

Walmart Outlots

1.12 - 2.24 Acres

Property Information

- + Available Outlots:
 - Lot 2: ±2.45 Acres
 - Lot 4: ±1.49 Acres
 - Lot 5: ±1.61 Acres
 - Lot 6: ±1.12 Acres
- + Currently zoned light industrial, but future land use is commercial
- + Walmart averages 1.3 million visits per year
- + Uses: Automotive, Retail, Office & Restaurant

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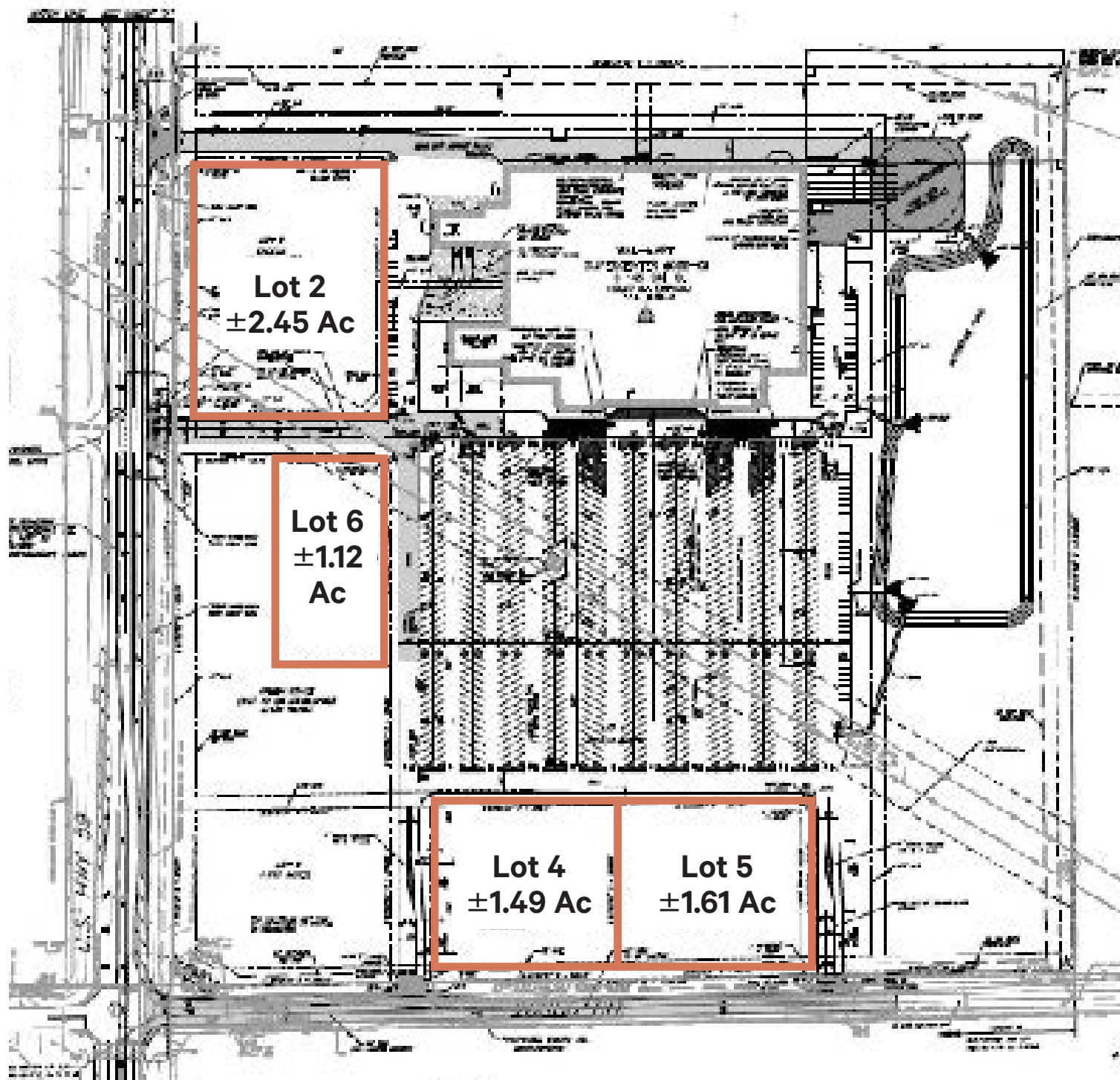
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3201 N 16th Street
Parsons, KS 67357
Store #368



Site Plan



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Available

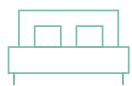
Area Overview

Parsons located in Labette County and is the most populous city of Labette County, and the second-most populous city in the southeastern region of Kansas. Parsons has a strong mix of local and national retailers and is continually pursuing a more diversified local economy.



