



7499

SOUTH BROADWAY
HAYSVILLE, KS 67060

HAYSVILLE, KS 7499
SOUTH BROADWAY

Proposal



Will Harmon, CCIM
BROKER/OWNER
316.207.1362
will.harmon@sperrycga.com
KS #sp00236251



Property Summary



PROPERTY DESCRIPTION

Cash at Closing preferred.
Could get creative.

PROPERTY HIGHLIGHTS

- : Broadway (HWY-81) Frontage
- : I-35 Easy Access
- : Agressive City Planning with Possible incentives
- : Great School District
- : New housing rentals within 1 mile for Employees.

OFFERING SUMMARY

Sale Price:	\$239,000
Lot Size:	114,766 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,711	25,962	95,207
Total Population	4,620	67,185	235,809
Average HH Income	\$83,250	\$80,467	\$72,355

Property Description



PROPERTY DESCRIPTION

Cash at Closing preferred.

Could get creative.

LOCATION DESCRIPTION

This property boasts an exceptional location on Broadway Avenue, offering outstanding street frontage and visibility. Situated just 1/2 mile from the I-35 Turnpike, it provides unparalleled accessibility for local and regional traffic.

Positioned in the bustling center of Haysville, this site is ideal for businesses looking to capitalize on high visibility and convenience. The Broadway Avenue frontage ensures excellent exposure, making it perfect for retail, service-based businesses, or office development.

Don't miss this chance to secure a premium location in a thriving community!

Complete Highlights



PROPERTY HIGHLIGHTS

- : Broadway (HWY-81) Frontage
- : I-35 Easy Access
- : Aggressive City Planning with Possible incentives
- : Great School District
- : New housing rentals within 1 mile for Employees.

