

MANHATTAN & THURSTON MANHATTAN, KANSAS



Manhattan stands out with its unique combination of a business-friendly environment, agricultural innovation expertise, and world-class research capacity, setting it apart from any other location you may be considering. Situated in the heartland of the United States, Manhattan is home to Kansas State University, a prestigious land-grant institution and member of the Big XII Conference. This region, nestled between the coasts, is precisely where your next venture should establish its presence. With a rich history spanning over a century and a half, we have effectively utilized our strategic location, complemented by the hardworking Midwestern work ethic of our 58,000 citizens, to emerge as the epicenter of the bio-defense world, a pioneer in crop and grain innovations, and a renowned hub of agricultural expertise.

With the USDA's National Bio and Agro-Defense Facility (NBAF) now operational, our region takes a pivotal role as the heart of the Kansas City Animal Health Corridor. This state-of-the-art facility includes the first BSL-4 laboratory in the United States equipped to house cattle and other livestock, fostering an unparalleled collaborative environment. Public and private sectors will unite here, leveraging their combined expertise to tackle emerging global pandemics and protect both animal and human health on a worldwide scale.

Furthermore, the economic impact of U.S. Army Fort Riley has been consistently instrumental in driving the growth of the Manhattan region. As the proud home of the 1st Infantry Division, famously known as the Big Red One, Fort Riley contributes over \$4 billion annually to the local economy. Its presence reinforces the stability and prosperity of our region, adding another layer of strength to Manhattan's diverse and thriving business landscape.

Manhattan offers a vibrant community that combines small-town charm with urban amenities, making it an ideal place for families and individuals alike. With a strong commitment to both living well and advancing knowledge, Manhattan is a city where lifestyle and progress seamlessly intersect.

UNIQUE OPPORTUNITY
FOR CONTINUED USE OR TOTAL REDEVELOPMENT

BE PART OF SMART GROWTH

A remarkable chance to own a collection of properties in one of Manhattan's most sought-after locations is now available! This strategic portfolio, ideally located along Manhattan Ave. and Thurston St., offers the perfect foundation for an impactful revitalization project in the heart of the city. The vacant lot at 1000 N. Manhattan Avenue can stand as an independent investment opportunity with significant potential for development. Properties located at 1120 N. Manhattan Avenue, 1226 Thurston Street, and 1230 Thurston Street, are only available for purchase as a bundled package. These parcels are ideal for redevelopment, expansion, or maintaining their current use, with a prime location close to the University and downtown amenities.

KSUF Manhattan Lot

1000 N. Manhattan Avenue



Listing Price: \$468,000

Lot Size: 9,375 sq ft

Zoning:
Urban Core Residential District (RC)
Federal Opportunity Zone

KSUF Manhattan/Thurston

1120 N. Manhattan Avenue



Lot Size: 7,500 sq ft Beds: 4 Baths: 3

1230 Thurston Street



Lot Size: 7,500 sq ft Beds: 6 Baths: 2

1226 Thurston Street



Lot Size: 7,500 sq ft Beds: 5 Baths: 2

Listing price: \$1,482,500

Combined Lot Size: 22,500 sq ft

Zoning:
Urban Core Residential District (RC)
Federal Opportunity Zone



IN MANHATTAN, KS

Create exceptional packages by combining the KSUF properties with neighboring properties listed below whose owners are open to selling to create an expansive redevelopment footprint. These five properties, referred as the Thurston Corridor, will only be sold in conjunction with the aforementioned properties – not as standalone purchases. The combined acreage and central location make this an ideal investment for innovative development, catering to Manhattan’s growing demand for modern retail, dining, residential, or mixed-use spaces.

Property Highlights:

- **Prime Location:** High-traffic area, close to Kansas State University and downtown amenities.
- **Redevelopment Potential:** Rare chance to assemble multiple contiguous properties for large-scale development.
- **Flexible Use Options:** Ideal for mixed-use, residential, or commercial development in a thriving neighborhood.
- **Community Impact:** Opportunity to lead a revitalization project that enhances local living and commerce.

