



I-70 DEVELOPMENT GROUND AVAILABLE

300-400 BLK NW 21st Street, Abilene, Kansas



SALE PRICE: \$750,000 | 8.8 ACRES

300 BLK - 4.5 AC - \$375,000
400 BLK - 4.3 AC - \$375,000

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,122	7,135	7,967
Avg. Household Income	\$79,029	\$85,450	\$86,701

- Strategically positioned along the I-70 corridor
- All utilities available at the site
- Highway visibility
- Major employers include: Russell Stover, Great Plains Manufacturing, Land Pride, and Abilene Machine
- Planned Wichita State University Sports Complex will significantly drive new traffic to the area



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

PHOTOS



ABILENE BUSINESSES



cypress bridge candle co



ABILENE INCENTIVES

The City of Abilene offers the following economic development incentives:

- 10 year Ad Valorem Property Tax Abatements
- Neighborhood Revitalization Program (NRP)
- Industrial Revenue Bonds (IRBs)
- Community Improvement Districts (CID)
- Reinvestment Housing Incentive Districts (RHID)



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ABILENE CULTURE

EISENHOWER LIBRARY

The Dwight D. Eisenhower Presidential Library, Museum and Boyhood Home in Abilene, Kansas, offers a fascinating glimpse into the life and legacy of the 34th President of the United States. Visitors can explore the museum's exhibits, which chronicle Eisenhower's journey from his humble beginnings in Abilene to his rise as a five-star general and President. The museum features artifacts from his military career, his presidency, and his personal life, including his World War II uniform, his presidential desk, and family photos. In addition to the museum, visitors can tour Eisenhower's boyhood home and the Place of Meditation, where Eisenhower and his wife Mamie are buried.



HISTORIC SITES

Abilene boasts fascinating historic sites that offer a glimpse into its diverse past. The Dickinson County Heritage Center showcases the town's early days, from its cattle drive beginnings to its boomtown era. Here, you can explore historic buildings, including a one-room schoolhouse and a pioneer home. For a taste of Victorian elegance, the Seelye Mansion, with its original furnishings from the 1904 St. Louis World's Fair, is a must-visit. Don't miss the chance to experience the thrill of a bygone era with a ride on the C.W. Parker Carousel, the oldest operational Parker carousel in existence.



ARTS & CULTURE

The Great Plains Theatre is a hub for performing arts, hosting a variety of plays and musicals throughout the year. The Greyhound Hall of Fame provides a fascinating look into the world of greyhound racing and allows visitors to meet resident greyhounds. Abilene also boasts a growing collection of public art, including vibrant murals that depict the town's history and culture, and quirky roadside attractions like the World's Largest Belt Buckle. Additionally, Abilene offers a variety of antique shops and the Old Abilene Town historical attraction.





