

Owner/User or Small Redevelopment Opportunity

1328 - 1336 SW 17th St, Topeka, KS



BLOCK & COMPANY, INC., REALTORS

📞 816.753.6000

📍 605 W. 47th Street, Ste. 200
Kansas City, MO 64112

🌐 www.blockandco.com

FOR MORE INFORMATION CONTACT:

GRANT SUMMERS

816.412.7307

gsummers@blockandco.com

PAUL MASSALI

816.412.7398

pmassali@blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Contents

3	PROPERTY OVERVIEW
4	PROPERTY PHOTOS
5	AERIAL MAP
6	SITE PLAN
7	PLAT MAP
8	10 YEAR PROJECTION
9	WASHBURN UNIVERSITY
10	DEMOGRAPHICS SUMMARY

CONFIDENTIALITY & DISCLAIMER



The information contained herein has been obtained from sources deemed reliable, including the owner of the property, public records, and other third-party sources. However, no representation or warranty, express or implied, is made by the property owner, its affiliates, or any other party as to the accuracy, completeness, or reliability of such information. Prospective investors are advised to conduct their own independent investigation, due diligence, and evaluation of the property, including but not limited to physical, financial, legal, and environmental conditions, as well as any potential risks associated with the investment. Neither the Company, nor any of its affiliates, employees, representatives or agents, make any representations regarding the suitability of the property for any specific investment or use, or the future performance of the property.

These materials do not constitute an offer to sell or a solicitation of an offer to buy the property, and any such offer or solicitation will be made solely through a formal documentation and subject to the terms and conditions therein. The Company reserves the right to withdraw the property from the market or modify the terms of the offering at any time without prior notice. By receiving these materials, the recipient acknowledges that they have read and understood the disclaimers and disclosures contained herein. Any reliance on the information provided in these materials is solely at the recipient's own risk.

These materials and any related documents may contain confidential information and should be treated as proprietary. Distribution of these materials is limited to qualified and accredited investors only, and it may not be reproduced, distributed, or disclosed to any third parties without the prior written consent of the Company. No Investment Advice: This document does not constitute investment, financial, legal, or tax advice. Prospective investors should seek the advice of their own financial, legal, and tax professionals before making any investment decisions.

These materials may contain projections and certain forward-looking estimates and statements. These represent the subjective views of the manager of the Company and are based upon assumptions that are subject to significant uncertainties and contingencies. While the Company believes these assumptions currently are reasonable, their validity may be affected by events and conditions not now contemplated and by other factors, many of which may be beyond the Company's control. Actual results may vary from the projections and forward-looking statements contained in these materials and such variations may be significant. Factors that may cause such differences include, without limitation, the information set forth under the caption "Risk Factors" in the private placement memorandum. No representation or warranty is made regarding any of the forward-looking information contained in these materials.

PROPERTY OVERVIEW



- » Owner/user or small redevelopment opportunity
- » Located at a signalized intersection across the street from the Washburn University campus
- » Next to brand new Casey's and newly redeveloped strip center
- » Existing drive thru
- » Zoned X1 mixed use district
- » Boost Mobile is on a month-to-month lease



