Drive-Thru Pad For Sale, BTS, or Ground Lease

412 E. Chestnut Street, Junction City, KS



CONTACT AGENT FOR PRICING | 0.6 ACRE

DRIVE TIME DEMOGRAPHICS

	10 min	20 min	30 min
Estimated Population	23,019	40,303	95,874
Avg. Household Income	$72,837	$79,012	$82,819

- Drive-Thru capable pad site
- Available for sale, ground lease, or build-to-suit
- Adjacent to proposed Dutch Bros Coffee
- Near Fort Riley military base
- Ideal for QSR or service based retail
- Strong visibility to E. Chestnut Street

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agent*
ZACH ALBRECHT | 816.412.7379 | zalbrecht@blockandco.com

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DRONE PHOTOS





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AERIAL



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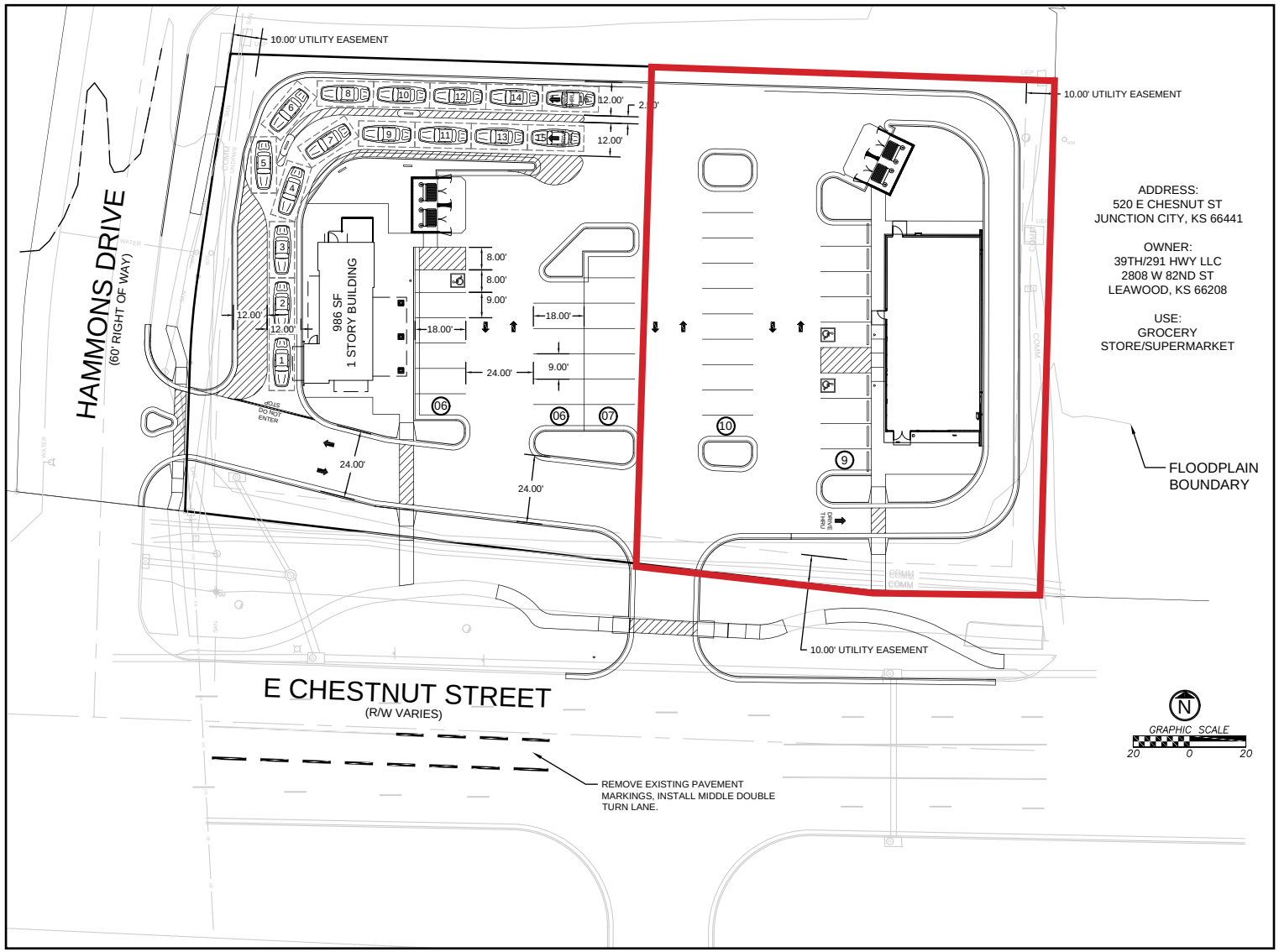
SITE PLAN



