

WEIGAND ABSOLUTE AUCTION

BIDDING ENDS THURSDAY, AUGUST 31, 2023 AT 2:00 PM CT

E. 11th Ave.
Hutchinson, KS

Register & Bid online at WeigandAuctions.com



DEVELOPMENT LAND LOCATED NEAR HWY 61

SITE SIZE
10.04± ACRES

ZONING
C4

LAND TYPE
DEVELOPMENT

TAXES
GENERALS: \$10,853.78

PROPERTY HIGHLIGHTS

- Rare development opportunity located in the most desirable commercial area of Hutchinson, Kansas.
- Adjacent to the Hutchinson Mall, a regional mall which includes TJ Maxx, Ulta, Hobby Lobby, Orscheln and many others.
- Neighboring big box retail includes: Wal-Mart, Home Depot and Lowes.
- Located in a Qualified Opportunity Zone.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE	35.4	37.6	39.4
POPULATION	3,792	35,010	45,313
AVG. HH. INCOME	\$55,716	\$74,744	\$79,794



J.P. Weigand & Sons, Inc. Auction
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com

Christi Royse, CCIM
316-292-3919 | croyse@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

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