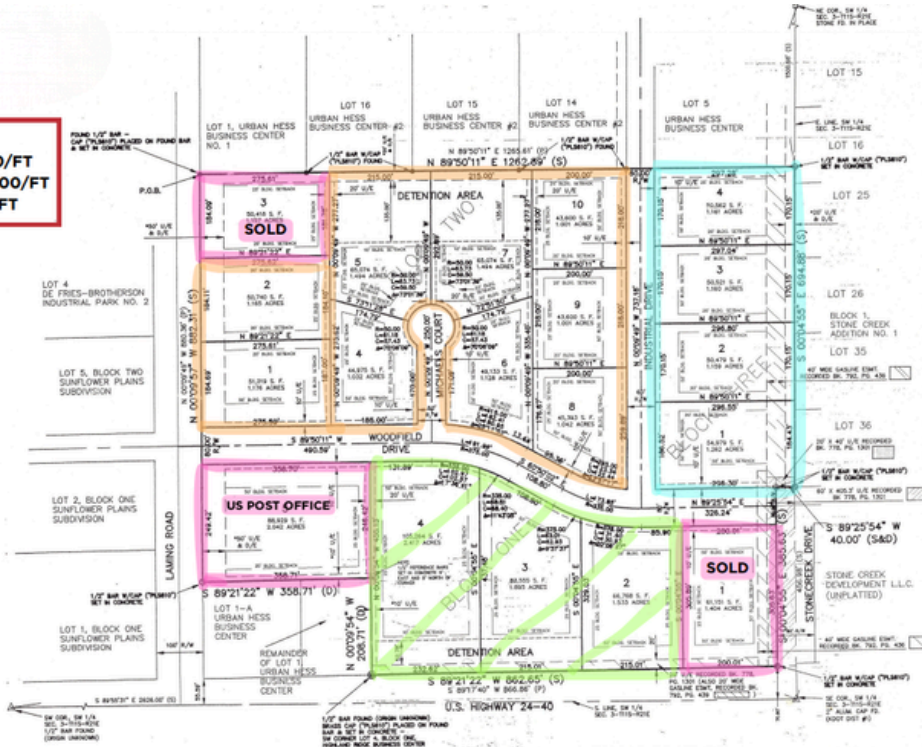


HIGHLAND RIDGE BUSINESS PARK

LOT 1 INDUSTRIAL DRIVE TONGANOXIE, KS 66086

FOR SALE

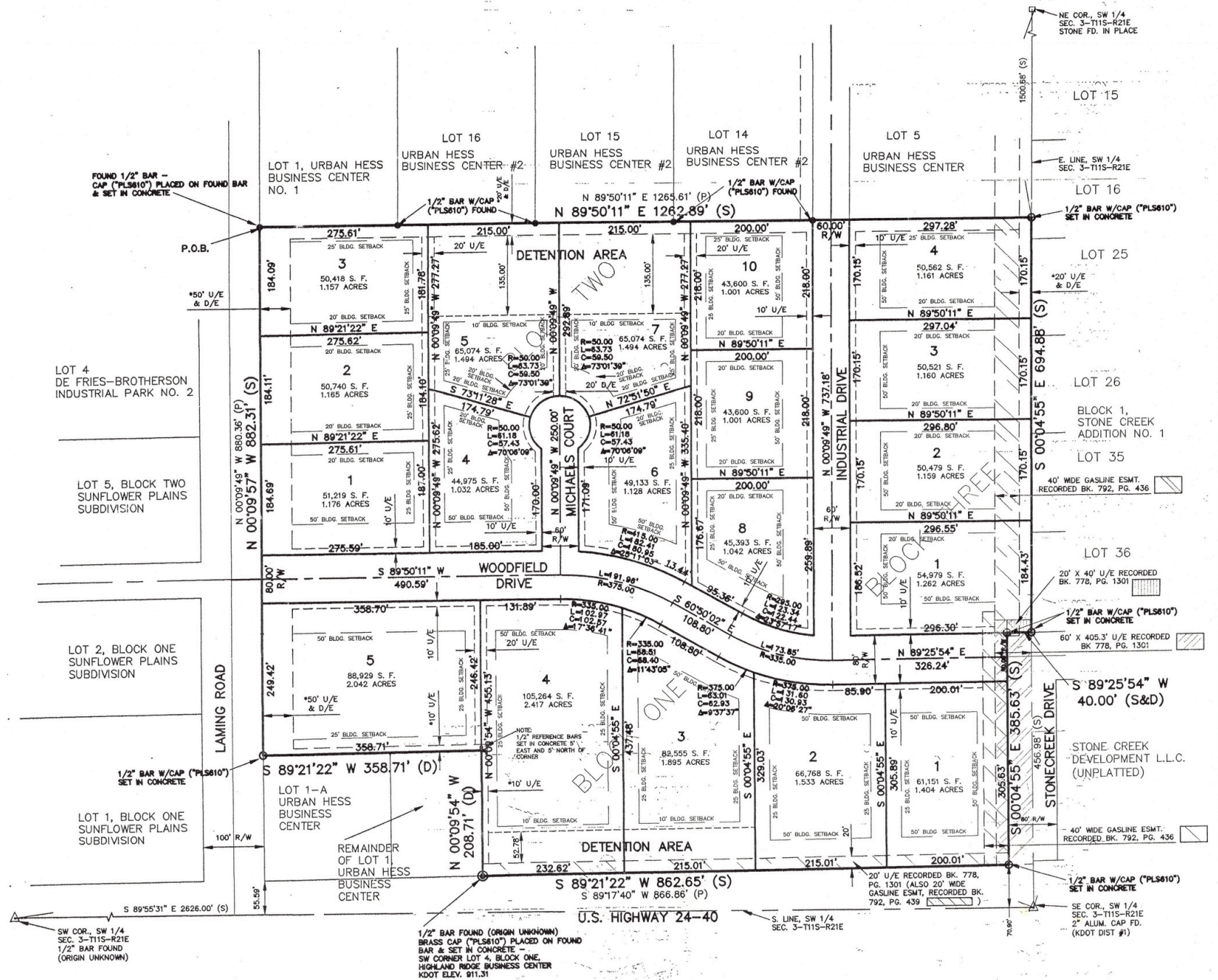
- Business Lots for Sale
- Light Industrial and General Business District
- Highway Frontage Along 24/40 Highway
- All Utilities in Place
- Level Lots Ready for Development
- Lots Can be Combined
- Zoning: GBD & I-LT