Businesses (5 Mi)

517



Hotels (3 Mi)

- 5 Hotels
- 294 Rooms



Employees (5 Mi)

8,207



Major Employers

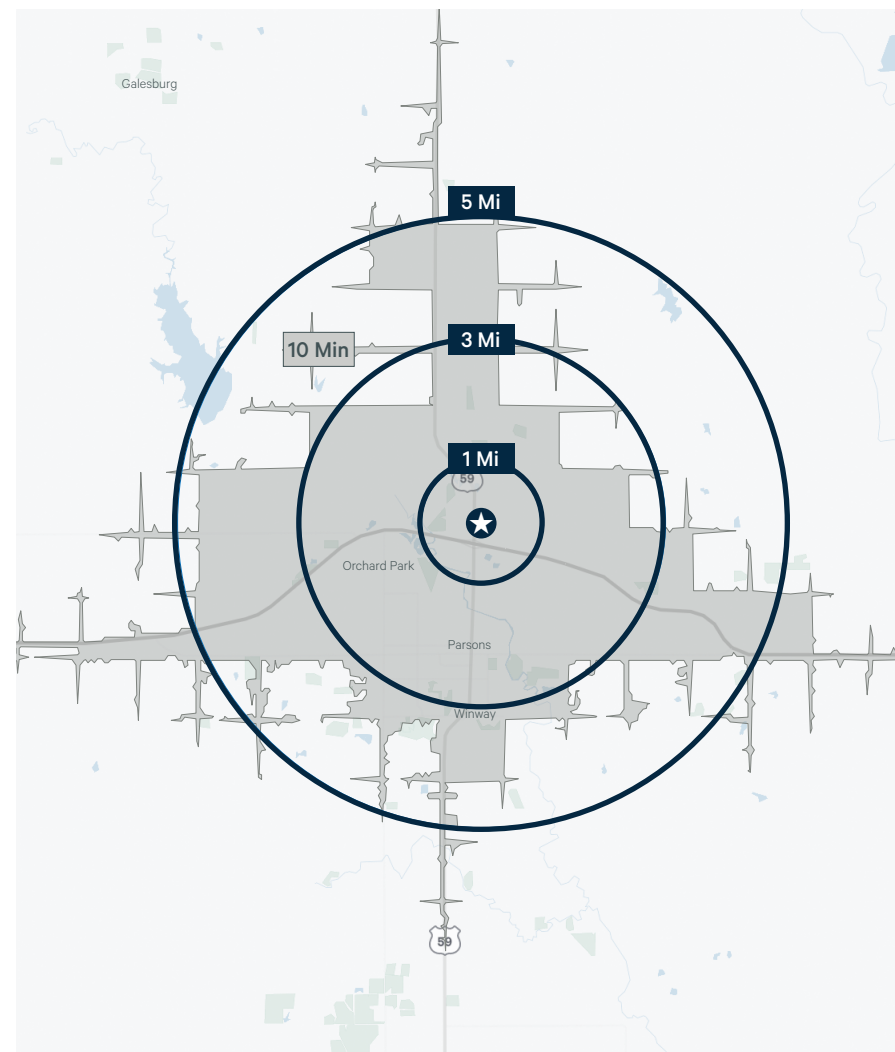
- Parsons State Hospital & Training Center
- Labette Health
- Labette Community College



Traffic Generators

- Walmart
- Labette Health
- Parsons Downtown Business District

2023 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	79	535	27	\$57,317	50.5
3 Miles	7,577	9,319	3,200	\$48,506	40.0
5 Miles	10,585	13,061	4,488	\$50,467	40.3
5 Minutes	1,615	3,399	714	\$56,102	42.7
10 Minutes	10,288	12,820	4,367	\$50,260	40.1
15 Minutes	12,352	14,439	5,176	\$51,938	41.1



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