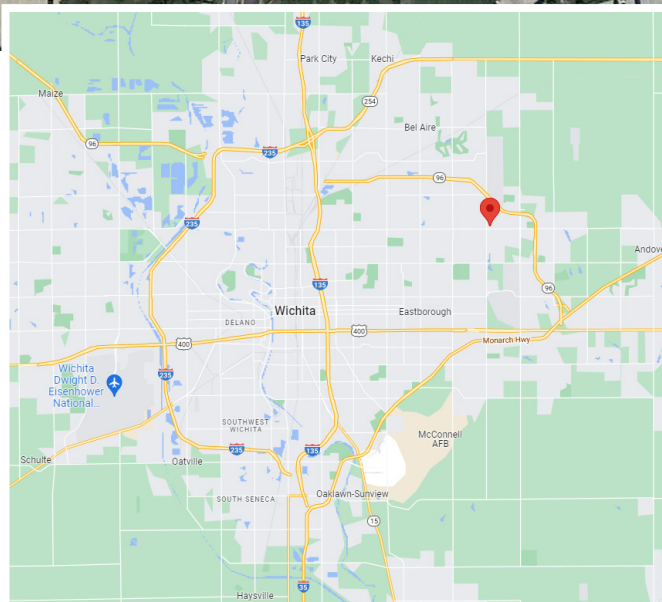


NORTHEAST WICHITA DEVELOPMENT LAND



PROPERTY SUMMARY

- **Location:** Northeast of 21st and Webb Rd
- **Available Lot:** 1.17 acres (50,941 sq. ft.)
- **Sale Price:** \$12.00 per sq. ft. (\$611,292)
- **Zoning:** Limited Commercial
- **Area Neighbors:** Assured Partners, Andy's Frozen Custard, Cypress Heart, Commerce Bank, Extra Space Storage, Simply Mac, Blue Hook Cajun Seafood & Bar,



HIGHLIGHTS

- 33,310 vehicles per day at 21st and Webb Rd
- Average Household Income (1-mile radius): \$170,346
- Less than a mile from Highway K-96
- Located near numerous shopping and restaurant retailers