Thurston Corridor

1224 Thurston Street



Lot: 8,250 sq ft Beds: 5 Baths: 2

1216 Thurston Street



Lot: 6,750 sq ft Beds: 6 Baths: 2

1212 Thurston Street



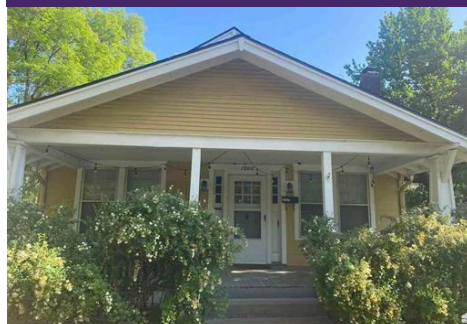
Lot: 15,000 sq ft Beds: 13 Baths: 12

1206 Thurston Street



Lot: 7,500 sq ft Beds: 5 Baths: 3

1200 Thurston Street



Lot: 7,500 sq ft Beds: 6 Baths: 3

Combined Lot Size: 45,000 sq ft

Zoning:
Urban Core Residential District (RC)
Federal Opportunity Zone

BOLDLY ADVANCING

LOCATION, INCENTIVES & OPPORTUNITIES

When these three factors collide, it creates an environment that is ripe for investment and development. Don't miss out on this unprecedented opportunity to acquire space in this well established area along Manhattan Avenue & Thurston Street: 1000 N. Manhattan Avenue, 1230 Thurston Street, 1226 Thurston Street, and 1120 N. Manhattan Avenue. The seller is providing a rare occasion as they are focusing efforts elsewhere in town. A neighboring property owner is offering additional properties at 1200, 1206, 1212, 1216 & 1224 Thurston to make an even larger footprint. This high visibility area is zoned Residential Commercial and/or Residential High Density. Unique opportunity for continued use or total redevelopment. It is designated as a Federal Opportunity Zone. Visit with the City of Manhattan Community Development to learn what all is possible. There are new opportunities for the future!



**NEXT GENERATION:
BUILDING
TOMORROW'S
COMMUNITIES**

As a major component of the 2015 Manhattan Urban Area Comprehensive Plan, the Urban Core Residential (UCR) land use designation was created to allow housing, up to eight stories tall, with mixed-use neighborhood scale commercial opportunity close to Kansas State University and Aggieville.

In 2018, the City Commission rezoned a five block area east of the K-State campus and north of Aggieville to permit this kind of development. The Manhattan Development Code houses design standards and density/bulk standards for development in this zoning district.

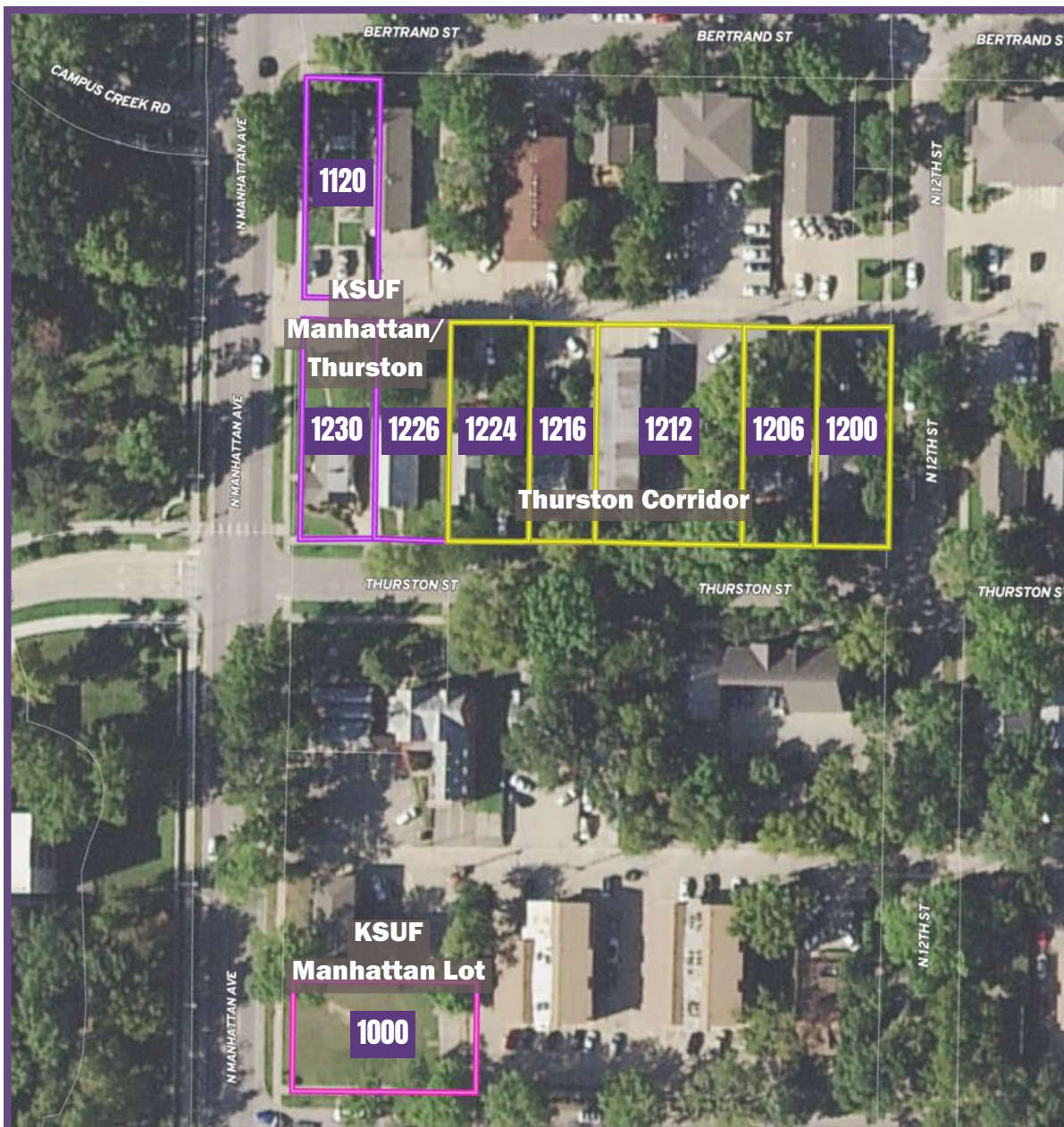
The area was designated as a Federal Opportunity Zone in 2017 which offers special tax incentives to developers.



