

City: **Topeka**

Property Type: **Land**



Stryker Land - NWC Gage Blvd SW 37th St, Topeka, KS 66614

Type Land TotalSqFt Class Sector S Zoning PUD

Agent: Eller, Ed

Note 2016 RE Taxes \$2,327.38

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
37th & Gage (NW Corner)	SALE	185,130				\$233,300	Site has been filled but is graded to the streets. All utilities to the site.
	LAND-O					\$1.26	
37th & Gage (NW Corner)	SALE	185,130				\$233,300	Site has been filled but is graded to the streets. All utilities to the site.
	LAND-R					\$1.26	



1720 S Kansas Ave, Topeka, KS 66612

Type Land TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST

Agent: Rezac, Mark

Note 2016 RE Taxes: \$343.86

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1720 S Kansas Ave	SALE	11,500				\$20,000	Cash Cash at closing
	LAND					\$1.74	

Property Type: **Land-I**



Stockman Land SE 10th, Topeka, KS 66607

Type Land-I TotalSqFt Class Sector E Zoning R-1 SINGLE FAM

Agent: Eller, Ed

Note 2016 RE Taxes \$183.32

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
10th & Wittenberg, SE Corner	SALE	318,424		\$0.00		\$170,000	Cash Level and forested, 7.31+/- acres
	LAND-I			\$0		\$0.53	



NW 18th St Industrial Site Saline NW 18th St, Topeka, KS 66618

Type Land-I TotalSqFt Class Sector N Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note 4.8+/- acres; 2016 RE Taxes: \$137.50

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
18th and Saline - Entire Tract	SALE	208,652				\$52,000	Entire tract includes existing row for NW 18th Street.
	LAND-I					\$0.25	



21st and Kansas Turnpike - Land 3355 SE 21st St, Topeka, KS 66607

Type Land-I TotalSqFt Class Sector SE Zoning I-2 HEAVY INDUST

Agent: Eller, Ed

Note 12.01 Acres (SN website); 2016 RE Taxes \$2,024.10

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3355 SE 21st	SALE	523,156				\$135,000	Excellent parcel for industrial user, large yard area possible, with good access to I-70 and the Kansas Turnpike. Mostly I-2
	LAND-I					\$0.26	

KANSAS COMMERCIAL PROPERTY LISTINGS



ADR Industrial Park - NW 25th and US 75 3748 NW 25th St, Topeka, KS 66618

Type Land-I TotalSqFt Class Sector N Zoning I-2 HEAVY INDUST Agent: Eller, Ed
 Note 23.73 Acres; 2016 RE Taxes \$968.56

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Build to Suit Option 1a -	LEASE	10,000	\$8.50	\$0.00	\$8.50		G-J-U-IM 2/9/2017 - Price is estimated. Planned base building will be pre-engineered steel, 20 ft eve height, concrete drives and
	INDUSTRIAL		\$7,083	\$0	\$7,083		
Lot 1, Build to Suit Option 1b	LEASE	15,000	\$10.00	\$3.00	\$13.00		NNN Planned base building will be pre-engineered steel, 20 ft eve height, concrete drives and parking, 1-4 grade level 14'x14'
	INDUSTRIAL		\$12,500	\$3,750	\$16,250		
Lot 1, Build to Suit Option 1c	LEASE	20,000	\$8.00	\$3.00	\$11.00		NNN Planned base building will be pre-engineered steel, 20 ft eve height, concrete drives and parking, 1-4 grade level 14'x14'
	INDUSTRIAL		\$13,333	\$5,000	\$18,333		
ADR Industrial Park, Lot 4	SALE	60,112				\$102,191	Phase 1, scheduled for 2014. Level and graded lot with all utilities to the property line. Street will be extended according
	LAND-I					\$1.70	
ADR Industrial Park, Lot 6	SALE	60,548				\$102,932	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$1.70	
ADR Industrial Park, Lot 5	SALE	61,420				\$107,484	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$1.75	
ADR Industrial Park, Lot 8	SALE	81,022				\$68,868	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$0.85	
ADR Industrial Park, Lot 3	SALE	84,071				\$142,920	Phase 1, scheduled for 2014. Level and graded lot with all utilities to the property line. Street will be extended according
	LAND-I					\$1.70	
ADR Industrial Park, Lot 2	SALE	84,942				\$169,884	Confirm Price - Phase 1, Planned, High Quality Professional Industrial Park with reasonable C&R agreements in place to
	LAND-I					\$2.00	
ADR Industrial Park, Lot 11	SALE	119,790				\$209,633	Phase 1, Planned, High Quality Professional Industrial Park with reasonable C&R agreements in place to protect future
	LAND-I					\$1.75	
ADR Industrial Park, Lot 9	SALE	121,532				\$121,532	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$1.00	
ADR Industrial Park, Lot 10	SALE	122,404				\$183,605	Phase 1, scheduled for 2014. Level and graded lot with all utilities to the property line. Street will be extended according
	LAND-I					\$1.50	
ADR Industrial Park, Lot 7	SALE	135,036				\$236,313	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$1.75	
ADR Industrial Park, Lot 7 & 8	SALE	216,057				\$325,000	Confirm Price, Fronts on NW Cat Ct. with frontage on US 75
	LAND-I					\$1.50	



