



FOR LEASE

Reed's Pointe

This exciting new 20 acre development is located at 21st Street N and 143rd Street E in northeast Wichita just west of Andover. 21st Street is a heavily trafficked four lane arterial that carries commuters between Wichita and Andover. This area of northeast Wichita is one of the fastest growing portions of the city and also features the best income demographics in the City of Wichita and with outstanding demographics and residential growth potential it is clear that this site is prime for commercial development.



Location:

143rd St. N. & 21st St. E.
Wichita, KS 67230

Space Available:

1,400 SF to 17,600 SF

Lease Rate:

Negotiable
+ \$4.50 Estimated NNN

Signage:

Pylon Signage is Available

3 Outparcels for Sale

33,000 to 59,000 SF

CHARLIE KING
8111 E. 32nd St. N.
Suite 101
Wichita, KS 67226

charlie@occmgmt.com

www.occmgmt.com

T: 316-262-3331

C: 316-706-1583

@occmgmt



Reed's Pointe

- ❖ Estimate Average Household Income
 - 1 Mile \$106,459
 - 3 Miles \$109,705
 - 5 Miles \$89,758
- ❖ Traffic Count: 6,258 cars daily



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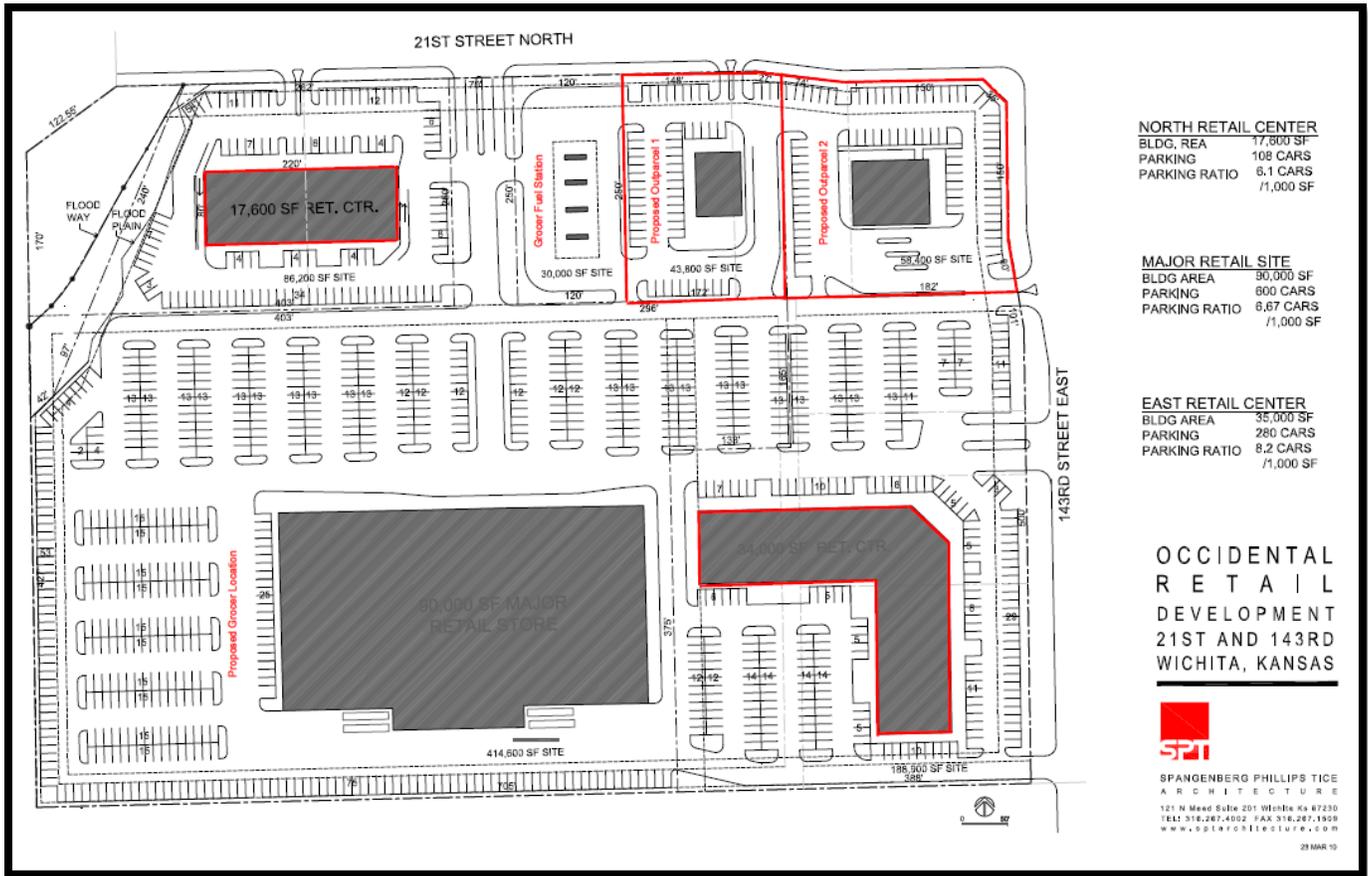
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May 15, 2013