Scan for
Urban Core Residential (RC)
Design information



Scan for
Urban Core Residential (RC)
Density/Bulk Standards



Key Details:

- KSUF Manhattan Lot: 1000 N. Manhattan Avenue is available as a stand-alone investment opportunity.
- KSUF Manhattan/Thurston: 1120 N. Manhattan Avenue, 1230 and 1226 Thurston Street are available as a package.
- Thurston Corridor: Open to selling ONLY if bundled with the KSUF Manhattan/Thurston properties.
- All properties in this brochure are located in the Urban Residential Core and within a Federal Opportunity Zone.

OFFERING SUMMARIES WITH PACKAGE OPTIONS

KSUF Manhattan Lot	KSUF Manhattan/Thurston	KSUF Manhattan Lot KSUF Manhattan/Thurston	KSUF Manhattan/Thurston Thurston Corridor	KSUF Manhattan Lot KSUF Manhattan/Thurston Thurston Corridor
\$468,000	\$1,482,500	\$1,950,500	\$4,392,500	\$4,860,500

This unique offering provides developers and investors with the ability to shape the future of Manhattan’s urban landscape. Don’t miss this unprecedented opportunity to create a legacy development that blends contemporary design with community-centric value. Contact us for more information or to discuss options for this premier opportunity.



WHO WE ARE

For 40 years Gene Francis & Associates (GF&A) has been selling real estate and performing auctions in over 75 Kansas counties. Our agents and auctioneers have significant experience working with sales of a variety of property and equipment. We are a bid above the rest!

A full service real estate brokerage and auction company, GF&A has offices in Wichita, Cheney, and Manhattan, Kansas. GF&A is a licensed real estate broker in Kansas, Oklahoma, and Missouri with a proven performance record managing all types of real estate and property sales. We view our clients as partners. This is the GF&A difference. Our real estate agents and auctioneers have extensive backgrounds in real estate, marketing, and public relations.

Our clients span generations of families, estates and trusts, institutions as well as thousands of individual buyers and sellers. Ultimately we seek to partner with our clients strategically, creating solutions which address the most pressing real estate equity preservation, liquidity, and investment needs.



**GENE
FRANCIS
& ASSOCIATES**
REAL ESTATE BROKERS & AUCTIONEERS

TERMS AND CONDITIONS

- The real estate is offered to the public in its present “as is where is” condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or Gene Francis & Associates, LLC (GF&A). It is incumbent upon buyer to exercise buyer’s own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer’s responsibility to have any and all desired inspections completed prior to bidding, including, but not limited to, the following: roof, structure, termite, environmental, survey, encroachments, groundwater, flood designation, presence of lead-based paint or lead based paint hazards, presence of radon, presence of asbestos, presence of mold, electrical, appliances, heating, air conditioning, mechanical, plumbing, sex offender registry information, flight patterns, or any other desired inspection. Any information provided or to be provided by seller or GF&A was obtained from a variety of sources and seller. GF&A have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information.
- Properties to be sold as a package. It will not be divided.
- Seller requesting pre-qualification letter from prospective buyers to tour properties.
- Rent rolls and expenses related to properties available upon request. 100% occupancy.
- Tenant occupied, 24 hour notice for showings.
- Please contact Broker Lori Rogge for access. Lori will be in attendance for all showings.

Lori Rogge
Broker & Auctioneer
lori@genefrancis.com
(785) 556-7162
genefrancis.com