SW 57th St Industrial Tract Hwy 75 bypass (NW Corner) SW 57th St, Topeka,

Type Land-I TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST Agent: Eller, Ed
 Note This is an ideal site for industrial users looking for drive-by exposure, easy highway access, mainly level ground, ready-to-build location which has available electric, gas and water to the site. Sewer near property. 2016 RE Taxes \$970.78

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
57th and Hwy. 75 NWC - 3 ACRES TRACT B	SALE	130,680				\$100,000	3 acre portion of Tract B within a large industrial site at the NW corner of Hwy 75 and 57th st. Exact dimensions/size to be
	LAND-I					\$0.77	
57th and Hwy. 75 NWC - 5 ACRES TRACT A	SALE	217,800				\$435,600	5 acre portion of Tract A within a large industrial site at the NW corner of Hwy 75 and 57th St. Tract A can offer 57th & 75
	LAND-I					\$2.00	
57th and Hwy. 75 NWC - 10 ACRES TRACT	SALE	435,600				\$225,000	10 acre portion of Tract B within a industrial site at the NW corner of Hwy 75 and 57th St. Exact dimensions/size to be
	LAND-I					\$0.52	
57th and Hwy. 75 NWC - 13 ACRES TRACT	SALE	566,280				\$849,420	Entire 13 acres of Tract A within a large industrial site at the NW corner of Hwy 75 and 57th St. Tract A offers 57th & 75
	LAND-I					\$1.50	
57th and Hwy. 75 NWC - 76 ACRES	SALE	3,397,680				\$1,000,000	Large industrial site at the NW corner of hwy 75 and 57th St. Tract A offers 57th & 75 frontage/visibility. Exact
	LAND-I					\$0.29	



57th and Burlingame (SE Corner) 57th St S Burlingame Rd, Topeka, KS 66619

Type Land-I TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST Agent: Morse, Mike
 Note 2016 RE Taxes: \$1,032.54

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
57th & Burlingame - Corner Lot	SALE	435,600				\$325,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70. City of Topeka Water does not provided above
	LAND-I					\$0.75	
57th & Burlingame, SW Middle Lot	SALE	522,720				\$230,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70.
	LAND-I					\$0.44	
57th & Burlingame, West 15 Acres	SALE	653,400				\$300,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70.
	LAND-I					\$0.46	
57th & Burlingame, East 15 Acres	SALE	653,400				\$300,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70.
	LAND-I					\$0.46	
57th & Burlingame, Southern Tract	SALE	1,176,120				\$200,000	Industrial Land with bordering Burlingame Rd. 57th street, and Hwy 75. Site provides excellent access to Hwy 75 and then I-
	LAND-I					\$0.17	
57th & Burlingame (SE Corner) -ALL	SALE	3,397,680				\$735,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70. Frontage on Burlingame and 57th street and
	LAND-I	IndustrialLand, Sp				\$0.22	

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* - (TERMS) G=Gross, NNN=Triple Net. ADJUSTMENTS INCLUDE:
 J=Janitorial,U=Utilities, IM=Interior Maintenance, R=Roof Repairs and Replacement,
 S=Structural Repairs, CAM =Common Area Maintenance, T=Taxes, I=Insurance,
 All Property information is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease or withdrawal without notice.



