

320 W. 23<sup>RD</sup> STREET  
OTTAWA, KANSAS 66067

LAND FOR SALE | 57.52± ACRES



**KESSINGER HUNTER**  
commercial real estate

GREAT ACCESS AND VISIBILITY TO I-35

## PROPERTY FEATURES

- All utilities are near the site or at the street
- Potential for Transportation Development District for infrastructure improvements
- Located in Enhanced Enterprise Zone
- Level parcel for easy development
- Located within Ottawa city limits
- Potential for industrial, multi-family, retail, and/or commercial development
- Major projects include Walmart Distribution Center (1,000,000 SF) and American Eagle Outfitters (1,325,000 SF)
- Located in Opportunity Zone
- Potential BTS opportunities



For more information, please contact:

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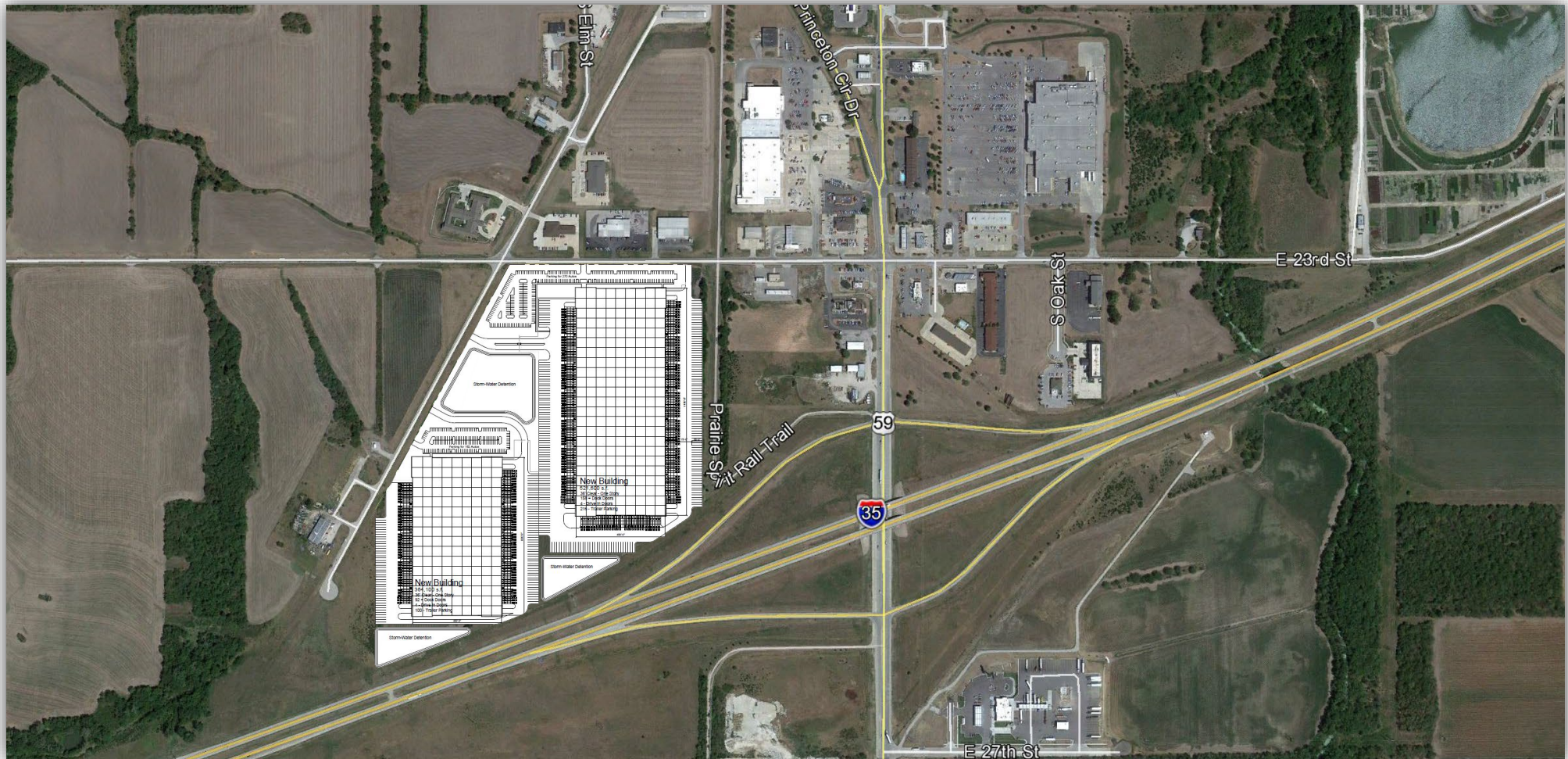
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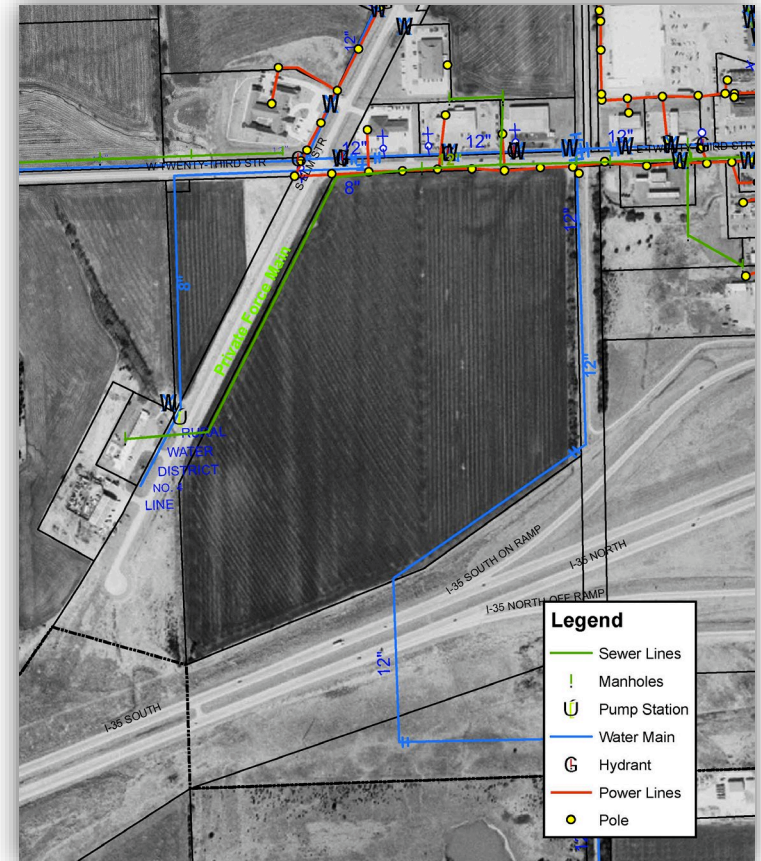
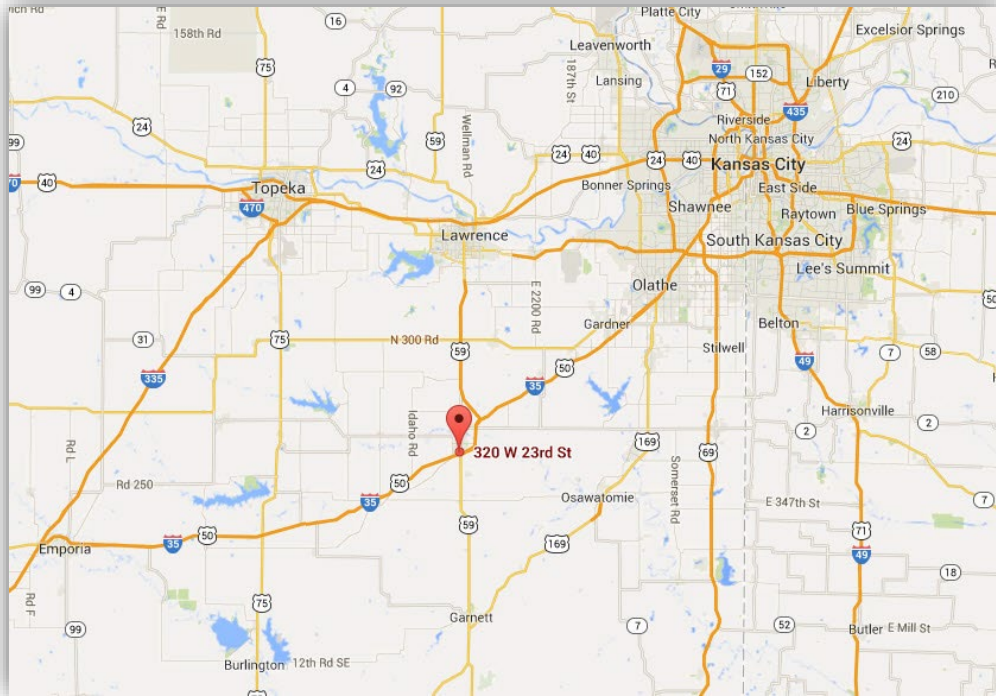
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