Contact Agent
SALE PRICE



6,442
Square Feet



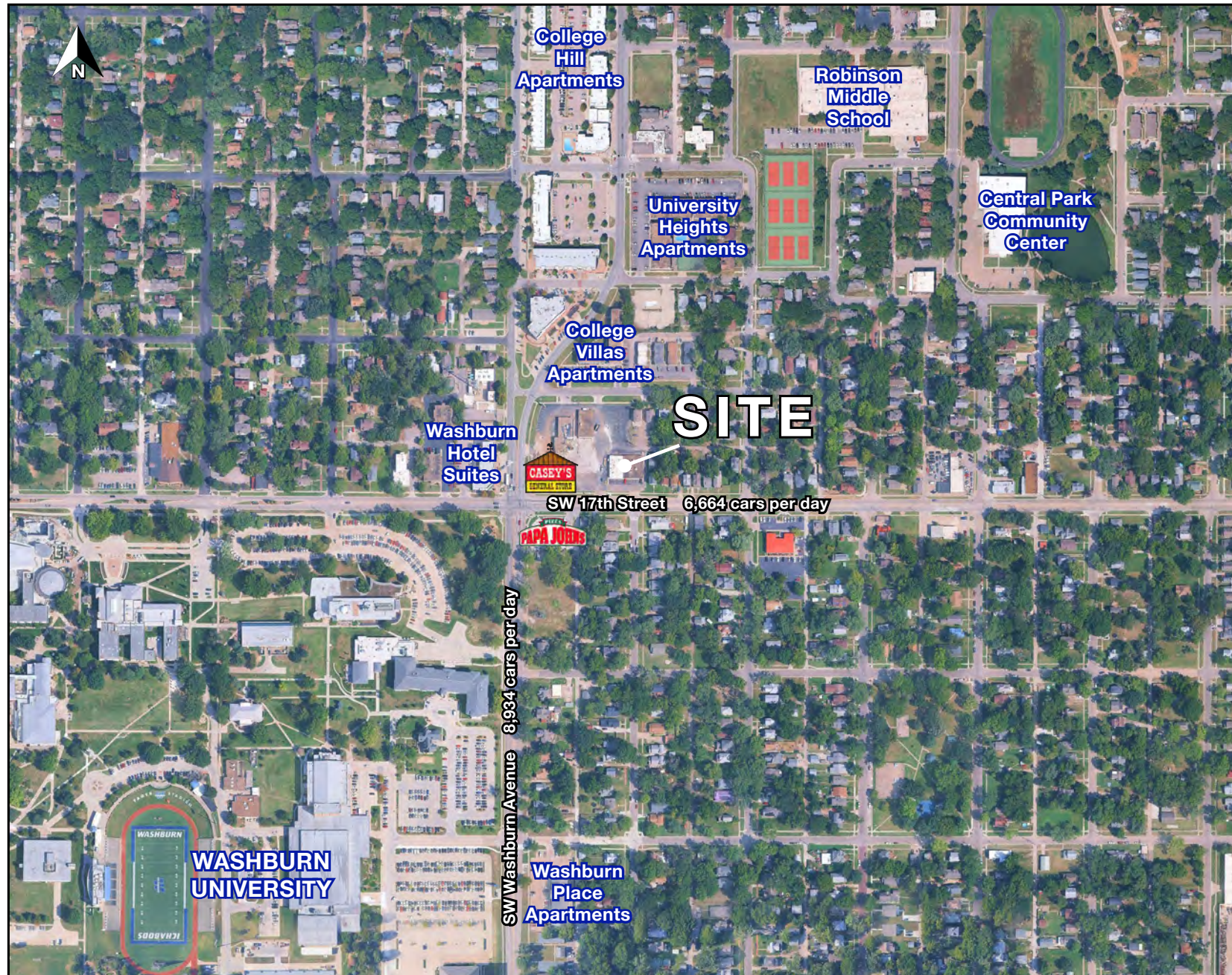
0.41
Acres



PROPERTY PHOTOS



AERIAL MAP

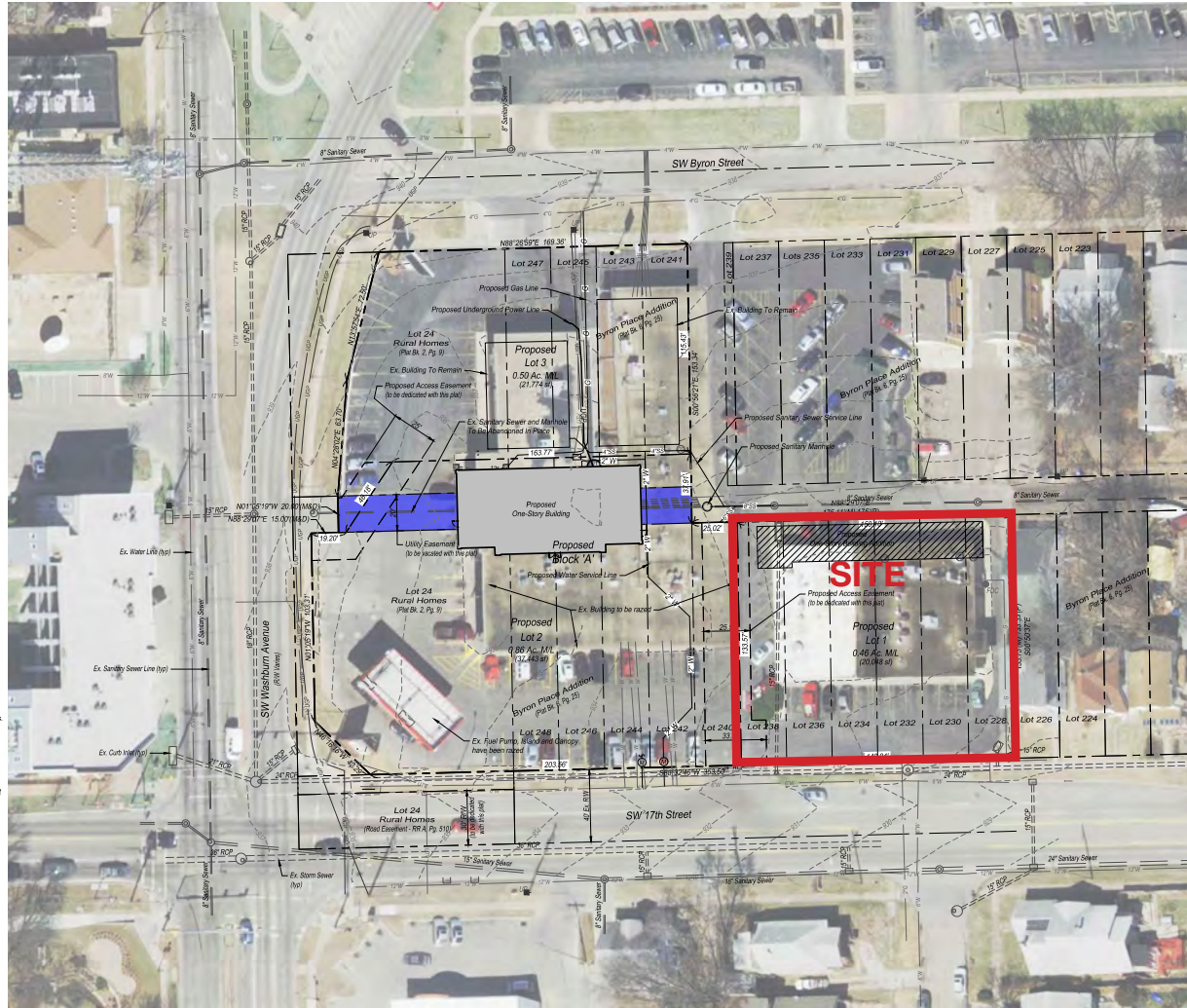
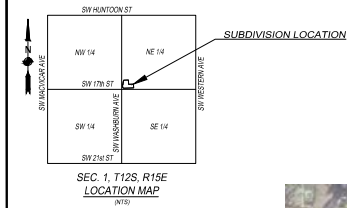


SITE PLAN



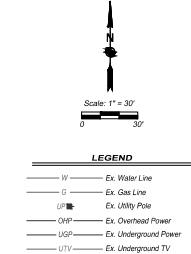
PRELIMINARY PLAT CAMPUS CENTER SUBDIVISION

LOTS 241 THRU 247 (ODD) ON BYRON STREET AND LOTS 228 THRU 248 (EVEN) ON SW 17TH STREET, FORMERLY EUCLID AVENUE, IN BYRON PLACE ADDITION; ALSO LOT 24, RURAL HOMES SUBDIVISION, INCLUDING THE VACATED ALLEY ACROSS SAID LOT 24 RECORDED IN BOOK 1635, PAGE 99 AND BOOK 2444, PAGE 778, BUT LESS THOSE PORTIONS OF LOT 24 DEEDED TO THE CITY OF TOPEKA FOR SW WASHBURN AVENUE AND SW 17TH STREET RIGHT-OF-WAYS, ALL IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE 6TH P.M., IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.



Description:
Lots 241 thru 247 (Odd) on Byron Street and Lots 228 thru 248 (Even) on SW 17th Street, Formerly Euclid Avenue, in Byron Place Addition; also Lot 24, Rural Homes Subdivision, including the vacated alley across said Lot 24 recorded in Book 1635, Page 99 and Book 2444, Page 778, but less those portions of Lot 24 deeded to the City of Topeka for SW Washburn Avenue and SW 17th Street Right-of-Ways, all in the Northeast Quarter of Section 1, Township 12 South, Range 15 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, being more particularly described by Patrick Leo Lafontaine, PS 1889, on April 15, 2020 as follows:
BEGINNING at the Southeast corner of said Lot 228 on SW 17th Street, Thence S88°12'49"W (Bare Phase, Kansas North Zone bearings) along the Northern Right-of-Way of SW 17th Street a distance of 353.50 feet to the Southeast corner of a tract described in a General Warranty Deed to the City of Topeka recorded in Book 1627, Page 571, Thence S67°16'18"W along the East line of said Tract a distance of 42.28 feet, Thence N01°52'12"W along said East line a distance of 103.31 feet, Thence N88°29'07"E along said East line a distance of 15.00 feet, Thence N01°52'18"W along said East line a distance of 20.00 feet, Thence N04°28'02"E along said East line a distance of 63.70 feet, Thence N12°57'54"E along said East line a distance of 172.50 feet to the Northeast corner of said Tract, said corner being on the North line of said Lot 24 of Rural Homes Subdivision and the Southern Right-of-Way of SW Byron Street, Thence N88°28'59"E along said Right-of-Way a distance of 169.58 feet to the Northeast corner of Lot 238 on Byron in Byron Place Addition and the West line of a public alleyway described in a General Warranty Deed to the City of Topeka recorded in Book 1636, Page 348, Thence S00°16'21"E along said West line a distance of 103.34 feet to a point on the South line of a public alleyway, Thence N88°29'07"E along said South line a distance of 175.11 feet to the Northeast corner of said Lot 228 on SW 17th Street, Thence S09°03'07"E along the East line of said Lot 228 a distance of 103.73 feet to the **POINT OF BEGINNING**.
ALSO:
The remnant South 30 feet of Lot 24, Rural Homes Subdivision, that exists within a Road Easement for McVicar Road described in Road Record Book A, Page 510 (to be dedicated as Public Right-of-Way with this Plat).

