

# Paddock Industrial Park

Along MacArthur Rd, Between Meridian Ave and S West St | Wichita, KS | US |  
Sedgwick County  
Available Acres: 118 |



Zoning:	Industrial-Light
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	New Market Tax Credit
Sale Price Note:	Parcel 1: \$3.50 per sq. ft.; \$2,244,247 • Parcel 2: \$3.25 per sq. ft.; \$2,835,956 • Parcel 3: \$2.90 per sq. ft.; \$2,950,902 • Parcel 4: \$2.90 per sq. ft.; \$627,000 • Parcel 5: \$3.25 per sq. ft.; \$163,000 • Parcel 6: \$2.90 per sq. ft.; \$145,000 • Parcel 7: \$3.80 per sq. ft.; \$4,598,628 • Parcel 8: This parcel will likely be rolled into Parcel 7 in a lease or sale.
Last Updated:	Apr 4, 2023

## Site Certification Information

Certified Site Status: Yes  
Certified Site: [Kansas Department of Commerce](#)

## Economic Development Contact

Andrew Nave, CEcD  
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## Realtor/Owner Contact

Jeff Lange  
Lange Real Estate  
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## Property and Area Description

The Paddock is a platted and shovel ready industrial park under development by Lange Real Estate, located in southwest Wichita's CrossGate District. The Lange team and partners are responsible for nearby IronHorse Manufacturing Park and based on that success we are moving forward to develop The Paddock. • 87+/- developable acres, across 7 small to large contiguous lots. • Owner will subdivide to sell smaller tracts, adjoined tracts or sell in its entirety. • The smallest lot is 1.15 acres, the largest lot is 27.7 acres. • Pricing ranges from \$2.90 to \$3.80 per sq. ft. • 10 minute drive to downtown Wichita • 10 minute drive to Eisenhower Airport. • Property is in a New Market Tax Credit Area. • Owners have recently submitted information to the State of Kansas to become a Certified Site.

## Population

	409,591	562,150	628,510
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

## Households

	165,506	222,567	248,594
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

## Transportation

Nearest Highway: K-42/Southwest Blvd (3.25 mi.)  
Nearest Interstate: I-235 (0.66 mi.)  
Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

## Utilities

Electric: Evergy  
Natural Gas: Kansas Gas Service  
Water: The City of Wichita  
Sewer: The City of Wichita  
Telecommunications: AT&T