

Wichita State University College Area Investment

1655 NORTH HILLSIDE AVENUE, WICHITA, KS 67214

FOR SALE

Listing Price \$1,800,000



Gross Buy Side Fee: \$54,000

Features

- Size: 1.52 acres / 8 lots
- Location: Hard corner of 17th & Hillside, directly adjacent to Wichita State University
- Demand Drivers: Record 23,806 enrollment (Fall 2024) with limited near-campus housing supply
- Zoning: B - Multi-Family / Two-Family, permitting duplex development
- Visibility: Signalized corner with strong traffic counts and walkability to campus
- Expansion Potential: WSU owns 4 additional corner lots available via 100-year ground lease
- Opportunity Zone: Federally designated, offering significant tax incentives for investors:
- Tax Deferral: Defer capital gains taxes until 2026
- Reduction: Possible reduction on deferred gains
- Exemption: Pay no tax on new gains after 10 years

Property Information

- Price/SF: \$27.19



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