

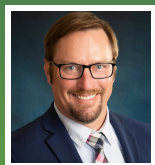


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777 E. GRAND
HAYSVILLE, KS 67060

COPPER TAIL
DEVELOPMENT

Offering Memorandum



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KS #sp00236251



Property Summary



PROPERTY DESCRIPTION

- Build-to-Suit Pads Available | 0.15-1.45 Acres
- Prime frontage in Haysville's growing Copper Tail corridor. This 1.45 & 1.33 acre tracts can be subdivided into pad sites ranging from 0.15 to 1.44 acres, ideal for drive-thru, retail, office, medical, or service users.
- Ownership will split to fit your prototype and parking needs. Bring your plan. We'll build to suit.

PROPERTY HIGHLIGHTS

- Large Frontage
- Tax Incentives Possible
- Build To Suite
- Growing Community

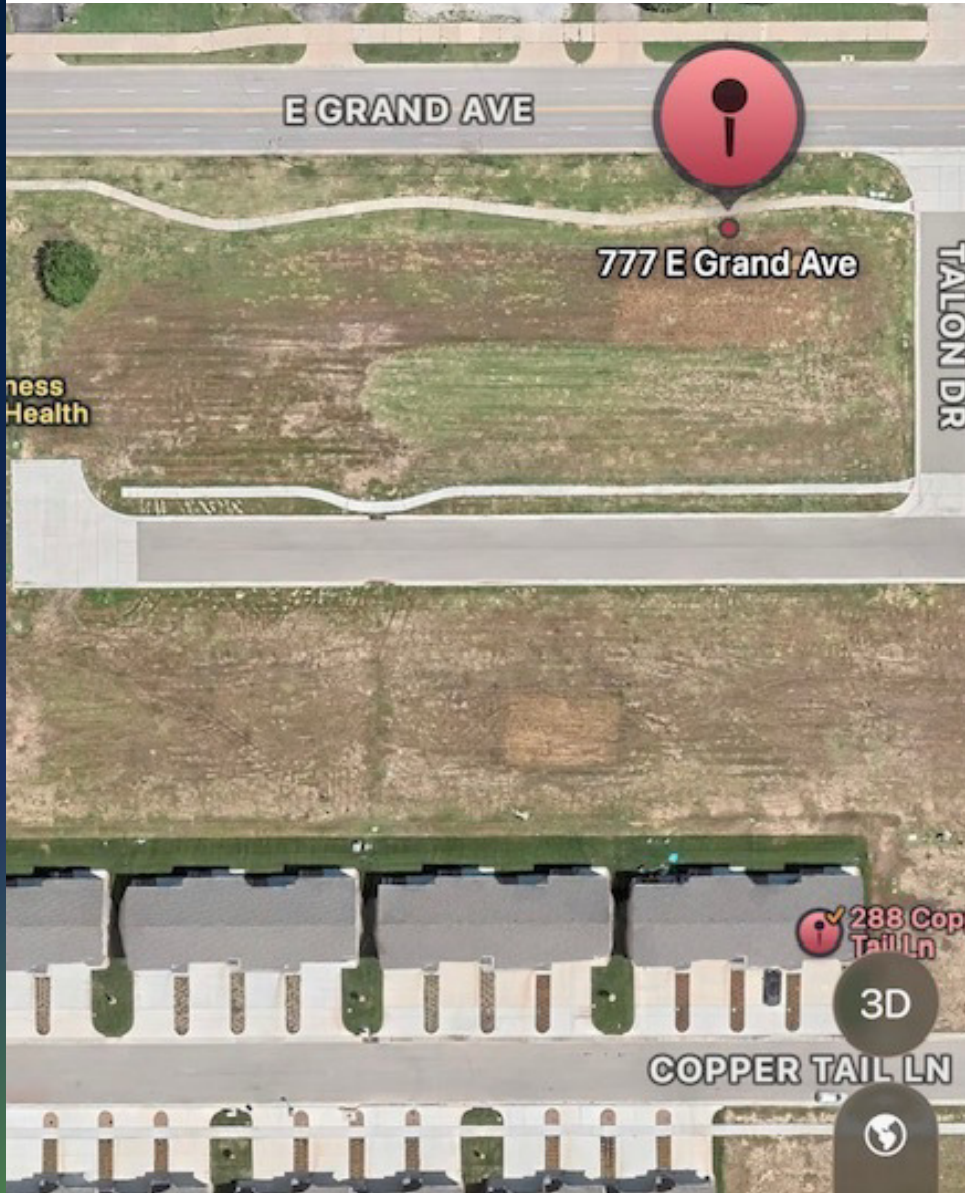
OFFERING SUMMARY

Sale Price:	\$0
Lease Rate:	\$18 - 50 SF/yr (NNN)
Available SF:	300 - 24,000 SF
Lot Size:	1.45 Acres

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	5,109	22,193	96,297
Total Population	13,581	58,675	238,909
Average HH Income	\$81,861	\$74,018	\$72,607

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LOCATION DESCRIPTION

COPPER TAIL FRONTAGE – PREMIER BUILD-TO-SUIT DEVELOPMENT

- 2 Pad Sites consisting of 1.45 & 1.33 Acres

An exceptional development parcel offering frontage, visibility, with access road and utilities already to the site, and growth-oriented positioning in the rapidly expanding Copper Tail corridor of Haysville. This site can be configured into two premier lots, ideal for retail, coffee shops, badly needed healthy food establishments, medical, office, service, or specialty users looking to build to their exact needs.

PROPERTY CONFIGURATION

Lot A – 1.45± Acres

- Highly visible frontage parcel on Grand Ave!
- Ideal for retail for Walgreens & QSR with drive-thru, medical clinic, or professional office
- Ample space for structured parking, monument signage, and delivery access
- Tailored building configuration to suit tenant prototype

