



Steeple Bay

Property Description:

- 80 acre mixed-use development located in the CrossGate District
- Outstanding retail option for under-served South Wichita market
- Junior anchor retail, restaurants, hotel and small shop space available
- 14-acre functional lake
- Outstanding highway visibility and accessibility



Steeple Bay

Steeple Bay is an 80-acre site situated within the Crossgate district of Wichita, KS, at Seneca Street & I-235. Approximately 37,000 drivers pass by daily, giving it outstanding highway visibility, as well as easy access off of MacArthur Road & Seneca - one of the busiest east -west connectors in southwest Wichita. A unique quality of the development is a 14-acre lake on the northernmost part of the site, giving several available lots prime water-front views. .

Seneca/Interstate-235, Wichita, KS 67217

Gross Land Area: 0.55 -12.39 acres

Sale Price: \$10 - 20 PSF

Sale Terms: Cash to Seller, Build-to-Suit, Other

1 Space available:

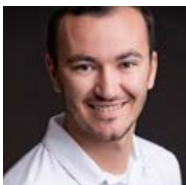
Suite A: 10,000 SF \$19 PSF (Annual)

Demographics:

Proximity:	1 mile	2 mile	3 mile
Total Population:	10,281	80,454	187,364

Vehicle Count:

Approx 40,000 vehicles per day



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