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ABILENE INDUSTRY

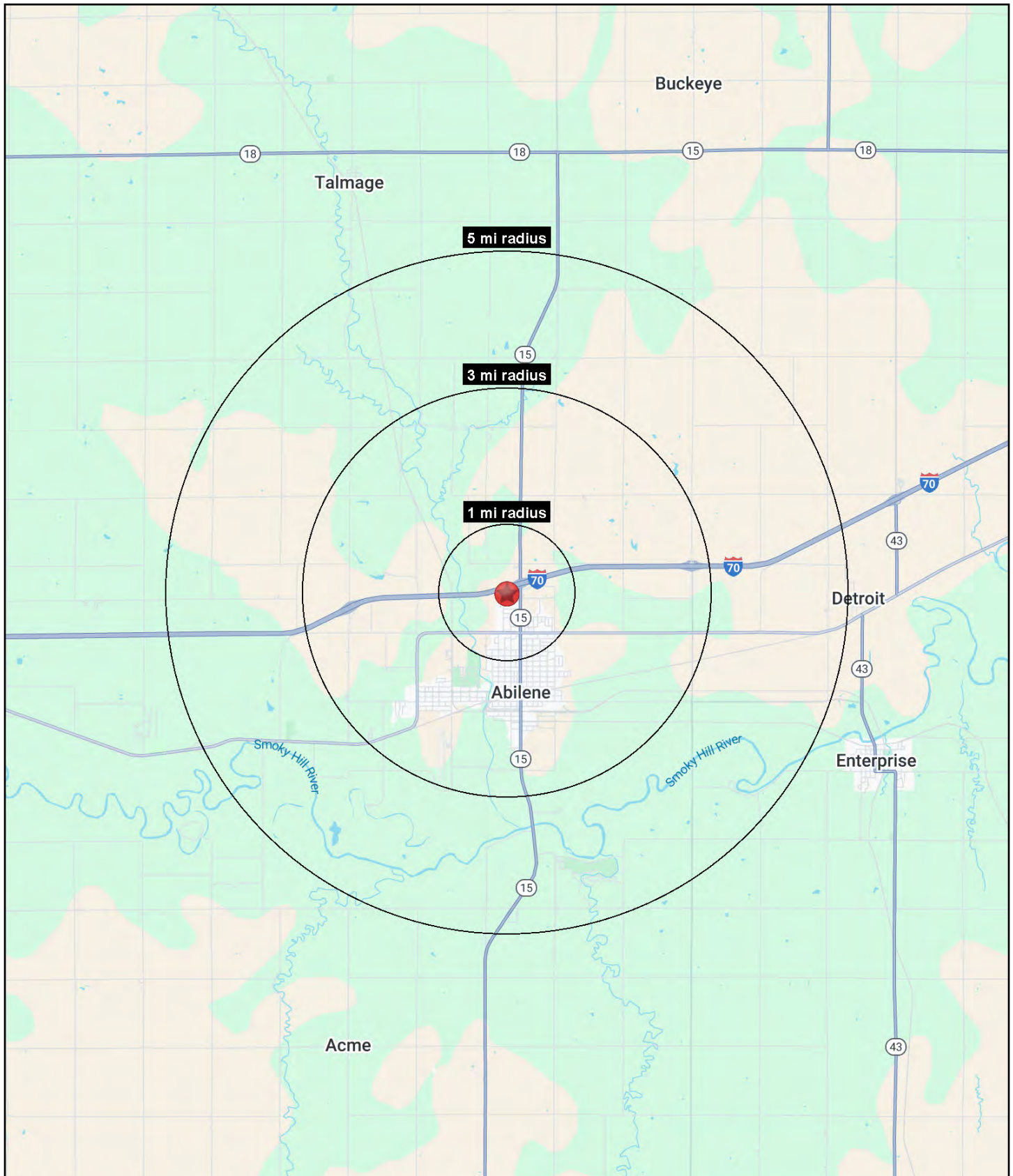


AERIAL



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300-400 BLK NW 21st Street Abilene, KS 67410	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,122	7,135	7,967
2030 Projected Population	2,204	7,514	8,384
2020 Census Population	2,122	7,428	8,203
2010 Census Population	2,243	7,836	8,636
Projected Annual Growth 2025 to 2030	0.8%	1.1%	1.0%
Historical Annual Growth 2010 to 2025	-0.4%	-0.6%	-0.5%
2025 Median Age	41.9	40.0	40.3
Households			
2025 Estimated Households	901	3,057	3,401
2030 Projected Households	924	3,170	3,526
2020 Census Households	938	3,167	3,477
2010 Census Households	970	3,268	3,587
Projected Annual Growth 2025 to 2030	0.5%	0.7%	0.7%
Historical Annual Growth 2010 to 2025	-0.5%	-0.4%	-0.3%
Race and Ethnicity			
2025 Estimated White	92.3%	91.2%	91.4%
2025 Estimated Black or African American	1.3%	1.8%	1.7%
2025 Estimated Asian or Pacific Islander	0.6%	0.6%	0.6%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2025 Estimated Other Races	5.5%	6.1%	6.0%
2025 Estimated Hispanic	6.4%	7.0%	6.8%
Income			
2025 Estimated Average Household Income	\$79,029	\$85,450	\$86,701
2025 Estimated Median Household Income	\$61,075	\$62,709	\$64,587
2025 Estimated Per Capita Income	\$33,778	\$36,819	\$37,204
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.5%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	6.2%	6.2%
2025 Estimated High School Graduate	33.9%	31.3%	31.4%
2025 Estimated Some College	24.2%	25.7%	25.5%
2025 Estimated Associates Degree Only	11.1%	10.8%	10.8%
2025 Estimated Bachelors Degree Only	20.9%	17.2%	17.1%
2025 Estimated Graduate Degree	2.9%	6.4%	6.6%
Business			
2025 Estimated Total Businesses	93	354	364
2025 Estimated Total Employees	1,066	3,206	3,270
2025 Estimated Employee Population per Business	11.4	9.1	9.0
2025 Estimated Residential Population per Business	22.8	20.2	21.9

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