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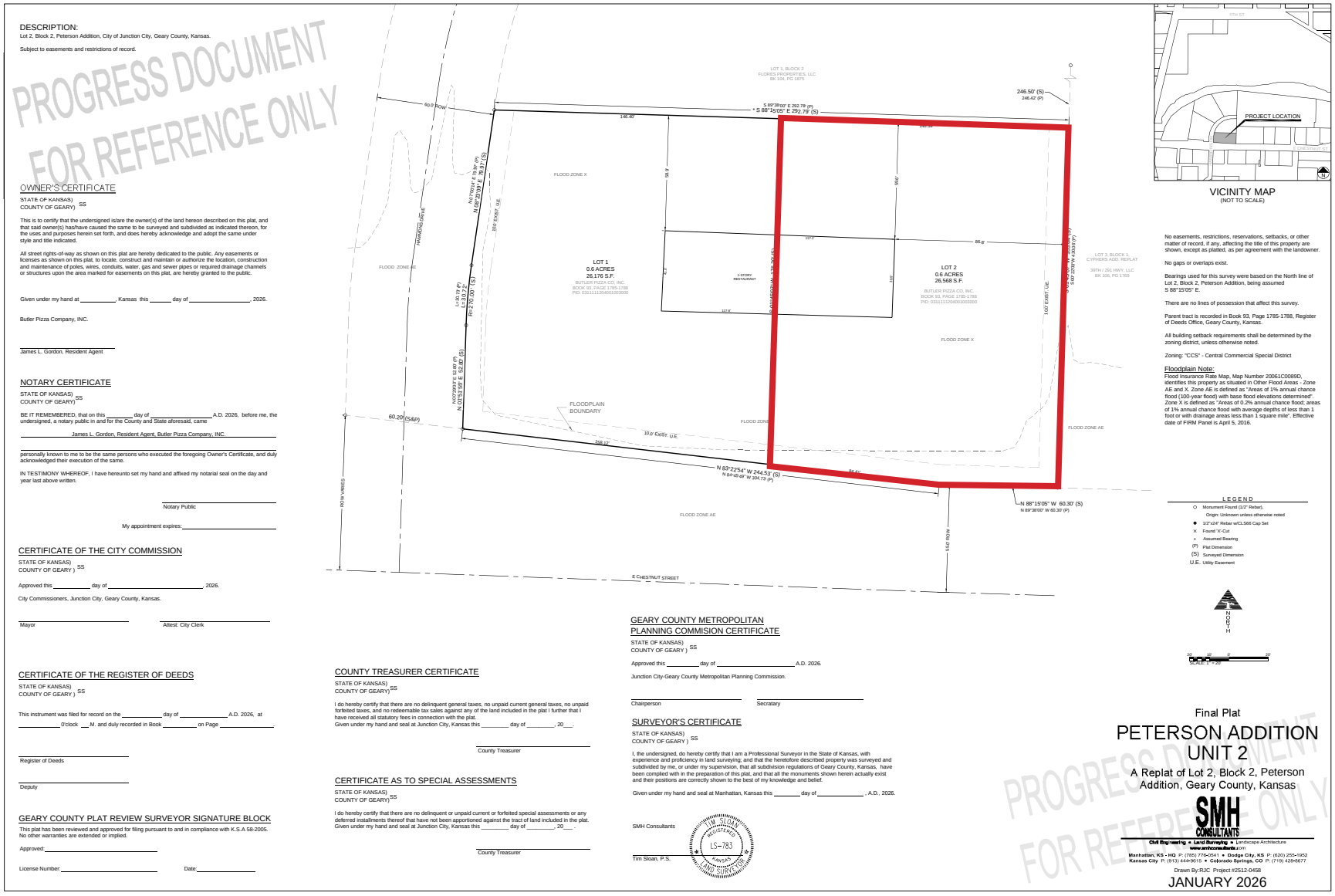
PLAT MAP



