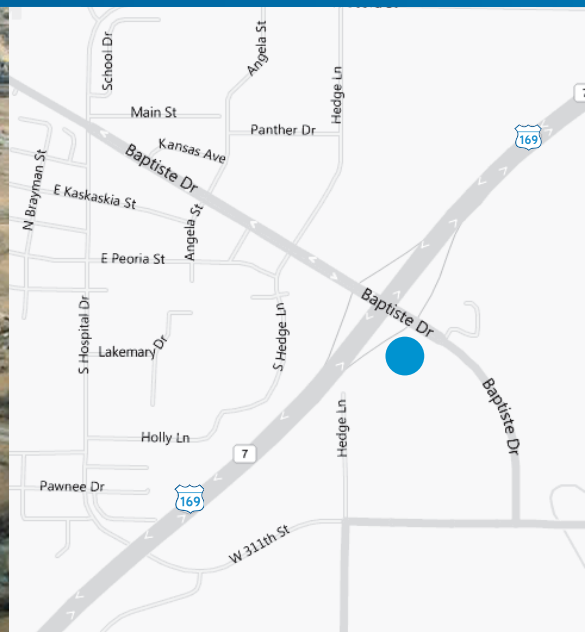


50 ACRE > DEVELOPMENT OPPORTUNITY! UTILITIES TOO!



US 169 Highway & Baptiste Drive

PAOLA, KS



Property Features

- > Pad sites from 1.15 - 50+ acres available
- > For build-to-suit, ground lease or sale with utilities on site
- > 50+ acre proposed mixed-use development located on the SEC of US Highway 169 and Baptiste Drive
- > Across from Miami County Medical Center and Walmart Supercenter with visibility and a diamond interchange
- > County seat of Miami County

Demographics

	5	10	15	Traffic Counts
Population	8,726	21,975	43,341	US 169 > 20,350 CPD
Average HHI	\$67,980	\$64,893	\$69,711	Baptiste Drive > 8,935 CPD

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