- General Notes:**
1. Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent sewer, drainage or utility easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access or egress of maintenance vehicles or equipment for the operation and maintenance of the utilities or pipe lines located in the easement. Any permanent or semi-permanent obstruction located in the permanent sewer or utility easement may be removed by personnel representing the governing body, to provide for the proper operation and maintenance of said utility line, without cost or obligation for replacement, cost of removal, and/or replacement shall be the responsibility of the property owner.
 2. Water service will be provided by The City of Topeka Water Department.
 3. Sanitary Sewer service will be provided by The City of Topeka Public Sanitary Sewer system.
 4. Minimum opening elevations shall be 1.1 above the highest adjacent 100-year water surface elevation.
 5. No building permits shall be issued until all Stormwater Management requirements set forth in the Topeka Municipal Code (TMC) are met, including approval of Stormwater Management Plan, granting of any necessary stormwater management, drainage or stream buffer easements, and construction and inspection of all stormwater management facilities contained in the approved Stormwater Management Plan for each phase as applicable.
 6. No building permits shall be issued until arrangements for the installation of water mains and/or connection charges have been made with the City of Topeka Water Department.
 7. No building permit will be issued until the owner has made arrangements for connection to public sanitary sewer to serve 100% requiring building permits.
 8. All utilities shall be placed underground pursuant to the City's right-of-way management standards.
 9. It has been deemed that utility easements along the length of the subdivision boundary per TMC 18-40.120 are not necessary due to the utility services already exist.
 10. According to "FIRM" Map Community Panel Numbers 20177C021SE, effective September 29, 2011, this property is in Flood Zone "X"; area of minimal flood hazard.



SHEET TITLE		PRELIMINARY PLAT		SBB Engineering, LLC transportation site development-surveying  301 South Kansas Avenue Topeka, Kansas 66603 Ph: (785) 215-8803 / www.sbbeng.com		Red Mountain Group 1234 East 17th Street Santa Ana, California 92701		RESERVED FOR		Date By Date Description	
PROJECT LOCATION		Campus Center NE Corner SW 17th & SW Washburn Ave Topeka, Kansas 66604									
SBB Proj. No.		20-0089-1									
Drawn by:		JEM									
Checked by:		PL									
Date:		5/18/2023									
Sheet No.		1 of 1									

Red Mountain Group
1234 East 17th Street
Santa Ana, California 92701

SBB Engineering, LLC
transportation site development-surveying
301 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 233-6507 / www.sbbeng.com



WASHBURN UNIVERSITY

A Brief Overview

Washburn University, founded in 1865 in Topeka, Kansas, serves nearly 7,000 students with over 200 programs. Its historic charm blends seamlessly with modern amenities, creating a welcoming academic environment.

