

# WEIGAND

AUCTION

# ABSOLUTE | STRATEGICALLY LOCATED DEVELOPMENT LAND

2200 Lincoln St., Concordia, Kansas in Cloud County 66901

**ONLINE ONLY** Register & Bid Online at [WeigandAuctions.com](https://www.WeigandAuctions.com)

**Bidding Ends Thursday, February 10, 2026 @ 2:00 PM, CT**



# W

eigand Real Estate is proud to bring to auction this 39,201 SF parcel of development land, strategically located near Concordia's busiest hub.

This prime investment offers high visibility and significant traffic in a growing area, highlighted by the recent opening of the new hospital (2022) and the Technical Education & Innovation Center (2024). Ideal for commercial development and multifamily, this tract is surrounded by key community assets including Cloud County Community College, Walmart, the Army National Guard Blosser Airport, and much more. Don't miss the opportunity to invest in one of Concordia's most dynamic and accessible locations.

## DEMOGRAPHICS



**6,052**  
Population  
(10 Miles)



**36.0**  
Median Age  
(10 Miles)



**\$72,857**  
Avg. HH Income  
(10 Miles)



**2,882**  
Total Employed  
(10 Miles)

## TRAFFIC COUNTS



ALONG HWY. 81

11,220 VPD

FOR MORE DETAILS, VISIT  
[WEIGANDAUCTIONS.COM](https://www.WeigandAuctions.com)  
OR **SCAN** THE QR CODE.



**Weigand Real Estate – Auction**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



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**AUCTION PROCEDURES:** Absolute Auction with online bidding by approval only. Bidding will remain open until three (3) minutes have passed without receiving another bid. Brokerage reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in an amount equal to ten percent (10%) of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within twenty-four (24) hours of close of auction. Closing will take place on or before thirty (30) days following the day of the auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of three percent (3%) of the final bid price will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit [WeigandAuctions.com](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

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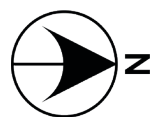
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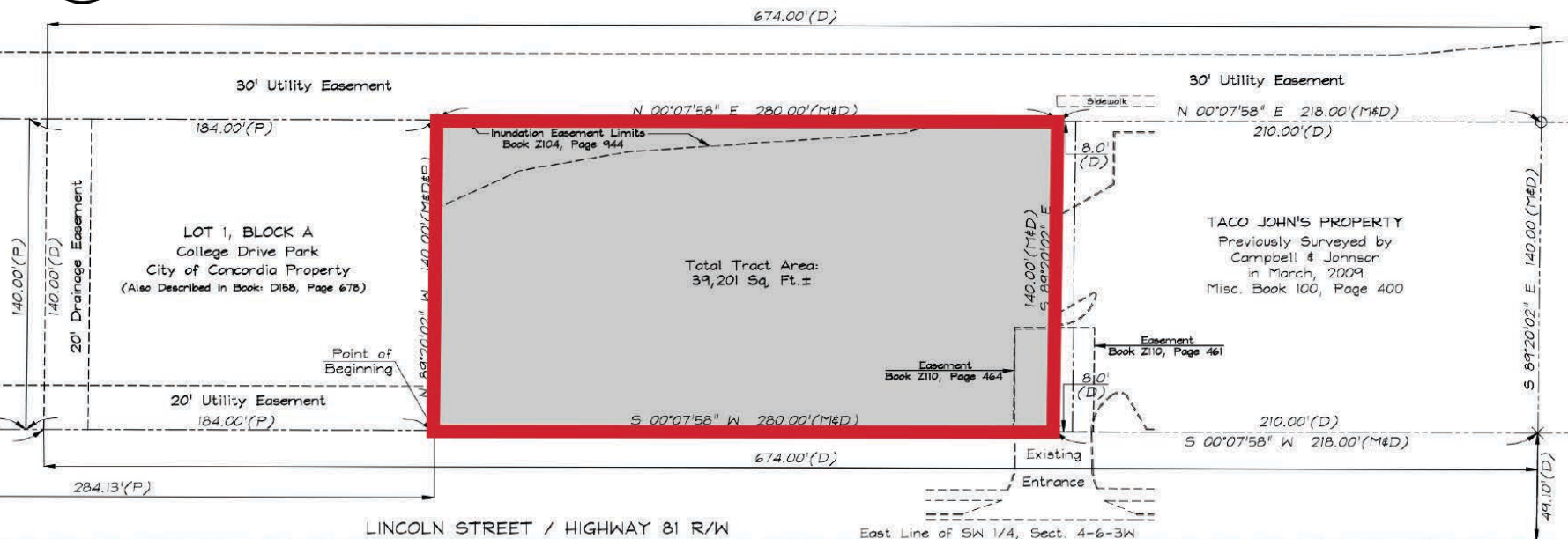
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LOT 1, BLOCK B  
(Drainage-Inundation Easement)  
College Drive Park

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College Drive Park



**SITE SIZE**  
39,201± SF

**ZONING**  
C-2

**2025 TAXES**  
Generals: \$7.82  
Specials: \$0.00

## PROPERTY HIGHLIGHTS

- Strong community growth – located in a welcoming town with opportunities for investment and expansion.
- Utilities nearby – electricity, water and sewer access available at or near the property line.
- Ideal for commercial development and multifamily.



**SCAN TO REGISTER & BID ONLINE**



**ABSOLUTE**

Wichita, KS  
138 Miles

Belleville, KS  
19 Miles

Junction City, KS  
80 Miles

Lincoln, NE  
138 Miles



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