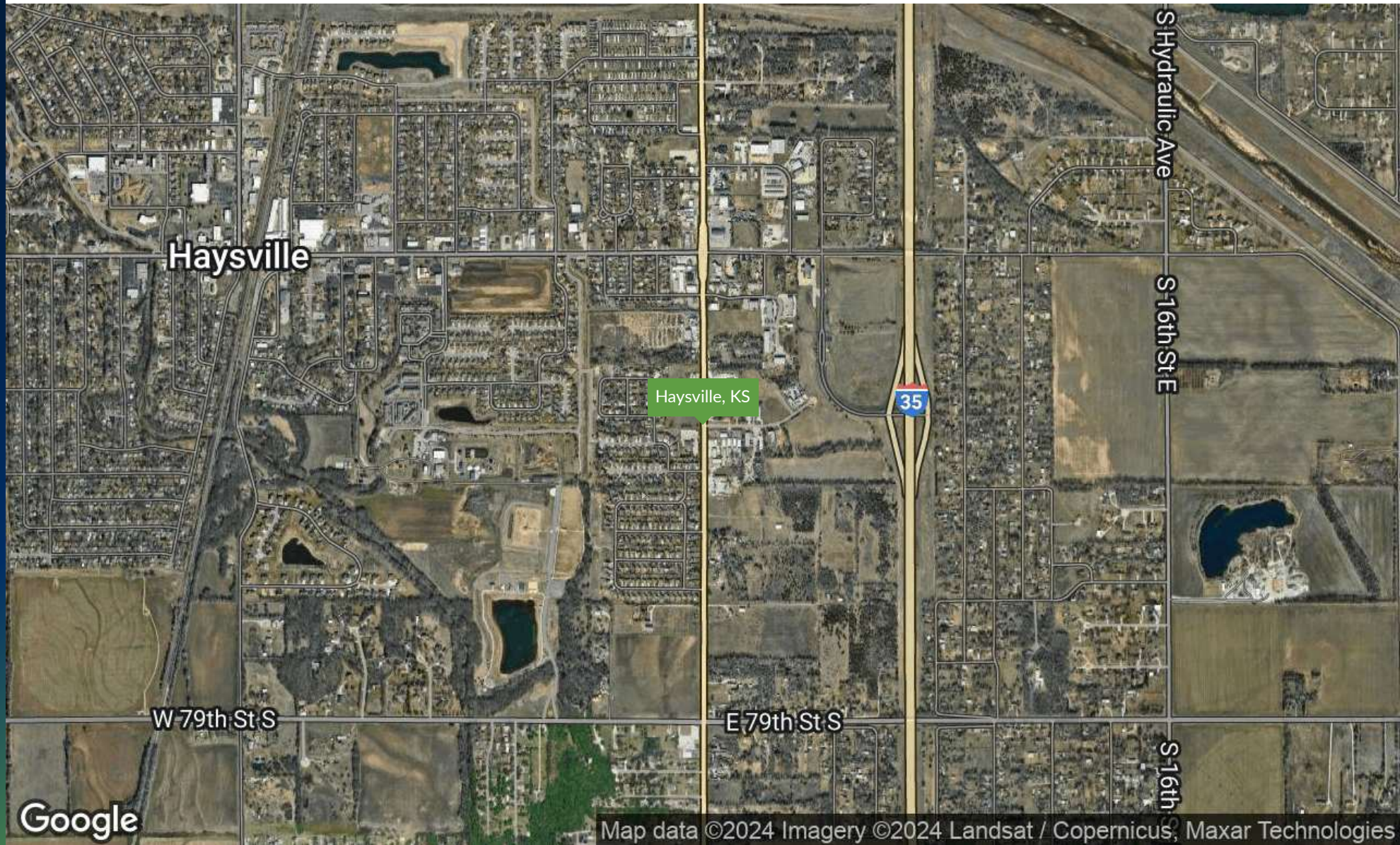
Additional Photos



SPERRY - AD ASTRA COMMERCIAL | 659 N. MARKET STREET | WICHITA, KS 67214

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Haysville, KS

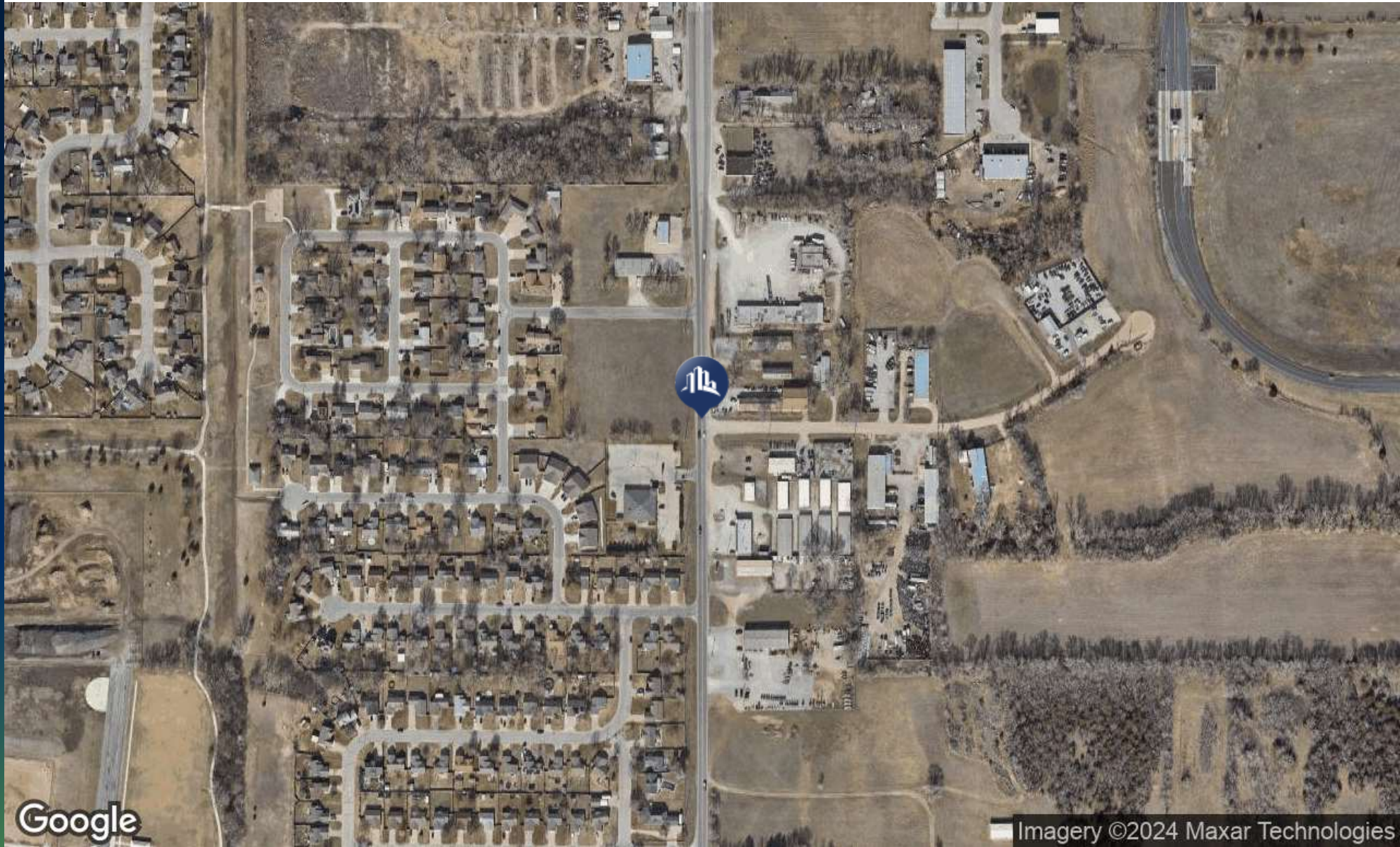


Map data ©2024 Imagery ©2024 Landsat / Copernicus, Maxar Technologies

SPERRY - AD ASTRA COMMERCIAL | 659 N. MARKET STREET | WICHITA, KS 67214

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Aerial Map



SPERRY - AD ASTRA COMMERCIAL | 659 N. MARKET STREET | WICHITA, KS 67214

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