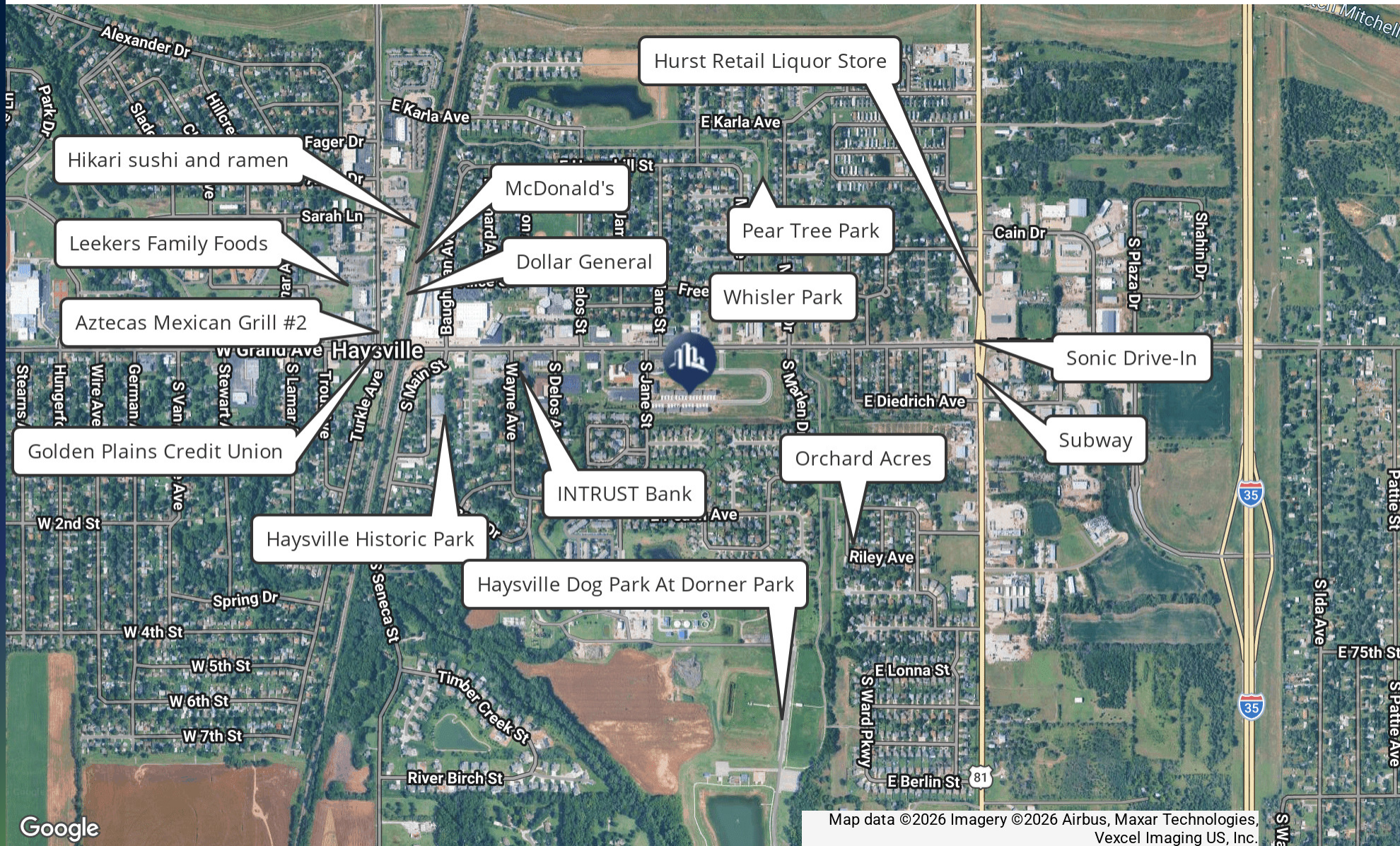
Lot B – 1.33± Acres

- Highly visible frontage parcel on Grand Ave!
- Perfect for complementary use such as specialty retail, flex office, health/wellness, personal service, or multi-tenant use
- Flexible footprint supports drive-in or walk-up configurations
