

# LAND FOR SALE

140± ACRES | WEST WICHITA



## Prime 140± Acre Development Opportunity in West Wichita

Positioned at the heart of west Wichita's thriving growth, this 140± acre property offers an exceptional opportunity for developers and investors alike. The land is thoughtfully divided into three tracts, featuring terraced dryland cultivation with convenient blacktop frontage on 119th Street and access to electricity. The southeast corner of the property is zoned as Limited Commercial, adding valuable flexibility for mixed-use or commercial projects. With its strategic location, excellent accessibility, and zoning potential, this property is a rare find for those looking to capitalize on west Wichita's expansion.

Tract 2: 75.46± ACRES

Tract 3: 32.7± ACRES

Tract 4: 31.95± ACRES

**Zoning:** Limited Commercial

**Taxes:** Tract 2 - \$463.92. Tract 3 - \$208.89. Tract 4 - \$217.46 (2024)

**Asking Price:** \$3,497,739.00

**Contact us about the 69.89± Acres selling just to the north.**

**Tyler Francis · REALTOR® & Auctioneer**

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