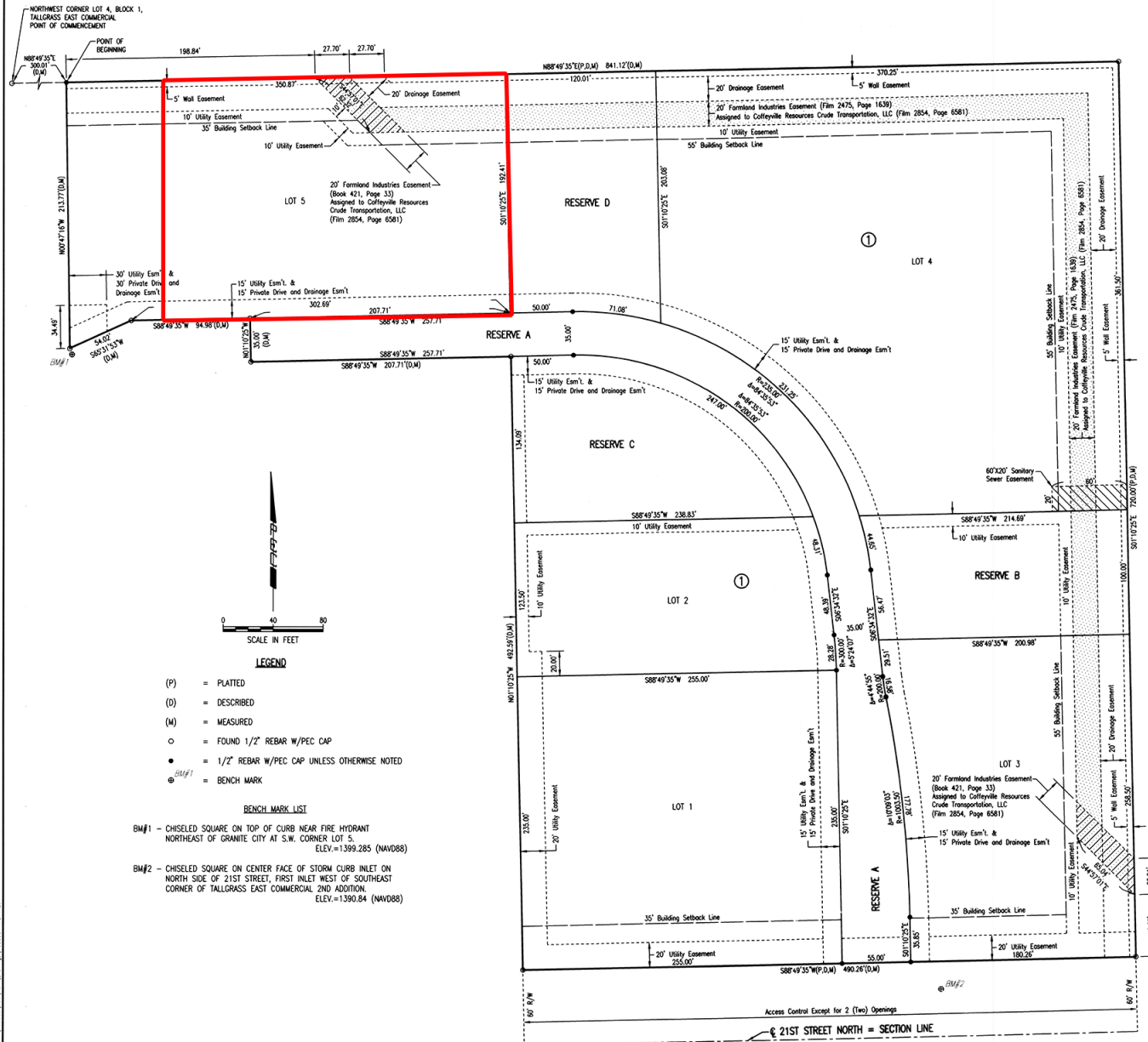
SALE CONTACT

David Leyh, CCIM
Office: 316-262-2442
Mobile: 316-371-8087
dleyh@ccim.net

TALLGRASS EAST COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN
AGREED STATE AND COUNTY, DO HEREBY CERTIFY ON THIS SIXTH DAY OF JULY, 2016,
THAT WE HAVE SURVEYED AND PLATTED TALLGRASS EAST COMMERCIAL 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME
BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
PART OF LOT 4, BLOCK 1, TALLGRASS EAST COMMERCIAL ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF
LOT 4, BLOCK 1, IN SAID TALLGRASS EAST COMMERCIAL ADDITION; THENCE BEARING
N88°49'35"E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 300.01 FEET TO
THE POINT OF BEGINNING; THENCE CONTAINING BEARING N88°49'35"E, ALONG SAID NORTH
LINE, A DISTANCE OF 841.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE
BEARING S01°10'25"E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 720.00
FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE BEARING S88°49'35"W, ALONG
THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 490.28 FEET; THENCE BEARING
N01°10'25"E, A DISTANCE OF 492.50 FEET; THENCE BEARING S88°49'35"W, A DISTANCE
OF 207.71 FEET; THENCE BEARING N01°10'25"E, A DISTANCE OF 35.00 FEET; THENCE
BEARING S88°49'35"W, A DISTANCE OF 94.98 FEET; THENCE BEARING S85°31'53"W, A
DISTANCE OF 54.00 FEET; THENCE BEARING N00°47'16"W, A DISTANCE OF 213.77 FEET
TO THE POINT OF BEGINNING.
(SAID PARCEL CONTAINING 9.835 ACRES, MORE OR LESS)

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE
ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED
BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.



ERNEST CANTU JR., P.E. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC
UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS,
MACHINE TRENCH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC
UTILITY EASEMENTS.

DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF
DRAINAGE IMPROVEMENTS ARE HEREBY GRANTED.

EASEMENTS FOR PRIVATE DRIVE AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE
OF PRIVATE ROADWAY ARE HEREBY GRANTED.

WALL EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF MASONRY
WALL IMPROVEMENTS ARE HEREBY GRANTED.

THE SANITARY SEWER EASEMENT ON LOT 4, BLOCK 1 SHALL BE SUBJECT TO THE
REQUIREMENTS OF THE COFFEYVILLE RESOURCES CRUDE TRANSPORTATION, LLC EASEMENT.

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE
GOVERNING BODY. ACCESS CONTROLS MUST COMPLY WITH THE ACCESS MANAGEMENT
GUIDELINES (1 FULL MOVEMENT IN 400' AND RIGHT IN/RIGHT OUT IN 200').