Andover School District today closed on the purchase of about 105 acres of land expected to be the site of a future high school, varsity stadium and middle school. The district acquired the land bounded by Martin Elementary School on the south, 159th Street East on the west, 29th Street on the north and an eastern boundary about a half-mile from 159th from a group that includes Ritchie Development. The district paid \$12,000 per acre, which puts the total price at about \$1.26 million. That price per acre was less than the district paid for school land it purchased in 2006, according to Superintendent Mark Evans. If growth in the area continues at the rate it's going today, Evans think s the district could look at building on the site in five years. That's a decision a future superintendent and school board will have to make, though. Evans has been selected superintendent of Omaha Public Schools. The new facilities would be Andover's third high school and third middle school. The district has grown from 3,700 to 5,500 students in Evans' eight years there. The land is part of the 520-acre Cornerstone development north of 21st Street between 159th and Andover Road. Ritchie Development has built about 150 to 175 homes in the development so far and probably has room for about 300 more, says Kevin Mullen, Ritchie's president. Cornerstone also includes the Kansas Medical Center, which is expanding, an office park, and planned multifamily and commercial development by Laham Development, which is a partner with Ritchie on the master-planned community. Mullen says the land sold to the district could have held about 175 homes, but the proximity of the future schools creating a trifecta of elementary, middle and high schools in the same zone will prove hugely popular to current and future homeowners, spurring future commercial development dependent on residences. For more local business coverage from the Wichita Business Journal

Reed's Pointe

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REAL ESTATE BROKERAGE RELATIONSHIPS

SELLER'S AGENT

The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent.

The seller's agent is responsible for performing the following duties:

- promoting the interests of the seller with the utmost good faith, loyalty, and fidelity
- protecting the seller's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the seller to obtain expert advice
- accounting for all money and property received
- disclosing to the seller all adverse material facts about the buyer that the agent knows
- disclosing to the buyer all adverse material facts actually known by the agent, including the following:
 - environmental hazards affecting the property that are required to be disclosed
 - the physical condition of the property
 - any material defects in the property or in the title to the property
 - any material limitation on the seller's ability to complete the contract.

The seller's agent has no duty to:

- conduct an independent inspection of the property for the benefit of the buyer
- independently verify the accuracy or completeness of any statement by the seller or any qualified third party.

BUYER'S AGENT

The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent.

The buyer's agent is responsible for performing the following duties:

- promoting the interests of the buyer with the utmost good faith, loyalty and fidelity
- protecting the buyer's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the buyer to obtain expert advice
- accounting for all money and property received
- disclosing to the buyer all adverse material facts that the agent knows
- disclosing to the seller all adverse material facts actually known by the agent, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The buyer's agent has no duty to:

- conduct an independent investigation of the buyer's financial condition for the benefit of the seller
- independently verify the accuracy or completeness of statements made by the buyer or any qualified third party.

STATEMENT OF REPRESENTATION

Do not assume that an agent is acting on your behalf, unless you have signed a contract with the agent's firm to represent you. As a customer, you represent yourself. Any information that you, the customer, disclose to the agent representing another party will be disclosed to that other party. Even though licensees may be representing other parties, they are obligated to treat you honestly, give you accurate information, and disclose all known adverse material facts.

TRANSACTION BROKER

The transaction broker is not an agent for either party, so the transaction broker does not advocate the interests of either party.

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties, including the following information:
- the fact that a buyer is willing to pay more
- the fact that a seller is willing to accept less
- factors that are motivating any party
- the fact that a party will agree to different financing terms
- any information or personal confidences about a party that might place the other party at an advantage
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the buyer all adverse material facts actually known by the transaction broker, including:
 - environmental hazards affecting the property that are required to be disclosed
 - the physical condition of the property
 - any material defects in the property or in the title to the property
 - any material limitation on the seller's ability to complete the contract
- disclosing to the seller all adverse material facts actually known by the transaction broker, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The transaction broker has no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

Signature

Date