NE Grantville Rd, Topeka, KS 66608

Type Land-I TotalSqFt Class Sector Zoning I-2 HEAVY INDUST

Agent: Eller, Ed

Note 2016 RE Taxes: \$71.44

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
NE Grantville Rd	SALE	118,919				\$75,000	Cash
	LAND-I					\$0.63	Lot is an irregular lot, approximately 256'x543' along the north ROW of Grantville Rd. Adjoining lot to the north is also for sale



845 NE Hwy 24, Topeka, KS 66608

Type Land-I TotalSqFt Class Sector NE Zoning I-2 HEAVY INDUST

Agent: Eller, Ed

Note 2016 RE Taxes: \$4,207.48

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
845 NE Hwy 24	SALE	121,532				\$229,500	Cash
	LAND-I					\$1.89	Site includes 42,700+/- sq. ft. of asphalt, 1,800+/- sq. ft. fenced area, and a pole light. Site is currently leased month to month



Hwy 75 & 77th Street 77th St SW Hwy 75, Topeka, KS 66646

Type Land-I TotalSqFt Class Sector S Zoning RR-1 RESID RESERVE

Agent: Morse, Mike

Note

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Hwy 75 & 77th St: Site A Divided	SALE	141,570				\$130,000	
	LAND-I					\$0.92	77th & Hwy-75 diamond interchange access leading to the Kansas Turnpike and I-470. Santa Fe rail crosses southern
Hwy 75 & 77th St: Site A	SALE	326,700				\$185,000	
	LAND-I					\$0.57	77th & Hwy-75 diamond interchange access leading to the Kansas Turnpike and I-470. Santa Fe rail crosses southern
Hwy 75 & 77th St: Site B	SALE	25,221,240				\$5,790,000	
	LAND-I					\$0.23	77th & Hwy-75 diamond interchange access leading to the Kansas Turnpike and I-470. Santa Fe rail crosses southern



Southwest Industrial Plaza -Subdivision 2 57th SW Randolph Ave, Topeka, KS

Type Land-I TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Total 9+/- acres for Lot 1, Block B and Lot 2 Block A and B; 2016 RE Taxes: \$205.50

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Lot 2, Block B - Randolph & 57th	SALE	131,333		\$0.00		\$70,000	
	LAND-I			\$0		\$0.53	Developed sites. No specials. No sewer, requires septic system. Located on Randolph north of 57th. There are several
Lot 2, Block A - Randolph & 57th	SALE	131,377		\$0.00		\$70,000	
	LAND-I			\$0		\$0.53	Developed sites. No specials. No sewer, requires septic system. Located on Randolph north of 57th. There are several
Lot 1, Block A - Randolph & 57th	SALE	131,551		\$0.00		\$70,000	
	LAND-I			\$0		\$0.53	Developed sites. No specials. No sewer, requires septic system. Located on Randolph north of 57th. There are several



McElroy Site 14th NW Saline St, Topeka, KS 66618

Type Land-I TotalSqFt Class B Sector N Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note 2016 RE Taxes (Both Tracts) \$152.62

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
NW Saline - Tract A	SALE	51,400				\$100,000	Cash
	LAND-I					\$1.95	1.17+/- acre lot located in North Topeka, south of Kriz-Davis Co. in Topeka Chamber Industrial Park on Saline St. 2016 RE
NW Saline - Tract B	SALE	203,425				\$250,000	Cash
	LAND-I					\$1.23	4.67+/- acre lot located in North Topeka, south of Kriz-Davis Co. in Topeka Chamber Industrial Park at the corner of Saline
NW Saline - Tract A and B	SALE	254,825				\$320,000	Cash
	LAND-I					\$1.26	Combination of Tract A and B located in North Topeka, south of Kriz-Davis Co. in Topeka Chamber Industrial Park at the



South Topeka Industrial Plaza No 2 54th SW Topeka Blvd, Topeka, KS 66609

Type Land-I TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Two lots 3.72 and 1.47 acres; 2016 RE Taxes \$2,767.26

