



TIDEMANN
REAL ESTATE

LAND DEVELOPMENT OPPORTUNITY

1900 Blk. E. 11th Ave., Hutchinson, KS 67501

K-61/KEN KENNEDY
FREEWAY



SCAN FOR
VIDEO



E. 11TH AVE.

N

FOR SALE: \$1,100,000

453,460+/- SF
(10.41 +/- Acres)

SITE SIZE

Available to Site

UTILITIES

C-4 - Special
Commercial District

ZONING

Generals: \$10,560.66
Specials: \$0.00

TAXES

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,117	35,384	45,505
Avg. HH Income	\$54,375	\$74,608	\$77,846
Median Age	36.1	37.9	39.6

TRAFFIC COUNTS

11th & Ken Kennedy Fwy	Approx. 14,774 VPD
17th & Ken Kennedy Fwy	Approx. 16,453 VPD

PROPERTY HIGHLIGHTS

- Land development opportunity in Hutchinson, KS.
- Great access to K-61/Ken Kennedy Freeway.

AREA USERS



Walmart

**HOBBY
LOBBY**

UPTOWN
Hutch



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

BRADLEY TIDEMANN, SIOR
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WHITNEY VLIET WARD
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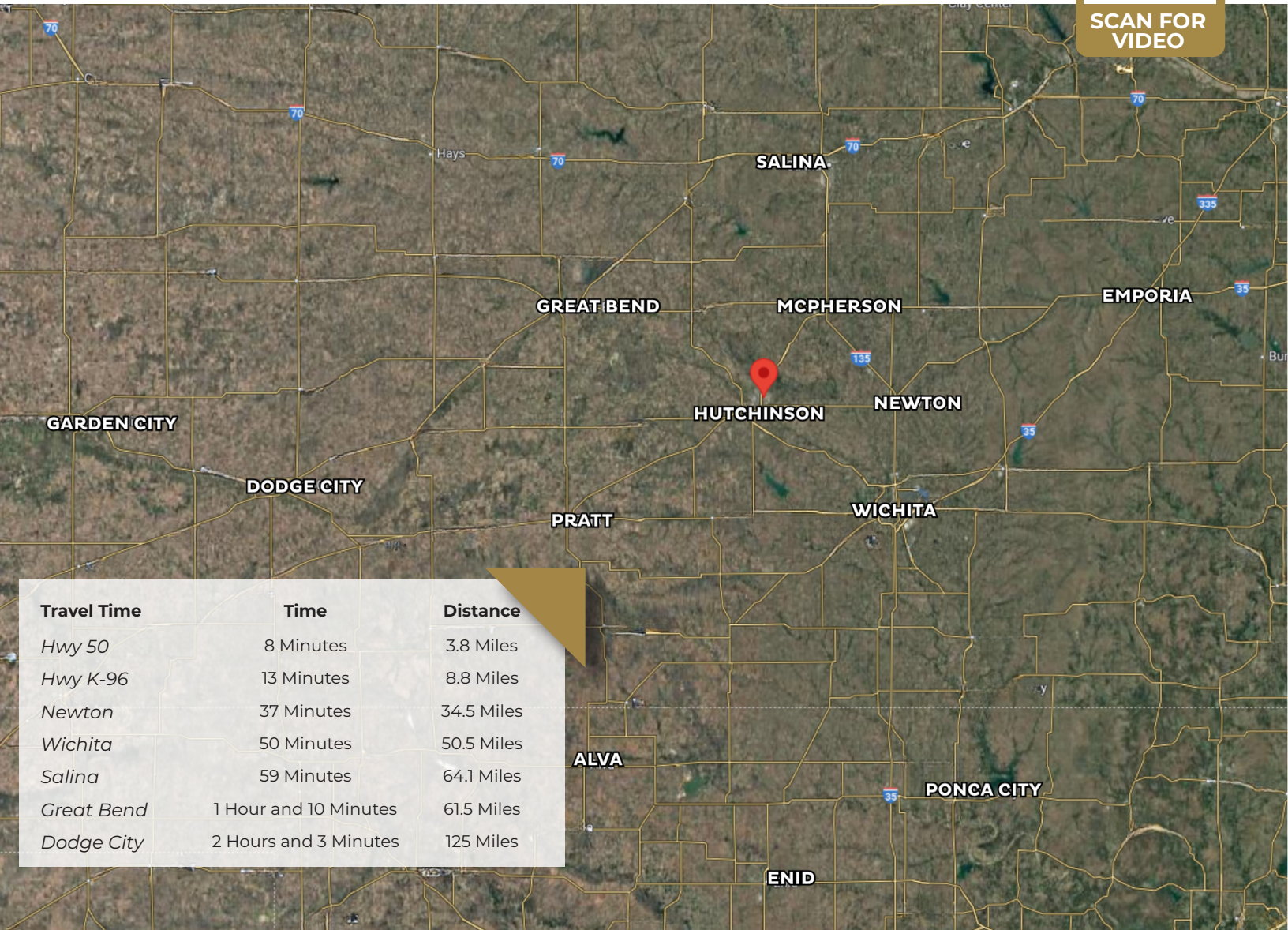
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Travel Time	Time	Distance
Hwy 50	8 Minutes	3.8 Miles
Hwy K-96	13 Minutes	8.8 Miles
Newton	37 Minutes	34.5 Miles
Wichita	50 Minutes	50.5 Miles
Salina	59 Minutes	64.1 Miles
Great Bend	1 Hour and 10 Minutes	61.5 Miles
Dodge City	2 Hours and 3 Minutes	125 Miles

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