MATT WATKINS
(913) 266-5424
matt@reececommercial.com



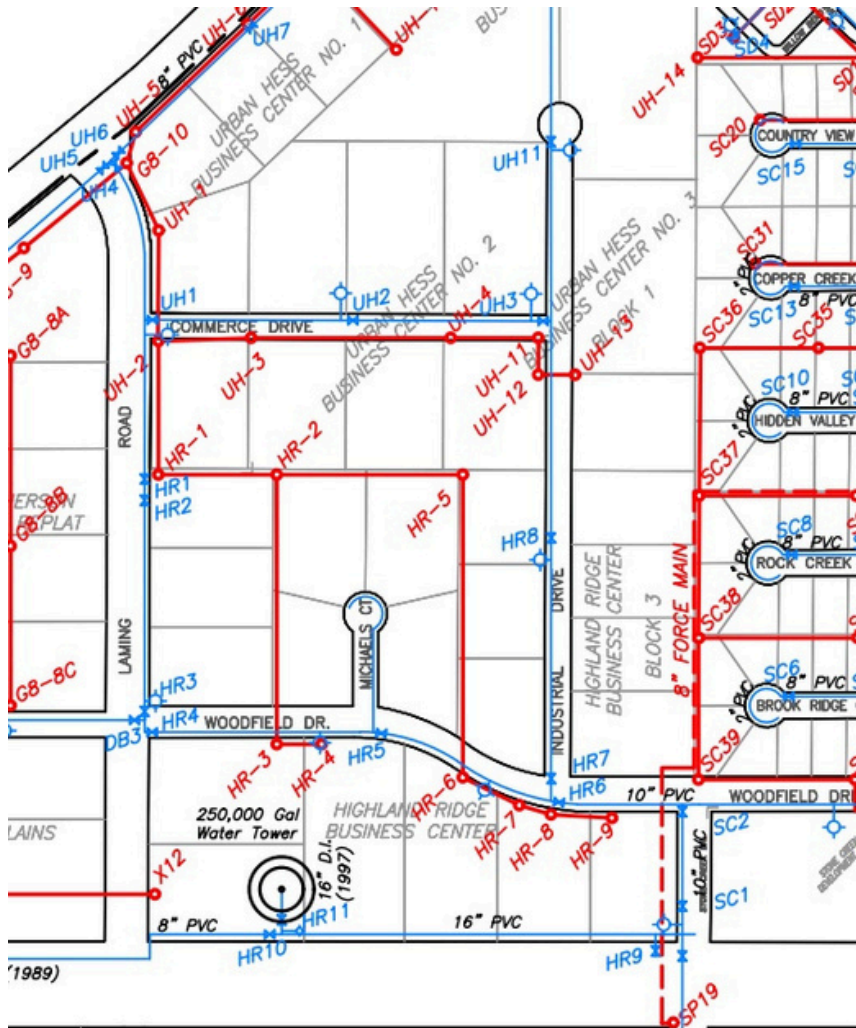
PLAT



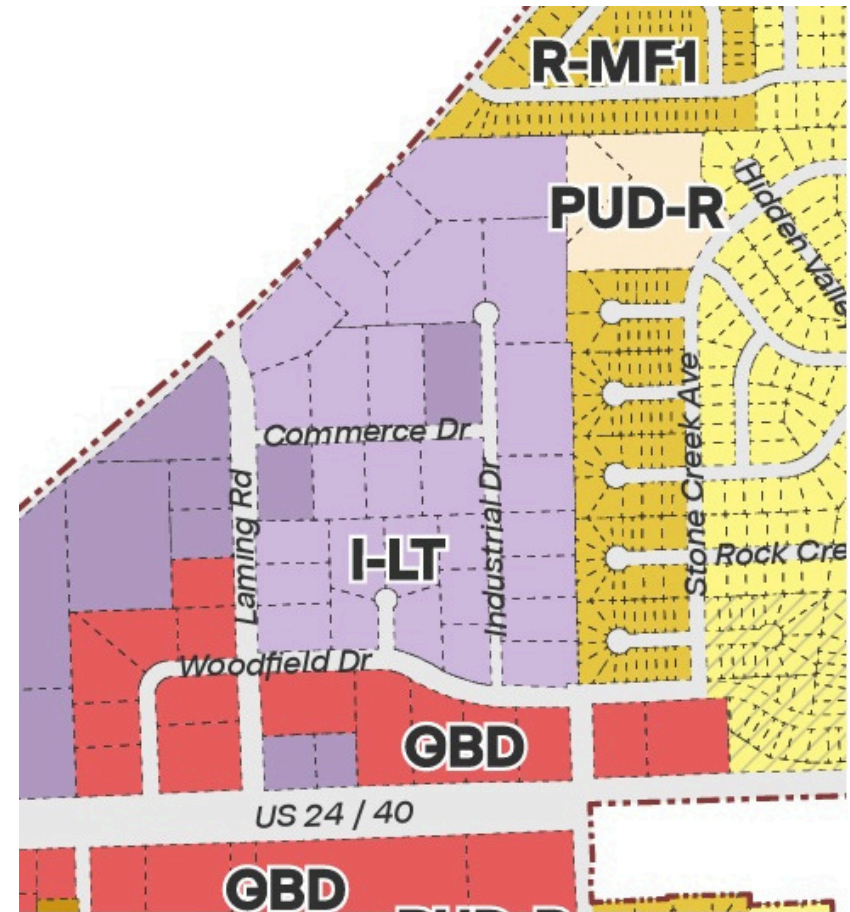
The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2019