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
54th St and S Topeka - 5 acre Site	SALE	227,543				\$275,000	
	LAND-I					\$1.21	Excellent light industrial site with retail frontage on South Topeka Blvd. All utilities in place, level and graded site. Ideal

Propert Type: **Land-O**



12th and Fairlawn NEC Fairlawn NEC SW 12th St, Topeka, KS 66606

Type Land-O TotalSqFt Class Sector SW Zoning O&I-1 OFFICE AND INST

Agent: Morse, Mike

Note The seller has extensively worked with a local engineer and architect which will make developing the site very easy. 2016 RE Taxes: \$814.94

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
12th & Fairlawn NEC	SALE	31,141				\$120,000	Offering great office frontage; 174.6' on Fairlawn and 183' on 12th Street. This location offers easy access to I-70 and I-470.
	LAND-O					\$3.85	



Westridge Business Park Land 6346 SW 21st St, Topeka, KS 66604

Type Land-O TotalSqFt Class Sector W Zoning O&I-1 OFFICE AND INST

Agent: Morse, Mike

Note 21st Street is expanded to 5 lanes from Arvonvia to Indian Hills Road;

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
6346 SW 21st	SALE	51,400				\$257,000	Nice lot with 21st street frontage. 21st street is expanded to five lanes per .25 cent sales tax. Site includes constructed drive
	LAND-O					\$5.00	



Mission Woods Urish Rd (NW Corner) SW 29th St, Topeka, KS 66614

Type Land-O TotalSqFt Class Sector SW Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note SW Topeka location mostly Medical & General office park with wooded lots and exposure to Urish & 29th St.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2810 SW Mission Woods Drive - 1	SALE	77,049				\$95,000	Medical office site on Urish and adjacent to woods. Price includes some existing parking and shared drives.
	LAND-O					\$1.23	
6640 SW Mission Drive - 13 & 14	SALE	124,460				\$75,000	Professional office site located at 29th & Urish with views into wooded areas. Price includes parking Lot and shared drives.
	LAND-O					\$0.60	



Cedar Crest Office Park Fairlawn SW 6th Ave, Topeka, KS 66604

Type Land-O TotalSqFt Class Sector W Zoning O&I-1 OFFICE AND INST

Agent: Morse, Mike

Note Located on the Gateway to St. Francis Medical Complex. Ready to build office sites with frontage on I-70 and 6th Street. The office park is across the street from the Governor's Mansion and Cedar Crest Park with walking trails, ponds, and biking trails;

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Cedar Crest Office Park, Lot 6	SALE	30,162				\$143,270	Cash at Clos .692+/- acres of great office land with frontage 6th Street. Adjacent to the new St. Francis hospital campus.
	LAND-O					\$4.75	
Cedar Crest Office Park, Lot 10	SALE	32,251				\$169,318	Cash at Clos .740+/- acres of great office land with I-70 & Fairlawn visibility.
	LAND-O					\$5.25	
Cedar Crest Office Park, Lot 8	SALE	36,834				\$174,962	Cash at Clos .846+/- acres of great office land with 6th Street access.
	LAND-O					\$4.75	
Cedar Crest Office Park, Lot 7	SALE	39,014				\$185,317	Cash at Clos .896+/- acres of great office land with 6th Street frontage. Adjacent to the new St. Francis hospital campus.
	LAND-O					\$4.75	
Cedar Crest Office Park, Lot 9	SALE	39,031				\$204,913	Cash at Clos .896+/- acres of great office land with I-70 & Fairlawn visibility.
	LAND-O					\$5.25	
Cedar Crest Office Park, Lot 1	SALE	41,665				\$197,908	Cash at Clos Possible bank location with .956+/- acres of great office land with frontage 6th Street. Adjacent to Security Benefit and the
	LAND-O					\$4.75	
6th & Fairlawn & I-70, Lot 2	SALE	46,666				\$221,664	Cash at Clos 1.07+/- acres of great office land. Adjacent to Security Benefit.
	LAND-O					\$4.75	
6th & Fairlawn & I-70, Lot 4	SALE	50,446				\$239,619	Cash at Clos 1.16+/- acre interior site with 6th Street access and immediate access to I-70.
	LAND-O					\$4.75	
6th & Fairlawn & I-70, Lot 11	SALE	51,375				\$269,719	Cash at Clos Possible bank site. 1.18+/- acres with I-70 & 6th Street frontage.
	LAND-O					\$5.25	



