



Zoning:	Retail
Setting:	Unknown
Within City Limits:	Yes
Sale Price Note:	See Description
Last Updated:	Mar 5, 2024

Economic Development Contact

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Property and Area Description

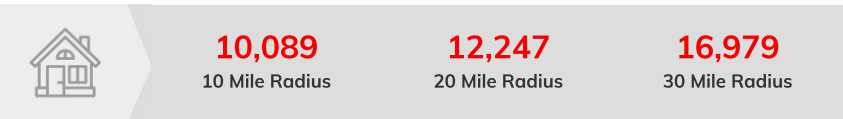
These are 5 lots ideally located in the Home Depot Development Area north of Interstate 70, south of 41st on east side of Hwy 183. Lot 3 is 2.05 acres. Lot 4,5,6&7 are each 1.22 acres. Purchase price for Lot 3 is \$695,000. Lots 4 & 5 are \$555,000 each. Purchase price for Lot 6 & 7 are \$440,000 each. D.J. Christie, Inc. is offering for sale within Hays Town Center, 4 outlots as well as a rare opportunity for an anchor/Jr. anchor retailer to locate inline with Home Depot. Each outlot is approximately 1.22+/- acres of land. The site provides excellent visibility along I-70 and provides its tenants with daily traffic counts in excess of 27,500 cars per day (I70 & Vine). Hotels chains continue to clamor for sites surrounding the development mostly because of the large pull factor and traffic counts on I-70. Due to some natural land barriers, (Ft. Hays State, and KSU Agricultural Farm) the City is forced to grow to the North and East. Hays Town Center is located directly North of I-70 and East of Vine Street. and is ideally located as one of the few places a national restaurant chain could locate. This location offers its future tenants a chance to capture the opportunity demand gap for sit down restaurants seen in and around Hays, in addition to servicing the hotels that run at occupancy rates in excess of 70%. Hays currently has only a few national sit down restaurants: IHOP, which is already located within Hays Town Center, Applebees, Carlos O Kellys, and Golden Corral (all west of north Vine). North of I70 is the best and only acceptable location for new national restaurant chains to locate. Applebees, Carlos O Kellys, Golden Corral and IHOP have all been reported to enjoy exceptionally strong sales since their openings.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 183 (0.10 mi.)
Nearest Interstate: Interstate 70 (0.10 mi.)
Nearest Airport: Hays Municipal Airport (5.00 mi.)
Nearest Commercial Airport: Hays Municipal Airport (5.00 mi.)
Rail Served: Unknown
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: Midwest Energy
Natural Gas: Midwest Energy
Water: City of Hays
Sewer: City of Hays