DESCRIPTION:
Lot 2, Block 2, Peterson Addition, City of Junction City, Geary County, Kansas.

Subject to easements and restrictions of record.

PROGRESS DOCUMENT FOR REFERENCE ONLY

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF GEARY) SS

This is to certify that the undersigned is/are the owner(s) of the land hereon described on this plat, and that said owner(s) has/have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under style and title indicated.

All street rights-of-way as shown on this plat are hereby dedicated to the public. Any easements or licenses as shown on this plat, to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat, are hereby granted to the public.

Given under my hand at _____, Kansas this _____ day of _____, 2026.

Butler Pizza Company, INC.

_____
James L. Gordon, Resident Agent

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF GEARY) SS

BE IT REMEMBERED, that on this _____ day of _____ A.D. 2026, before me, the undersigned, a notary public in and for the County and State aforesaid, came

_____ James L. Gordon, Resident Agent, Butler Pizza Company, INC.

personally known to me to be the same persons who executed the foregoing Owner's Certificate, and duly acknowledged their execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

_____
Notary Public

My appointment expires: _____

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS)
COUNTY OF GEARY) SS

Approved this _____ day of _____, 2026.

City Commissioners, Junction City, Geary County, Kansas.

_____ _____
Mayor Attest: City Clerk

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF GEARY) SS

This instrument was filed for record on the _____ day of _____ A.D. 2026, at _____ o'clock ___M. and duly recorded in Book _____ on Page _____

_____
Register of Deeds

_____
Deputy

GEARY COUNTY PLAT REVIEW SURVEYOR SIGNATURE BLOCK

This plat has been reviewed and approved for filing pursuant to and in compliance with K.S.A 58-2005. No other warranties are extended or implied.

Approved: _____

License Number: _____ Date: _____

COUNTY TREASURER CERTIFICATE

STATE OF KANSAS)
COUNTY OF GEARY) SS

I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat I further that I have received all statutory fees in connection with the plat.
Given under my hand and seal at Junction City, Kansas this _____ day of _____, 20___.

_____
County Treasurer

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS)
COUNTY OF GEARY) SS

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.
Given under my hand and seal at Junction City, Kansas this _____ day of _____, 20___ .

_____
County Treasurer

GEARY COUNTY METROPOLITAN PLANNING COMMISION CERTIFICATE

STATE OF KANSAS)
COUNTY OF GEARY) SS

Approved this _____ day of _____ A.D. 2026.

Junction City-Geary County Metropolitan Planning Commission.

_____ _____
Chairperson Secretary

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF GEARY) SS

I, the undersigned, do hereby certify that I am a Professional Surveyor in the State of Kansas, with experience and proficiency in land surveying; and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of Geary County, Kansas, have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Manhattan, Kansas this _____ day of _____, A.D., 2026.

SMH Consultants

_____
Tim Sloan, P.S.

TIM SLOAN
LS-783
KANSAS
LAND SURVEYOR

VICINITY MAP
(NOT TO SCALE)

No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as platted, as per agreement with the landowner.

