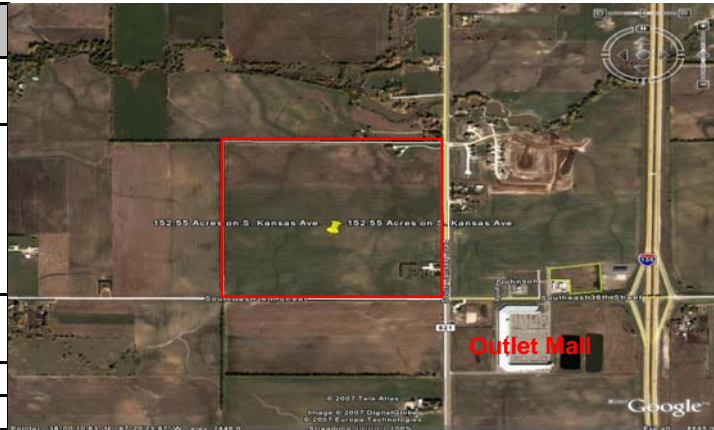


S I T E D A T A

3500 S. KANSAS AVE - LAND

Location:	3500 S. Kansas Ave. Newton, KS 67114
Number of Buildings:	N/A
Total Acres:	160
Previous Use:	Commercial/Other Land
Condition of Building(s):	N/A
Year Built:	N/A



Sale Price:	\$2,971,000.00	Date Available:	Immediately
Lease Price:			

REMARKS:

This property would be a prime location for investors/developers. Recently the City of Newton engaged the Buxton Company to do a study on Newton's growth areas and the retail businesses that would be compatible with Newton and it's surrounding area. The retail businesses that best match Newton's demographics are big box retailers, clothing stores, restaurants, department stores, and sporting goods stores. This site is located on a four lane road, to the south of Newton, just off of the Interstate I-135 at exit 28. A ten to twelve minute drive excesses Park City, Valley Center and the Kansas Coliseum, to the south. Other area businesses that exist are a fast food restaurant, veterinary clinic, c-store, dentist, shopping mall, and a feed/general store.

CONTACT:

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