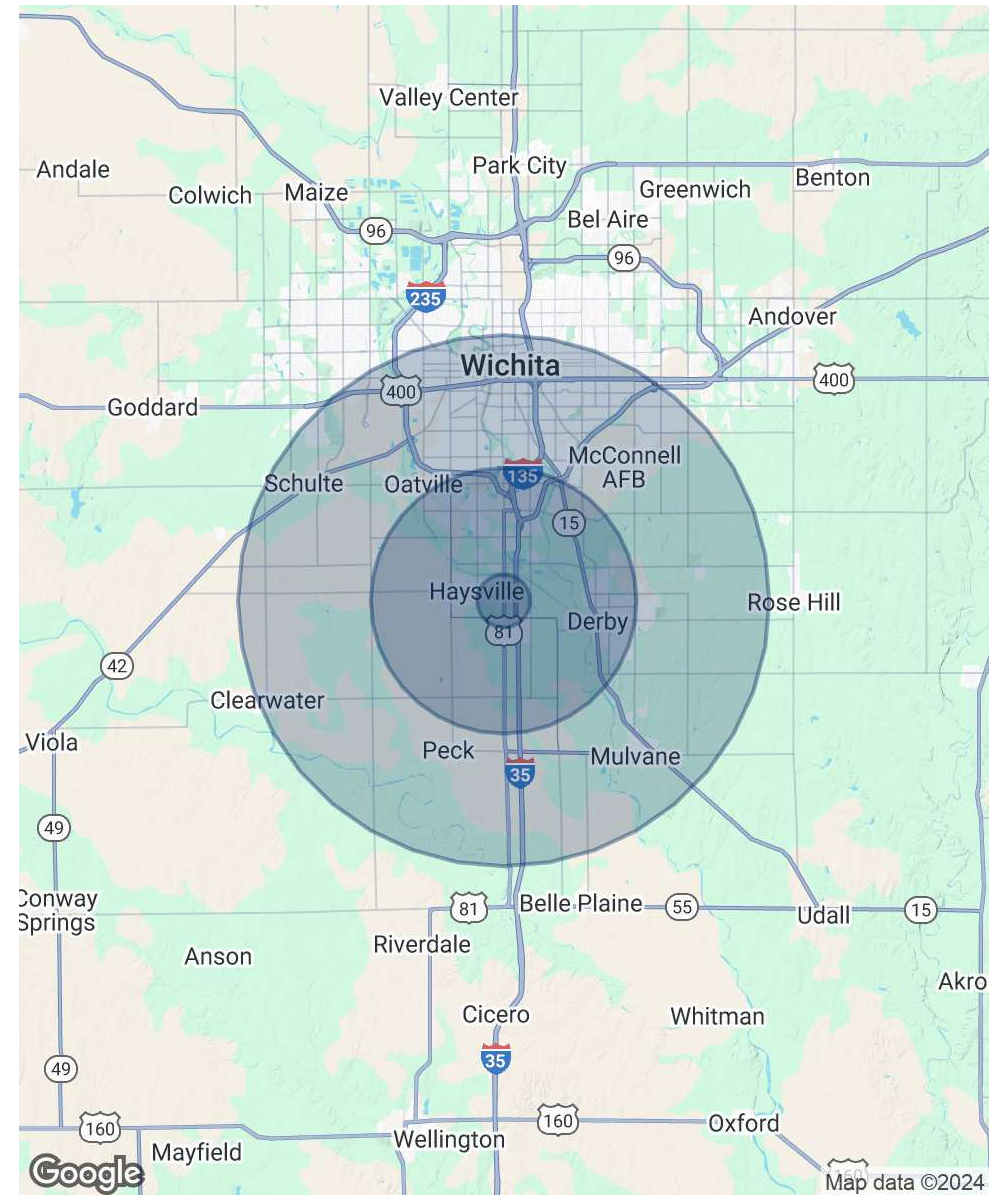
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,620	67,185	235,809
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,711	25,962	95,207
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$83,250	\$80,467	\$72,355
Average House Value	\$207,126	\$222,452	\$184,094

Demographics data derived from AlphaMap



Advisor Bio 1



WILL HARMON, CCIM

Broker/Owner

will.harmon@sperrycga.com

Direct: 316.207.1362

KS #sp00236251

Ad Astra Commercial
659 N. Market Street
Wichita, KS 67214