No gaps or overlaps exist.

Bearings used for this survey were based on the North line of Lot 2, Block 2, Peterson Addition, being assumed S 88°15'05" E.

There are no lines of possession that affect this survey.

Parent tract is recorded in Book 93, Page 1785-1788, Register of Deeds Office, Geary County, Kansas.

All building setback requirements shall be determined by the zoning district, unless otherwise noted.

Zoning: "CCS" - Central Commercial Special District

Floodplain Note:
Flood Insurance Rate Map, Map Number 20061C0089D, identifies this property as situated in Other Flood Areas - Zone AE and X. Zone AE is defined as "Areas of 1% annual chance flood (100-year flood) with base flood elevations determined". Zone X is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile". Effective date of FIRM Panel is April 5, 2016.

LEGEND

- Monument Found (1/2" Rebar), Origin: Unknown unless otherwise noted
- 1/2"x24" Rebar w/CLS66 Cap Set
- Found "X"-Cut
- Assumed Bearing
- (P) Plat Dimension
- (S) Surveyed Dimension
- U.E. Utility Easement

SCALE 1" = 20'

Final Plat

PETERSON ADDITION UNIT 2

A Replat of Lot 2, Block 2, Peterson Addition, Geary County, Kansas

SMH CONSULTANTS
Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com
Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Kansas City P: (913) 444-9615 • Colorado Springs, CO P: (719) 425-6677

Drawn By:RJC Project #2512-0458

JANUARY 2026

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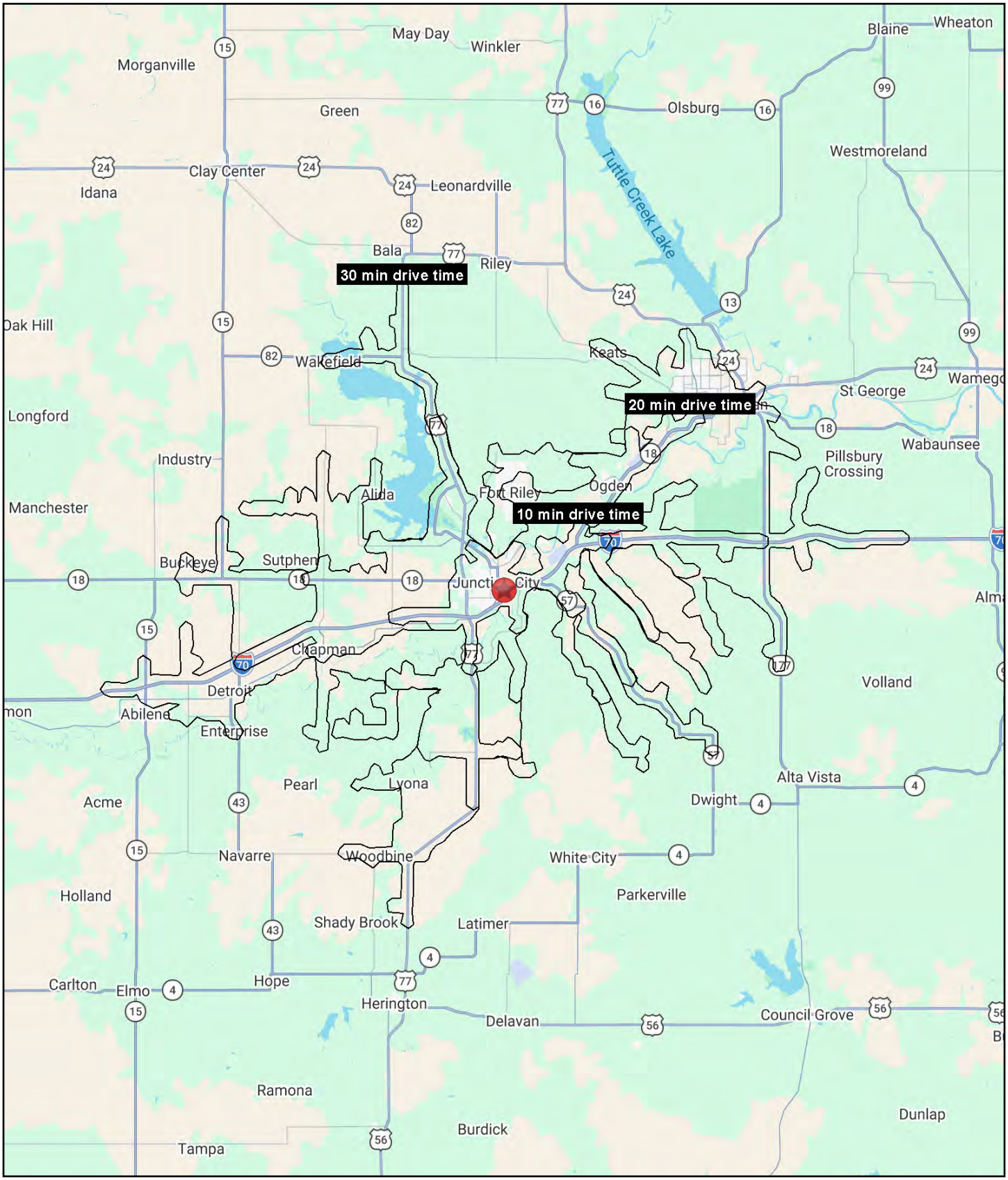