SEWER MAP



ZONING MAP

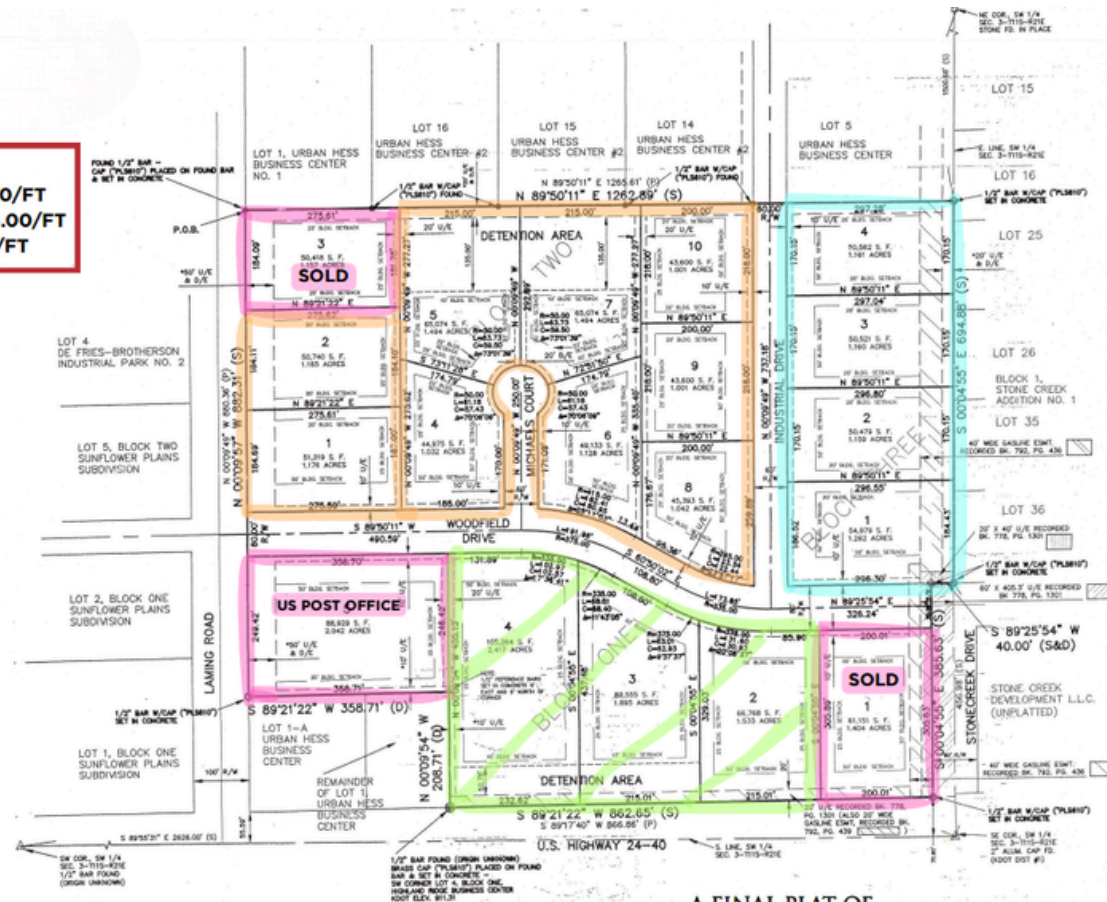


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PRICING

Highland Ridge Business Center				43560
Lot Pricing				
5/26/2026				
Block 1	Sq. Ft	AC	\$6.50	per foot
Lot 2	66,768	1.5328	\$433,992.00	
Lot 3	82,555	1.8952	\$536,607.50	
Lot 4	105,264	2.4165	\$684,216.00	
Block 2	Sq. Ft		\$4.00	per foot
Lot 1	51,219	1.1758	\$204,876.00	
Lot 2	50,740	1.1648	\$202,960.00	
Lot 4	44,975	1.0325	\$179,900.00	
Lot 5	65,074	1.4939	\$260,296.00	
Lot 6	65,074	1.4939	\$260,296.00	
Lot 7	49,133	1.1279	\$196,532.00	
Lot 8	45,393	1.0421	\$181,572.00	
Lot 9	43,600	1.0009	\$174,400.00	
Lot 10	43,600	1.0009	\$174,400.00	
Block 3	Sq. Ft		\$3.50	per foot
Lot 1	54,979	1.2621	\$192,426.50	
Lot 2	50,479	1.1588	\$176,676.50	
Lot 3	50,521	1.1598	\$176,823.50	
Lot 4	50,562	1.1607	\$176,967.00	

PINK - SOLD
GREEN - \$6.50/FT
ORANGE - \$4.00/FT
BLUE - \$3.50/FT



A FINAL PLAT OF HIGHLAND RIDGE BUSINESS CENTER

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RETAIL AERIAL |



2025 POPULATION |

1 Mile: 3,026 3 Miles: 7,776 5 Miles: 10,281



MEDIAN HOUSEHOLD INCOME |

1 Mile: \$66,516 3 Miles: \$78,868 5 Miles: \$86,629

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