

## 4800 183 Alternate

4800 183 Alternate | Hays, KS | US | Ellis County  
Available Acres: 8.75 | Sale Price: \$839,000



<b>Zoning:</b>	Commercial
<b>Setting:</b>	Mixed-Use Business Park
<b>Within City Limits:</b>	No
<b>Sale Price:</b>	\$839,000
<b>Last Updated:</b>	Jun 26, 2023

## Economic Development Contact

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## Realtor/Owner Contact

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## Property and Area Description

An opportunity for a car dealer or retail outlet on the west side of Hays, Kansas along the US-183 Bypass, south of I-70. It is unique in that on the north side of I-70, 230th Avenue will be improved to the point up to Feed Lot Road then east to UDS-183. This it will be an extension of the US-183 Bypass. The traffic by this property is anticipated to increase. The last traffic count by the Kansas Department of Transportation was in 2019; this is from I-70 south: Total Average Annual Daily Traffic 3,920 vehicles. Of that number, 265 single unit trucks and 300 combination. Site Selection Magazine recently named Kansas the top business climate in the West North Central region of the United States in 2021, up three spots from the previous year. The city, county and state are spending \$6 million to improve 230th Avenue north of I-70 up to Feedlot Road and also east to connect with US-183. Since the city is putting four roundabouts on Vine Street (US-183), it is anticipated trucks and other vehicles will use the bypass. The design engineer is projecting traffic going north on 230th Avenue, north of I-70, to Feedlot Road will increase by 55% and traffic going south will increase by 45%. This can result in an increase of 1,764 or more vehicles going past the property for sale. If you are looking for a location that has excellent visibility in Hays, Kansas, Landmark Realty has it. Located two tenths of a mile south of I-70 along the US-183 Highway Bypass, there is a tract of land comprised of 8.75 acres. City water and sewer are to the site as well as gas and electrical services. The property is zoned C-2 Commercial General District. This zoning allows for retail, office, convenience store, car sales, liquor store, and strip center. Just north of the 8.75-acre site is a travel plaza being constructed that will have a convenience store, motels and restaurants. It is anticipated that there will be more development along this corridor that will result in even more increase in traffic. Just recently it was reported that the state is looking at improving the bridge and the on and off ramps from I-70 plus widening US 183 ByPass highway to the south with incorporating a turn lane. The 8.75 aces are listed for \$839,000 or \$2.20 per square foot. This would be a bargain since land north of I-70 along US-183 Highway has sold for \$14.01 per square foot. Hays is a progressive community and retail hub for the 17 northwest Kansas counties, located halfway between Kansas City and Denver on I-70. The Ellis County population is 28,934, ranked 21st in the state, and median household income is \$44,227. The retail pull factor is 1.74. Major employers are Hays Medical Center, Fort Hays State University and Unified School District 489. Other industries are: Hess Corporation manufacturer of oil field supplies. EnerSys, a producer of sealed lead batteries. Adronics, auto parts assembling company. Rans Designs manufacturer of light aircraft. Sizewise, the largest manufacturer of durable medical equipment. North Central Kansas Technical College. The Hays Regional Airport has daily jet service, United Express, to Denver, Colorado. Fort Hays State University (FHSU) and the Hays Sports Complex are both located south of the property for sale. Fans attending FHSU Athletic events will take the bypass to the campus. On an annual basis FHSU hosts the following athletic events in Gross Memorial Coliseum: volleyball and basketball. Other outdoor events such as football, soccer and track fans use the US-183 Bypass. Plus, there are non-FHSU Athletic events like state volleyball, state basketball, state wrestling, state special Olympics, Relay for Life, career fairs, high school art show, FHSU commencement and Hays High School commencement. In the summer there are numerous baseball, softball, and soccer tournaments held at the Hays Sports Complex and again the route to access is via US-183 Bypass. In 2020 activities at the Hays Sports

Complex were canceled, but in 2019 the total number of participants totaled 9,988. One thing to keep in mind besides the participants mom, dad, grandpa and grandma show up, too. Approximately on mile south from the subject property is the Creek Side Resort, a campground and outdoor venue.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

- Nearest Highway:** Alternate 183 (.1 mi.)
- Nearest Interstate:** US I70 (.2 mi.)
- Nearest Airport:** Hays Regional Airport (7. mi.)
- Nearest Commercial Airport:** Hays Regional Airport (7. mi.)
- Rail Served:** Unknown
- Rail Served By:** Unknown
- Rail Accessible:** Unknown
- Rail Infrastructure in Place:** Unknown

Utilities

- Natural Gas:** Midwest Energy
- Water:** City of Hays