- Generous utility access and connection available

POWER DESCRIPTION

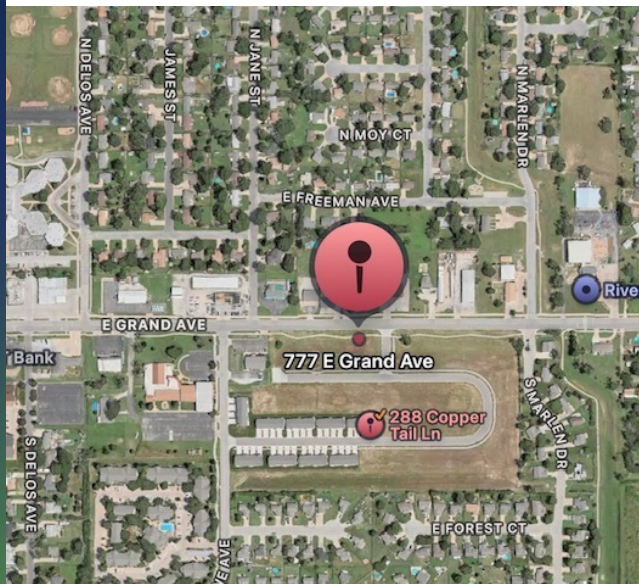
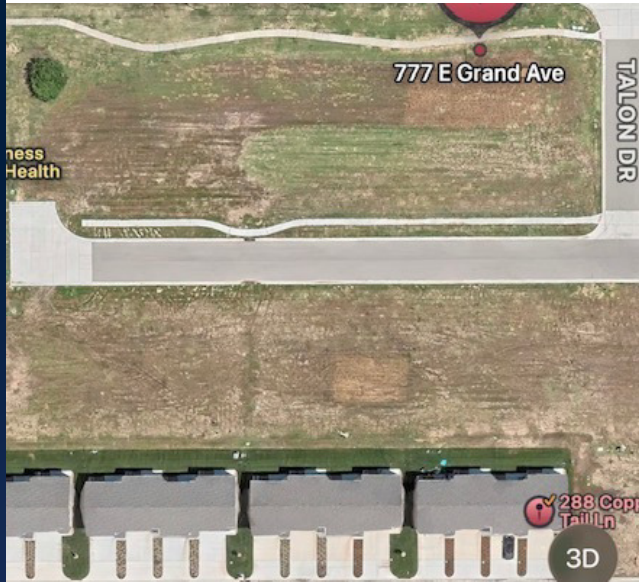
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Retailer Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