About Washburn

- 160 acre campus
- Record enrollment in 2024
- 5,300+ full time students with over 200 programs
- Over 500 annual campus events
- In the heart of Topeka - the capital city with about 127 thousand residents



DEMOGRAPHICS SUMMARY

2024 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	15,064	81,706	129,384
Households	6,264	35,331	54,929
Average Household Size	2.2	2.2	2.2
Median Age	33.5	37.5	38.8
Median Household Income	\$40,149	\$45,223	\$49,518
Average Household Income	\$53,872	\$57,368	\$66,578
2029 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	15,148	81,496	128,516
Households	6,302	35,220	54,520



POPULATION
129,384
5 MILE



MEDIAN AGE
38.8
5 MILE



AVG HH SIZE
2.2
5 MILE



TOTAL BUSINESSES
9,112
5 MILE



TOTAL EMPLOYEES
97,447
5 MILE



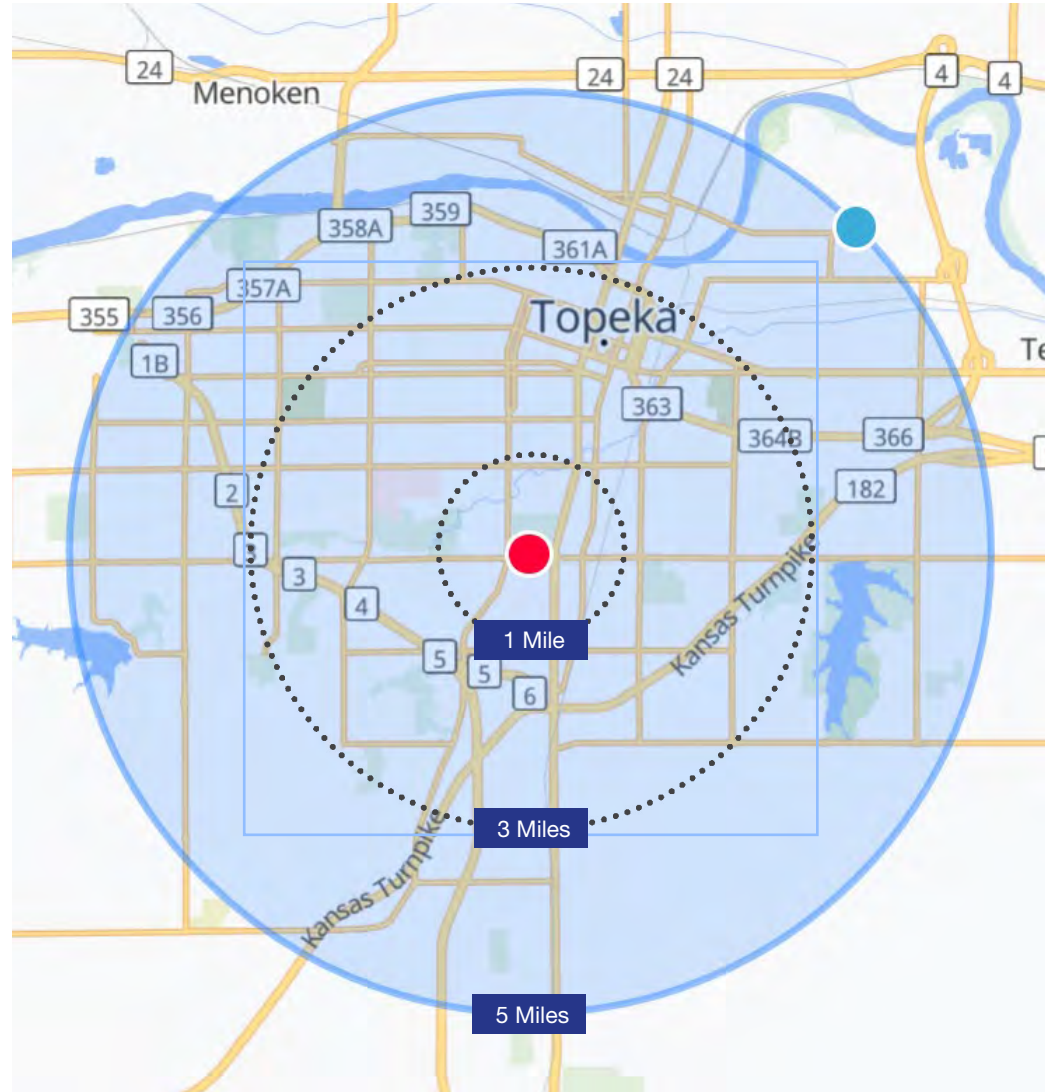
AVG HH
INCOME
\$66,578
5 MILE



MEDIAN HH
INCOME
\$49,518
5 MILE



CONSUMER
SPENDING
\$1.4B
5 MILE





FOR MORE INFORMATION CONTACT:

GRANT SUMMERS

816.412.7307

gsummers@blockandco.com

PAUL MASSALI

816.412.74398

pmassali@blockandco.com



BLOCK & COMPANY, INC., REALTORS

 816.753.6000

 605 W. 47th Street, Ste. 200
Kansas City, MO 64112

 www.blockandco.com