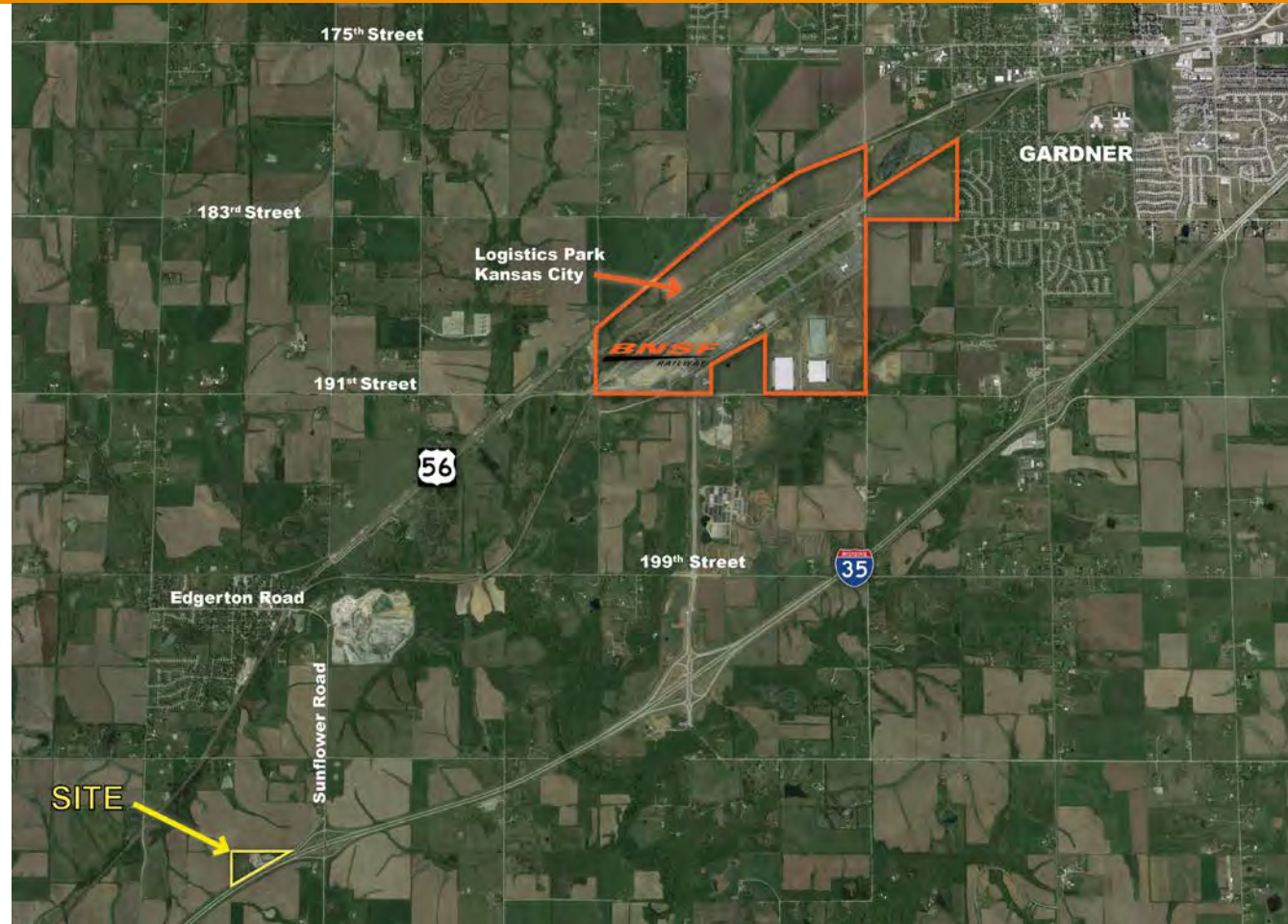
I-35 Visibility & Frontage

FEATURES

- Located at I-35 & Sunflower Road intersection
- Five minutes from BNSF Intermodal
- Income-producing buildings on site
 - Two - 8,000 SF warehouses
 - One - 4,000 SF warehouse
 - One - Small, single-story house
- Billboard sign income
- Sewers available via Benefit District
- Outside storage and trailer parking

ADDITIONAL INFORMATION

SALE PRICE	\$1,450,000 (\$2.08 PSF)
TAXES	\$49,262.64 (2016)
ZONING	C-2 (Heavy Service Commercial)
WATER	City of Edgerton
GAS	Kansas Gas Service
ELECTRIC	KCPL



For more information, please contact:

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All a man has to do to become rich in America is find out where people are going, get there first, and buy land.

- General Douglas MacArthur



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