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412 E. Chestnut Street Junction City, KS 66441	10 min drive time	20 min drive time	30 min drive time
Population			
2025 Estimated Population	23,019	40,303	95,874
2030 Projected Population	21,521	39,295	95,447
2020 Census Population	24,348	40,935	95,905
2010 Census Population	24,858	40,719	94,901
Projected Annual Growth 2025 to 2030	-1.3%	-0.5%	-
Historical Annual Growth 2010 to 2025	-0.5%	-	-
2025 Median Age	28.2	28.1	28.4
Households			
2025 Estimated Households	8,816	13,597	35,462
2030 Projected Households	8,203	13,250	36,225
2020 Census Households	9,733	14,295	35,257
2010 Census Households	9,766	14,474	34,430
Projected Annual Growth 2025 to 2030	-1.4%	-0.5%	0.4%
Historical Annual Growth 2010 to 2025	-0.6%	-0.4%	0.2%
Race and Ethnicity			
2025 Estimated White	58.9%	63.1%	71.8%
2025 Estimated Black or African American	19.5%	16.6%	10.7%
2025 Estimated Asian or Pacific Islander	4.6%	4.5%	5.2%
2025 Estimated American Indian or Native Alaskan	0.7%	1.0%	0.7%
2025 Estimated Other Races	16.2%	14.8%	11.6%
2025 Estimated Hispanic	17.2%	16.5%	12.2%
Income			
2025 Estimated Average Household Income	$72,837	$79,012	$82,819
2025 Estimated Median Household Income	$61,187	$63,475	$64,633
2025 Estimated Per Capita Income	$28,282	$31,223	$33,123
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.8%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	4.7%	3.8%	3.1%
2025 Estimated High School Graduate	25.8%	25.6%	20.5%
2025 Estimated Some College	29.7%	28.1%	24.5%
2025 Estimated Associates Degree Only	11.9%	13.1%	10.9%
2025 Estimated Bachelors Degree Only	15.5%	16.4%	22.5%
2025 Estimated Graduate Degree	8.9%	10.1%	16.5%
Business			
2025 Estimated Total Businesses	748	945	2,702
2025 Estimated Total Employees	7,463	10,499	32,393
2025 Estimated Employee Population per Business	10.0	11.1	12.0
2025 Estimated Residential Population per Business	30.8	42.6	35.5

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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