American National Red Cross 3551 SW Fairlawn, Topeka, KS 66614

Type Land-O TotalSqFt Class Sector SW Zoning C-4 COMMERCIAL

Agent: Morse, Mike

Note

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3551 SW Fairlawn	SALE	56,827				\$170,500	Cash This is a 1.3+/- acre ready to build office site with great Fairlawn frontage. 263' of frontage on Fairlawn Road.
	LAND-O					\$3.00	



Fairlawn and 34th - New Construction 3420 SW Fairlawn Rd, Topeka, KS 6661

Type Land-O TotalSqFt Class A Sector SW Zoning Mixed

Agent: Morse, Mike

Note 2016 RE Taxes \$11,568.74

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3400 SW Fairlawn	SALE	80,525				\$385,000	Large commercial frontage lot at 34th and Fairlawn Rd.
	LAND-O					\$4.78	
3400 SW Fairlawn	SALE	80,525				\$385,000	Large commercial frontage lot at 34th and Fairlawn Rd.
	LAND-R					\$4.78	
3400 SW Fairlawn	SALE	287,000				\$1,200,000	Site is zoned C-1 on frontage and O&I - 2 in the rear with multifamily zoning on north against houses.
	LAND-O					\$4.18	
3400 SW Fairlawn	SALE	287,000				\$1,200,000	Site is zoned C-1 on frontage and O&I - 2 in the rear with multifamily zoning on north against houses.
	LAND-R					\$4.18	



Corporate Meadows Office Park Wanamaker SW I-70, Topeka, KS 66604

Type Land-O TotalSqFt Class A Sector W Zoning O&I-3 OFFICE AND INST

Agent: Morse, Mike

Note NE CORNER; 2016 RE Taxes: \$5,539.16

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Corporate Meadows, Blk A or B	SALE	43,560				\$196,020	Division of any of the larger lots at Corporate Meadows. Seller must approve location.
	LAND-O					\$4.50	
Corporate Meadows, Blk A or B	SALE	65,340				\$294,030	Division of any of the larger lots at Corporate Meadows. Seller must approve location.
	LAND-O					\$4.50	
Corporate Meadows, Lot 5, Blk A	SALE	94,961		\$0.00		\$664,726	Located on the NW corner of I-70 and Wanamaker Rd. Excellent retail opportunity.
	LAND-O			\$0		\$7.00	
Corporate Meadows, Lot 5, Blk A	SALE	94,961		\$0.00		\$664,726	Located on the NW corner of I-70 and Wanamaker Rd. Excellent retail opportunity.
	LAND-R			\$0		\$7.00	
Corporate Meadows, Lot 3, Blk B	SALE	104,544		\$0.00		\$470,000	Located across from River Hill Shopping Center. This lot provides excellent visibility and can be divided.
	LAND-O			\$0		\$4.50	
Corporate Meadows Lot 1, Block B	SALE	121,532				\$546,896	Interior lot adjacent to new Social Security building and across the street from WIBW.
	LAND-O					\$4.50	
Corporate Meadows, Lot 2 Blk A	SALE	178,160		\$0.00		\$801,720	Very nice lot backing up to the Kansas History Museum's Tall Grass Prairie. Lot can be divided.
	LAND-O			\$0		\$4.50	
Corporate Meadows, Lot 3, Blk A	SALE	262,667				\$1,182,001	Very nice lot backing up to the Kansas History Museum's Tall Grass Prairie and I-70. Lot can be divided.
	LAND-O					\$4.50	
Corporate Meadows, Lot 1, Blk A	SALE	361,548				\$1,626,966	Located at the north end of Wanamaker, 8.3 acre site with I-70 frontage. Site can be divided. Fully developed site ready fo
	LAND-O					\$4.50	
Corporate Meadows, Remaining Lots	SALE	1,176,129				\$3,528,387	Remaining Undeveloped Land. Approximately 27acres. All roads and utilities in place. No specials.
	LAND-O					\$3.00	

