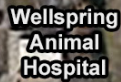




LANDMARK
COMMERCIAL

Raintree Apartments
Newport Apartments
Central Bay Apartments



W CENTRAL AVE.



SITE

N RIDGE RD.

VACANT LAND AVAILABLE

CENTRAL & RIDGE RD, WICHITA, KS

TATE BRUMFIELD | 316.573.3542 | www.landmarkrealestate.net

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

SALE PRICE

Contact Agent

LOT SIZE

11.37 Acres (4.95 usable acres)
- 2.91 acres & 2.40 acres

ZONING

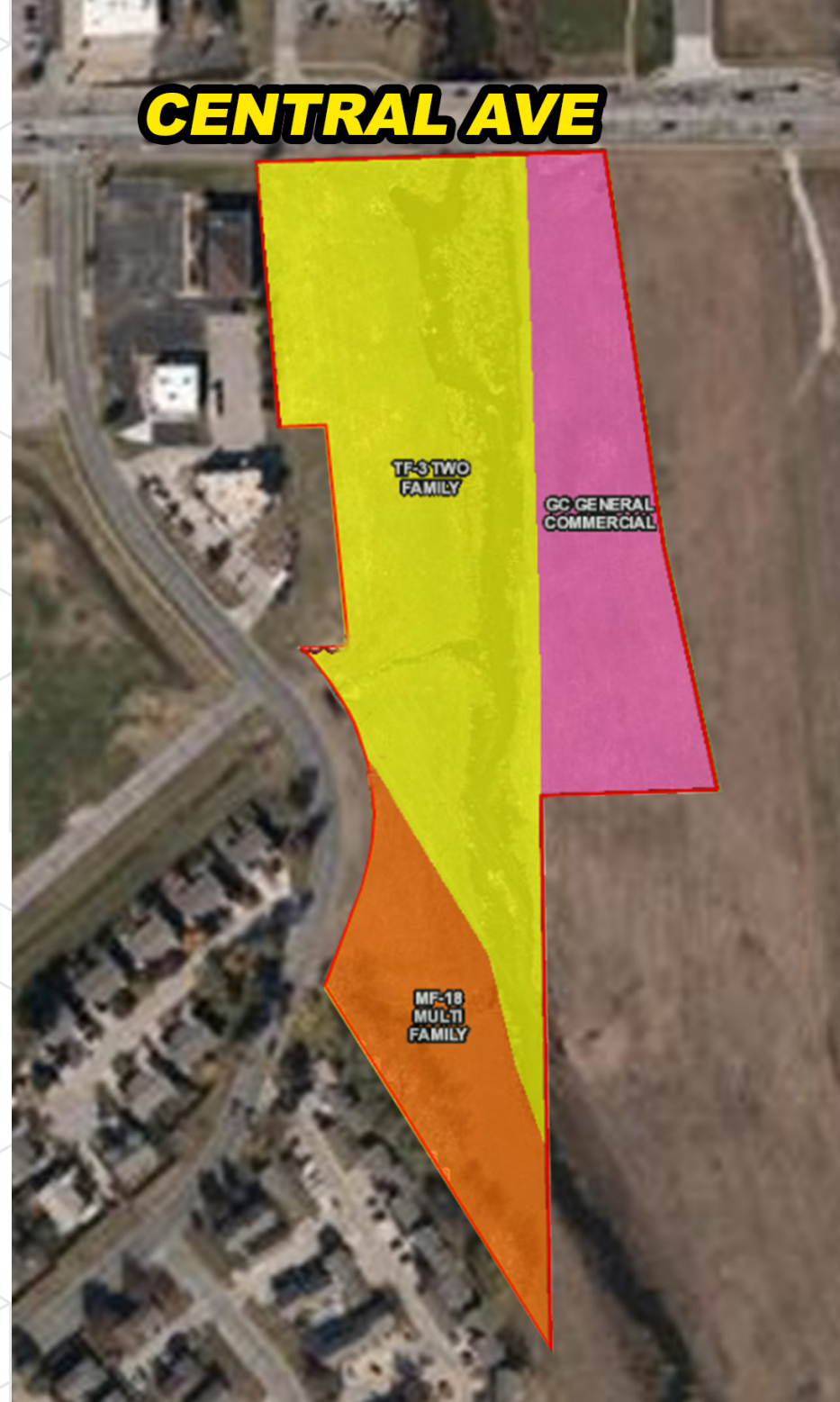
2.91 acres - General Commercial
2.40 acres - Multi-Family

