

FOR SALE: THE HERITAGE

US 400 & Yorktown Parkway - Lot Pricing Available



MASTER PLAN USAGE

Specialty Shop | Restaurant | Office | Retail
Hotel | Senior Living | Multi-Family

PROPERTY HIGHLIGHTS

- Located in Andover, KS – the most affluent suburb of Wichita
- Active lifestyle development including walking paths, bike trails, and town square
- Excellent demographics
- Development Area: 103 +/- acres
- Daily Traffic: 48,500 vehicles per day at US 400 / Hwy 54 Kellogg and Andover Road
- Traffic signal at Kellogg/Yorktown Parkway
- Heritage Square: 186 resort-style apartments & 42,000 sq feet of street-level commercial space



TRAFFIC
COUNT
22,100



POPULATION
(5 MI)
45,585



AVERAGE HH
INCOME (5 MI)
\$181,829



EMPLOYED
(5 MI)
14,167



MEDIAN AGE
(5 MI)
39.2



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THE
HERITAGE



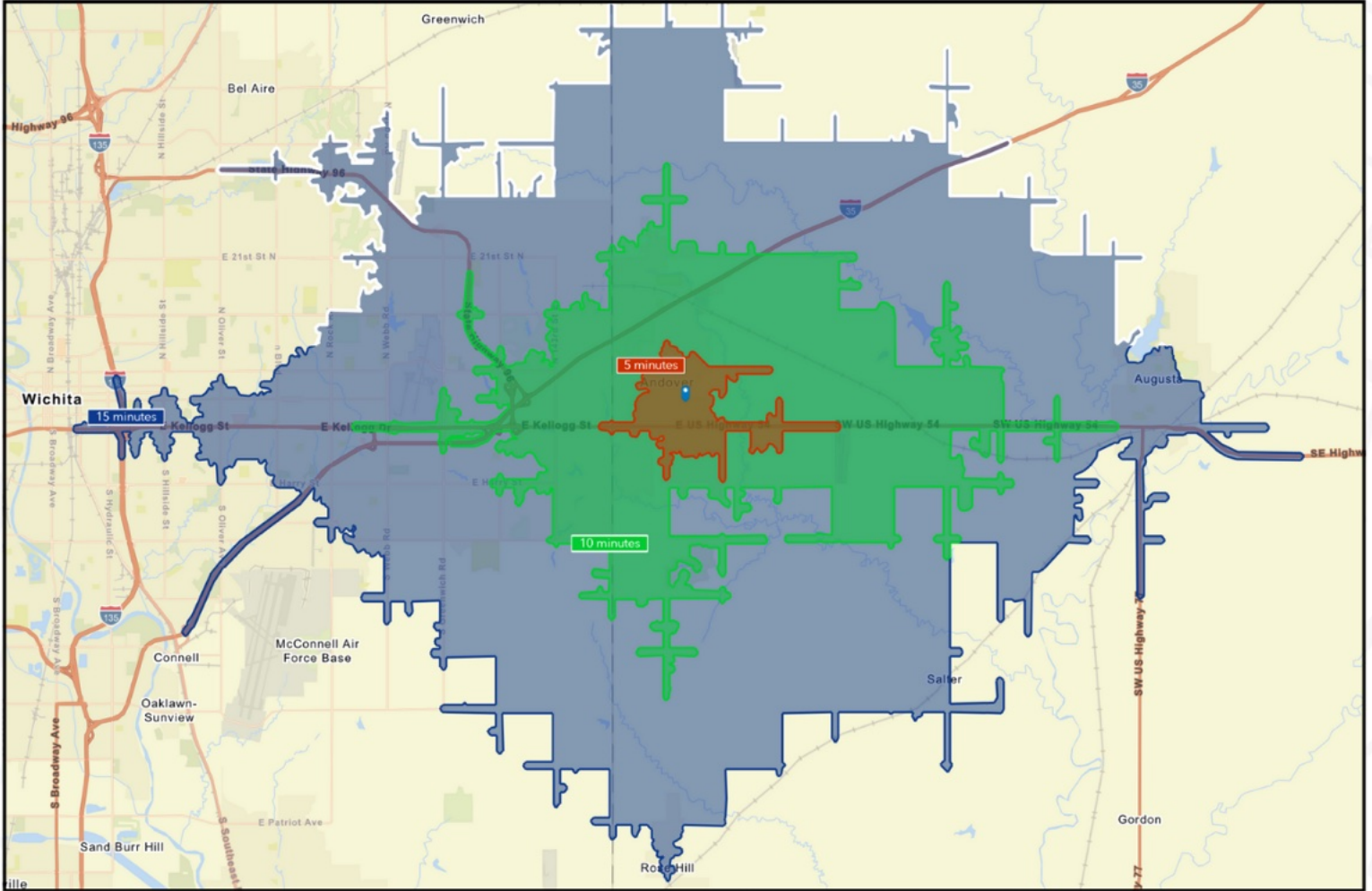
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1425 E. Douglas Ave. Suite 100 Wichita, KS 67211

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2024	1 Mi	5 Min	3 Mi	10 Min	5 Mi	15 Min
Population	5,160	5,986	22,304	30,543	45,585	122,208
Median Household Income	\$93,226	\$98,169	\$123,366	\$121,822	\$131,662	\$93,407
Average Household Income	\$123,718	\$131,889	\$166,260	\$166,218	\$181,829	\$134,824



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Lies Properties, LLC
STREET COMMERCIAL
MKEC

SITE MASTER PLAN
Andover, KS



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**SITE MASTER PLAN
ANDOVER, KS**

Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft
L1	SOLD 1.28	134,384	L6-A	SOLD 0.71	30,755	L19	0.94	40,822
L2	0.83	55,611	L6-B	0.57	24,762	L20	0.61	26,785
L3-A	1.11	36,010	L7	2.25	98,147	L21	1.13	49,410
L3-B	0.73	48,407	L8	0.26	11,284	L22	1.45	63,029
L4-A	0.94	31,749	L9	0.31	13,712	L23	SOLD 1.45	59,873
L4-B	0.87	41,151	L10	SOLD 0.56	142,304	L24	SOLD 0.69	27,137
L5-A	0.87	37,869	L11	0.56	24,453	L25	SOLD 0.69	27,833
L5-B	0.92	40,094	L12	0.71	30,755			
			L13	0.57	24,762			
			L14	0.86	37,468			
			L15	0.76	32,942			
			L16	0.85	37,200			
			L17	0.69	29,887			
			L18	SOLD	-			

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