KANSAS COMMERCIAL PROPERTY LISTINGS



Kanza Business and Technology Park MacVicar Ave SW Kanza Dr, Topeka, KS

Type Land-O TotalSqFt Class Sector MT Zoning PUD PLANNED UNIT DEVE

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Center092	SALE	40,075				\$140,263	Cash
	LAND-O					\$3.50	
Center115	SALE	50,094				\$175,329	Cash
	LAND-O					\$3.50	
East133	SALE	57,935				\$202,772	Cash
	LAND-O					\$3.50	
East137	SALE	59,677				\$208,870	Cash
	LAND-O					\$3.50	
Center138	SALE	60,113				\$210,394	Cash
	LAND-O					\$3.50	
Center142	SALE	61,855				\$216,492	Cash
	LAND-O					\$3.50	
East160	SALE	69,696				\$243,936	Cash
	LAND-O					\$3.50	
East175	SALE	76,230				\$266,805	Cash
	LAND-O					\$3.50	
South204	SALE	88,862				\$311,017	Cash
	LAND-O					\$3.50	
NE247	SALE	107,593				\$376,576	Cash
	LAND-O					\$3.50	
Center258	SALE	112,385				\$393,347	Cash
	LAND-O					\$3.50	
Center260	SALE	113,256				\$396,396	Cash
	LAND-O					\$3.50	
Center261	SALE	113,692				\$397,922	Cash
	LAND-O					\$3.50	
South272	SALE	118,483				\$414,691	Cash
	LAND-O					\$3.50	
Center325	SALE	141,570				\$495,495	Cash
	LAND-O					\$3.50	
East334	SALE	145,490				\$509,215	Cash
	LAND-O					\$3.50	
West358	SALE	155,945				\$467,834	Cash
	LAND-O					\$3.00	
West409	SALE	178,160				\$534,481	Cash
	LAND-O					\$3.00	
West418	SALE	182,081				\$546,242	Cash
	LAND-O					\$3.00	
West521	SALE	226,948				\$680,000	Cash
	LAND-O					\$3.00	



Wanamaker Land - 6 Acres 300 SW Wanamaker Rd, Topeka, KS 66606

Type Land-O TotalSqFt Class Sector W Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note 2016 RE Taxes: \$2,203.98

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
300 SW Wanamaker Rd - 6 Acres	SALE	285,754				\$1,971,703	6.54+/- acres located off north Wanamaker Road, just north of Security Benefit Group, Hollywood 14 Theater, Tallgrass
	LAND-R					\$6.90	
300 SW Wanamaker Rd - 6 Acres	SALE	285,754				\$1,971,703	6.54+/- acres located off north Wanamaker Road, just north of Security Benefit Group, Hollywood 14 Theater, Tallgrass
	LAND-O					\$6.90	



30th Terr and Wanamaker - Land 30th Terrace SW Wanamaker Rd, Topeka, K

Type Land-O TotalSqFt Class Sector SW Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note 2016 RE Taxes: \$19,191.41

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
30th Terr & Wanamaker, Block B-Lot 5	SALE	28,774				\$86,322	Nice office lot with immediate access to Wanamaker.
	LAND-O					\$3.00	
Block B Lots 1 & 2	SALE	72,704				\$654,336	C-2 zoned site adjacent to new Hy-Vee. Wanamaker frontage
	LAND-R					\$9.00	
30th Terr & Wanamaker, Block B-Lot 1-4	SALE	135,549				\$948,843	C-2 zoned site adjacent to new Hy-Vee. Wanamaker frontage.
	LAND-R					\$7.00	
30th Terr & Wanamaker, TOTAL LAND	SALE	164,323				\$920,209	Retail and office lots. Excellent traffic counts and national retail neighbors. Immediate access to Wanamaker.
	LAND-O					\$5.60	

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* - (TERMS) G=Gross, NNN=Triple Net. ADJUSTMENTS INCLUDE:
J=Janitorial,U=Utilities, IM=Interior Maintenance, R=Roof Repairs and Replacement,
S=Structural Repairs, CAM =Common Area Maintenance, T=Taxes, I=Insurance,
All Property information is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease or withdrawal without notice.



