

S I T E D A T A

3525 S. DUNCAN ST. - LAND

Location:	3525 S. Duncan St. - Land Newton, KS 67114
Lot Size:	4.80 Acres
Previous Use:	Commercial/Other
Condition of Building(s):	N/A
Year Built:	N/A



Sale Price:	\$940,896.00	Date Available:	Immediately
Lease Price:	N/A		

REMARKS:

4.8 acres of vacant land with all utilities and streets, just off of Interstate I 35, two miles south of Newton, Kansas. There is a convenience store/gasoline station and car wash adjacent to the property. The property is level and its shape is irregular. This 4.8 acres site is available for acquisition in its entirety, or the seller is willing to subdivide. It is located at interchange number 28 of the interstate highway I 35. The interstate traffic count is 23,900 vehicles per day. The property includes all utilities and streets. The special assessments pay out in year 2010. The acreage terrain is flat or level and there is an outlet mall, dental office, Burger King Restaurant and feed store directly across the street to the south. This property is near a housing development just to the north of it, and will be near a new 18 hole golf course. The new golf course will also have 550 new homes constructed on and near the golf course.

CONTACT:

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