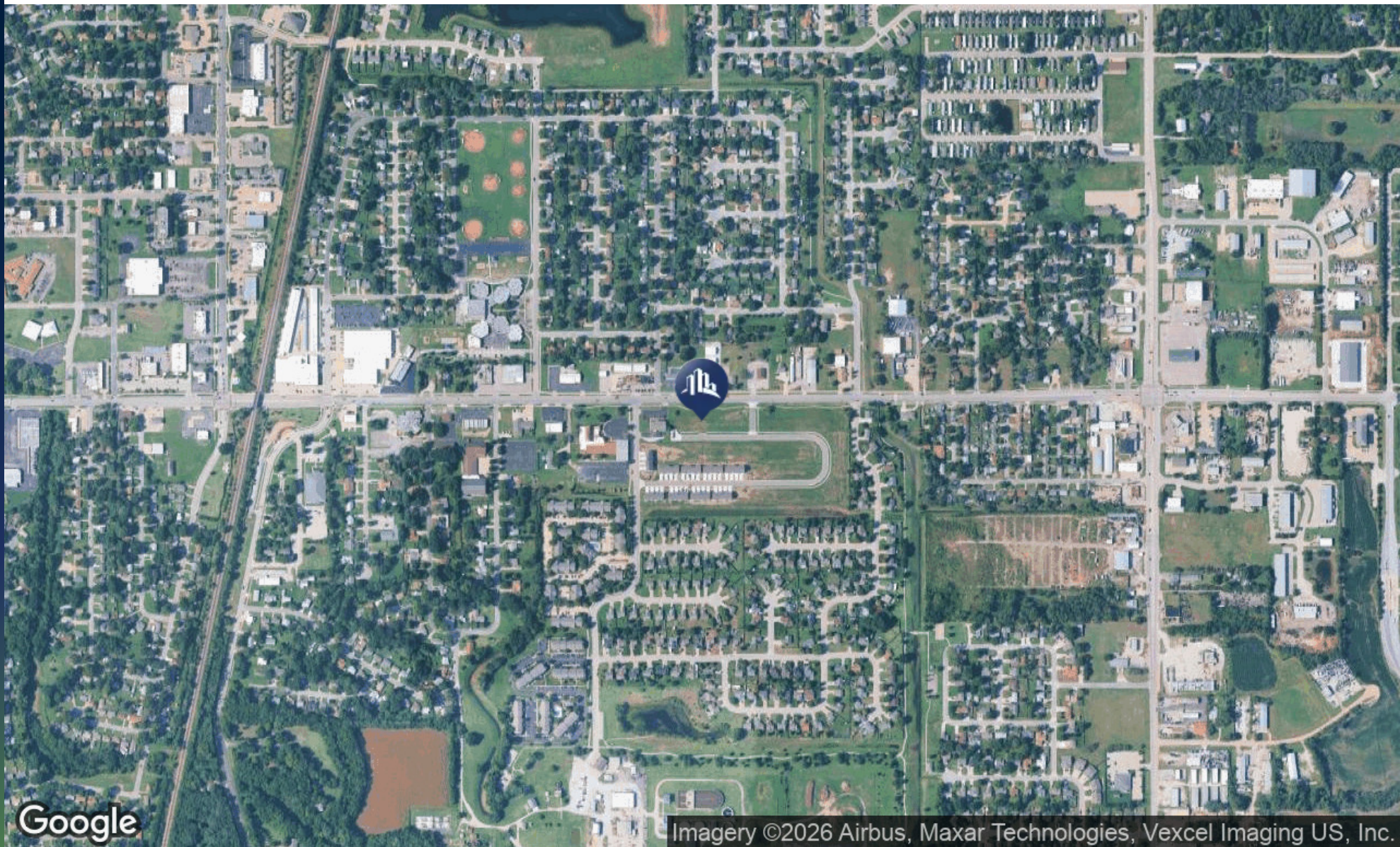
Additional Photos



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

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Aerial Map



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Demographics Map & Report



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	13,581	58,675	238,909
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	5,109	22,193	96,297
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$81,861	\$74,018	\$72,607
Average House Value	\$200,357	\$187,602	\$184,833

2020 American Community Survey (ACS)