TRAFFIC COUNTS

49,945 VPD at Central & Ridge
29,356 VPD west of I-235 on Central

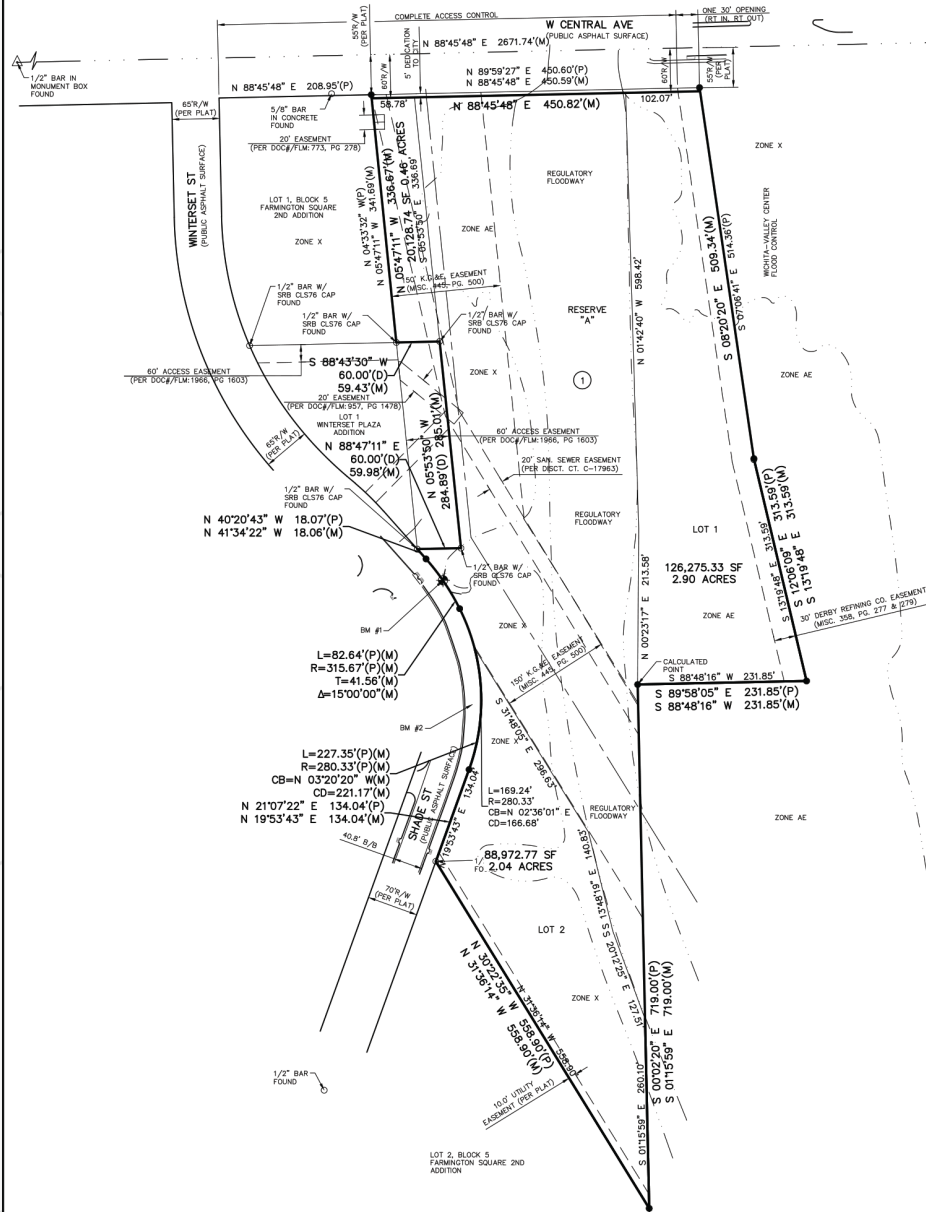
HIGHLIGHTS

- LOCATED EAST OF RDIGE RD ON W CENTRAL
- GREAT TRAFFIC AND VISIBILITY
- OVER 2,000 NEARBY APARTMENT UNITS
- LESS THAN 1 MILE FROM HWY I-235
- AREA NEIGHBORS: YMCA, WEST ACRES BOWLING, ERIC FISHER ACADAMY, CENTRAL BANK AND TRUST, STATE FARM, FARMER'S INSURANCE, VILLAGE INN AND MANY MORE!



PLAT MAP

ONE STEP FINAL PLAT OF FARMINGTON SQUARE 3RD ADDITION A REPLAT OF FARMINGTON SQUARE 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
I, JASON R. LOADER (LS), BEING A DULY LICENSED AND REGISTERED
LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS
MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED, WAS MADE IN
ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS, WAS MADE BY ME OR UNDER MY DIRECT
SUPERVISION, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

LEGAL DESCRIPTION

THE FLOODWAY IN BLOCK 5, FARMINGTON SQUARE 2ND ADDITION,
WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART DESCRIBED AS
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, WINTERSET PLAZA
ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH ALONG
THE EAST LINE OF SAID LOT 1, A DISTANCE OF 284.89 FEET; THENCE
EAST ALONG THE EXTENDED NORTH LINE OF SAID LOT 1, A DISTANCE OF
60 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1,
A DISTANCE OF 284.89 FEET; THENCE WEST 60 FEET TO THE POINT OF
BEGINNING.