RESERVE "A" IS HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE,
LANDSCAPING, PRIVATE DRIVES, ENTRY MONUMENTS, SIGNAGE, AND SIDEWALKS. RESERVES
"B", "C", AND "D" ARE HEREBY PLATTED FOR UTILITIES CONFINED TO DRAINAGE,
DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS, AND MASONRY
SCREENING WALLS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY AN
OWNERS ASSOCIATION TO BE FORMED WITHIN TALLGRASS EAST COMMERCIAL 2ND ADDITION.

MINIMUM OPENINGS **ELEVATION (NAVD88)**

BLOCK 1	
LOTS 1, 3	1394.90
LOT 2	1397.30
LOTS 4, 5	1399.60

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS,
RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND
UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED
WITH THE APPROVAL OF THE CITY ENGINEER. A CERTIFICATE OF OCCUPANCY WILL NOT
BE ISSUED FOR ANY DEVELOPMENT UNTIL SUCH TIME AS DRAINAGE IMPROVEMENTS AS
REQUIRED BY THE APPROVED DRAINAGE PLAN ARE UNDER CONSTRUCTION OR COMPLETED.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC
CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE
SUBDIVISION.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE TALLGRASS EAST
COMMERCIAL COMMUNITY UNIT PLAN (CUP DP-168).

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE
CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND
RESERVES, THE SAME TO BE KNOWN AS TALLGRASS EAST COMMERCIAL 2ND ADDITION,
WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: SLAMSON INVESTMENT CORPORATION

JERRY D. JONES, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF
JULY, 2016, BY JERRY D. JONES, VICE PRESIDENT OF SLAMSON
INVESTMENT CORPORATION.

Shawn E. Hattrop NOTARY PUBLIC
SHAWN E. HATTROP

MY APPOINTMENT EXPIRES 12/14/16

THIS PLAT OF TALLGRASS EAST COMMERCIAL 2ND ADDITION HAS BEEN
SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED
THIS 14th DAY OF AUGUST, 2016.

Carol Chapman *August*
CAROL CHAPMAN, CHAIR
Shawn Miller SECRETARY
DALE MILLER



THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS
6th DAY OF August, 2016.

Jeff Longwell
JEFF LONGWELL, MAYOR
Shawn Miller
SHAWN MILLER, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS 4th DAY OF August, 2016.

Kelly Arnold
KELLY ARNOLD, COUNTY CLERK



REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 7th DAY
OF July, 2016.



Tracy L. Hodello
TRACY L. HODELLO, LS #1745
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT 13213 B.W. ON THE 4th DAY
OF August, 2016.

Tracy Buckner
TRACY BUCKNER, REGISTER OF DEEDS

Judy J. Payer
JUDY J. PAYER, DEPUTY



Recorded in Sedgwick County, Kansas
Doc #/File # 29527350
Page Numbered 2
Recording Fee \$26.00
Created: KREATOR
Authorized: *Shawn Miller*
Date of Recording: 08/04/2016 11:01:18 AM



GREENWICH PLACE

BED BATH & BEYOND, REI, ROSS DRESS FOR LESS, WORLD MARKET, HomeGoods, DSW, ULTA, DAVE &; BUSTY, Michaels, verizon, SKECHERS, BLAZE PIZZA, buybuy BABY, Schlotzsky's, five BEI'W, UNDER ARMOUR

REGENCY LAKES

Cabela's, HOBBY LOBBY, Tuesday Morning, SUPER TARGET, chilis, ALUM CHICKEN, at&t, Petals & Crewcuts, SUBWAY, LADY JANE'S HAIRCUTS FOR MEN, McDonald's

PLAZZIO (13TH & GREENWICH)

REGAL CINEMAS, Cheddar's SCRATCH KITCHEN, Freddy's STEAKBURGERS, SUMO BY NAMBARA, Residence Inn Marriott, SPRINGHILL SUITES Marriott, BRAUM'S, THE ALLEY, Applebee's

SITE



N WEBB RD

15,879 vehicles per day

E 21ST STN

15,116 vehicles per day

18,970 vehicles per day

LANDMARK COMMERCIAL REAL ESTATE

WICHITA FEDERAL CREDIT UNION, JAX RESTAURANT & BAR, KwikShop, baskin robbins

WATERFRONT (13TH & WEBB)

WHOLE FOODS, the old spaghetti factory, ETHAN ALLEN, Orangetheory FITNESS, ABUELO'S, P.F. CHANG'S, Bassett, RED ROBIN, FIREBIRDS, KENDRA SCOTT, BONEFISH GRILL, doc green's, Massage Envy SPA, CENTURY LTD

Walgreens, EMPRISE BANK

SUNFLOWER BANK