38th and Wanamaker 38th SW Wanamaker Rd, Topeka, KS 66610

Type Land-O TotalSqFt Class Sector SW Zoning PUD PLANNED UNIT DEVE
 Note 2016 RE Taxes: \$6,698.30

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
38th & Wanamaker - 1 acre site	SALE	43,540				\$175,000	Excellent location with Wanamaker frontage. Land is on the east side of the street just south of the Penwell Gable site. Site
	LAND-O					\$4.02	
38th & Wanamaker-2 acre site	SALE	87,080				\$324,900	Excellent location with Wanamaker frontage. Land is on the east side of the street just south of the Penwell Gable site.
	LAND-O					\$3.73	

Propert Type: **Land-R**

45th and California SE Corner California (SE Corner) SE 45th St, Topeka, KS 66

Type Land-R TotalSqFt Class Sector S Zoning C-2 COMMERCIAL
 Note 6.54 acres, 60, 450 ft R/W; 2016 RE Taxes total \$5,362.79 (RE Taxes \$1,162.28/Spec \$4,200.51)

Agent: Eller, Ed

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
45th and California (SE Corner) - Lot 2	SALE	44,986				\$175,900	Lot east of Jakes, Fronts on 45th St., Zoned C-2 Commercial, access per plat will be granted upon realignment of Jakes
	LAND-R					\$3.91	
45th and California (SE Corner) - Lot 3a	SALE	71,990				\$249,900	360 ft frontage on California Ave, shared drive with Dollar General Zoned C-2 Commercial. Buyer pays for platting.
	LAND-R					\$3.47	
45th and California (SE Corner)- 3	SALE	240,236				\$359,900	Fully Platted site, utilities are to the site and it is relatively flat with minimal grading and drainage at the SE corner of 45th
	LAND-R	RetailLand, Specul				\$1.50	
45th and California (SE Corner)- 3	SALE	285,222				\$475,000	New Dollar General on hard corner, fully platted site, utilities are to the site and it is relatively flat with minimal grading and
	LAND-R					\$1.67	



Former Johnsons Body Shop 2504 SE 6th Ave, Topeka, KS 66607-1693

Type Land-R TotalSqFt 34,848 Class B Sector E Zoning C-4 COMMERCIAL
 Note Automobile Service Garage; 2016 RE Taxes \$4,962.68

Agent: Eller, Ed

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2504 SE 6th	SALE	19,602				\$69,900	Cash at Clos Small retail lot, NW corner of 6th and Golden.
	LAND-R					\$3.57	



SEC Land 29TH Croco Rd, Topeka, KS 66605

Type Land-R TotalSqFt Class Sector SE Zoning C-2 COMMERCIAL
 Note 2016 RE Taxes: \$5,373.16

Agent: Rezac, Mark

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
29th & Croco SE corner pad site	SALE	55,641				\$305,000	Cash at closi Pad site along SE 29th east of Croco Rd. Approximately 1.27+/- acres. Thunderbird Shopping Center to the south, Cotton
	LAND-R					\$5.48	



Lyman Rd and NW Topeka Blvd Land NW Lyman Rd, Topeka, KS 66608

Type Land-R TotalSqFt Class Sector NW Zoning I-1 LIGHT INDUST
 Note Zoned I-1, Light Industrial and part of Parcel B is zoned C-4, Commercial;2016 RE Taxes \$6,686.94

Agent: Rezac, Mark

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Parcel A - Lyman Rd	SALE	78,408				\$233,655	Cash Parcel with frontage on Lyman Road. 1.8+/- acres
	RETAIL					\$2.98	
Parcel B - Elm Row	SALE	89,298				\$215,000	Parcel with frontage on Elm Row. 2.05+/- acres
	RETAIL					\$2.41	
Parcel A and B - Lyman Rd	SALE	167,706				\$350,000	Cash Combination of Parcel A and B
	RETAIL					\$2.09	



Briggs 1st Addition 3847 SW Topeka Blvd, Topeka, KS 66609

Type Land-R TotalSqFt Class Sector SW Zoning C-4 COMMERCIAL, R1
 Note 2016 RE Taxes: \$24,717.76

Agent: Eller, Ed

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3847 SW Topeka Blvd	SALE	627,621				\$3,100,000	Cash 14+/- acres available for land development opportunity at the corner of I-470 and Topeka Blvd.
	LAND-R					\$4.94	