ALL EASEMENTS ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512(b)
AS AMENDED.

DATE OF SURVEY: JUNE 26, 2017



JASON R. LOADER
KANSAS P.S. NO. 1462
loader@kvenv.com

OWNER'S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE
CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE
PLATTED INTO LOTS, A BLOCK AND RESERVE "A" TO BE KNOWN AS
"FARMINGTON SQUARE 3RD ADDITION", WICHITA, SEDGWICK COUNTY,
KANSAS. OWNERSHIP AND RESPONSIBILITY FOR THE MAINTENANCE OF
RESERVE "A" BELONG TO THE OWNERSHIP OF LOT 1, BLOCK 1. NO SIGNS,
LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES
OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY
EASEMENTS UNLESS PERMITTED BY THE PUBLIC WORKS DEPARTMENT OF
THE APPROPRIATE GOVERNING BODY. UTILITY EASEMENTS ARE HEREBY
GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF
ALL PUBLIC UTILITIES. UTILITY AND SANITARY SEWER EASEMENTS ARE
HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY
AND SANITARY SEWER LINES. A DRAINAGE PLAN HAS BEEN DEVELOPED
FOR THIS PLAT AND ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR
RESERVES SHALL REMAIN AT ESTABLISHED GRADES, OR AS MODIFIED WITH
THE APPROVAL OF THE CITY ENGINEER AND UNOBSTRUCTED TO ALLOW
FOR THE CONVEYANCE OF STORMWATER. FEMA FLOODPLAIN AND
REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE
AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE
SUBDIVISION.

ACCESS CONTROLS PER CITY OF WICHITA ACCESS MANAGEMENT
STANDARDS AND THE APPROVAL OF THE CITY TRAFFIC ENGINEER.

DEDICATED STREET ARE DEDICATED TO THE CITY OF WICHITA FOR THE
USE OF THE PUBLIC.

TRAILERS AND MORE

DALE HUTCHINSON } OWNER

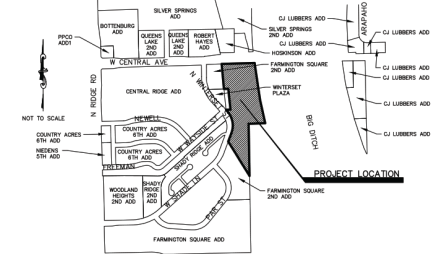
NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK } SS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY
OF _____, 2017, BY XXXX, MANAGING MEMBER OF
XXXX, LLC, A KANSAS LIMITED LIABILITY COMPANY, ON BEHALF OF
THE COMPANY.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



LOCATION MAP
CITY OF WICHITA, KANSAS

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS PLAT OF "KELLY AND COLEMAN ADDITION", WICHITA, SEDGWICK
COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE
WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING
COMMISSION, WICHITA, SEDGWICK COUNTY, KANSAS, DATED THIS
DAY OF _____, 2017.

_____, CHAIRMAN

JOSEPH A. JOHNSON

ATTEST: _____, SECRETARY

DALE MILLER

GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON,
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS,
DATED THIS _____ DAY OF _____, 2017.

_____, MAYOR

JEFF LONGWELL

ATTEST: _____, CITY CLERK

KAREN SUBLETT

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE, AT _____ A.M. ON _____ DAY
OF _____, 2017.

_____, REGISTER OF DEEDS

TONYA BUCKINGHAM

_____, DEPUTY

JUDY J. PAGET

DEPUTY COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A.
58-2005 ON THIS _____ DAY OF _____, 2017.

_____, OWNER

TRICIA ROBELLO, P.S. #1246

DEPUTY COUNTY SURVEYOR

SEDGWICK COUNTY, KANSAS

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD 88.

BENCHMARKS:

BM #1: CHISELED SQUARE LOCATED ON NORTH WING WALL RCB ON
EAST SIDE OF SHADE ST.
ELEV=13150.15 (NAVD 88)

BM #2: LETTERS "OPEN" ON TOP OF FIRE HYDRANT ON THE EAST
SIDE OF SHADE ST.
ELEV=1317.86 (NAVD 88)



KAW VALLEY ENGINEERING, INC.

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202

PH. (316) 440-4304 | FAX (316) 440-4309

wh@kvenv.com | www.kvenv.com

DATE OF PREPARATION: SEPT 27, 2017 PROJECT NO. G1750472 SHEET 1 OF 1



LANDMARK COMMERCIAL REAL ESTATE

156 North Emporia
Wichita, Kansas 67202
www.landmarkrealestate.net

For More Information:

TATE BRUMFIELD
SALES ASSOCIATE

Mobile: 316.573.3542
tbrumfield@landmarkrealestate.net



ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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