

For Sale — South 135th St. West & 95th St. South, Clearwater, Kansas

**Lot Size:**

Approx. 2.07 – 34.77 acres  
118 total acres available.

**Zoning:**

I-1, Light Industrial

**Utilities:**

All utilities are believed to be available to the site. City of Clearwater will waive water/sewer assessment for first five years.

**2012 Taxes:**

Generals – \$805.70  
Specials – None

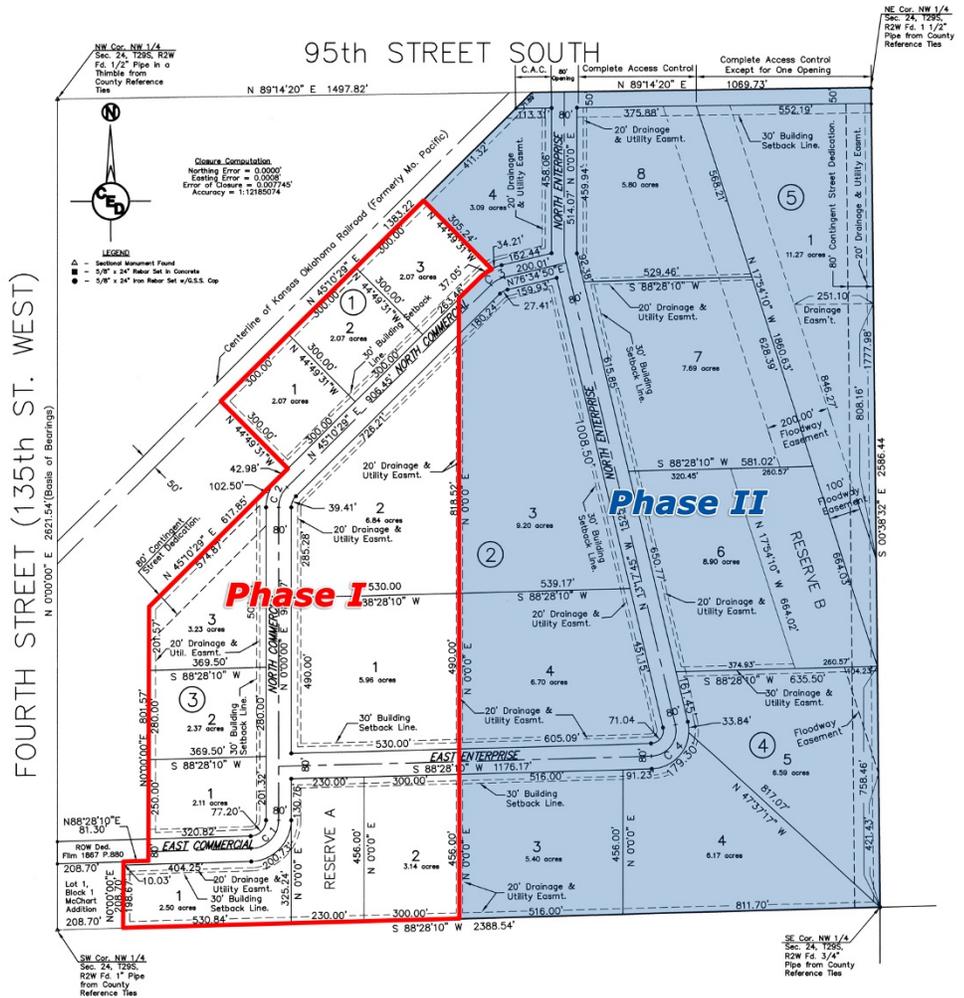
**Price:**

\$10,000.00 per acre

**Comments:**

Clearwater Business Park lots available for development located in southwestern Sedgwick County! The park is in close proximity to Hwy. K-42 and I-35/KTA.

- Rail spur available
- Industrial revenue bonds available for qualifying projects
- Phase 1 – 10 platted lots available
- Phase 2 – Approximately 77 acres available for development



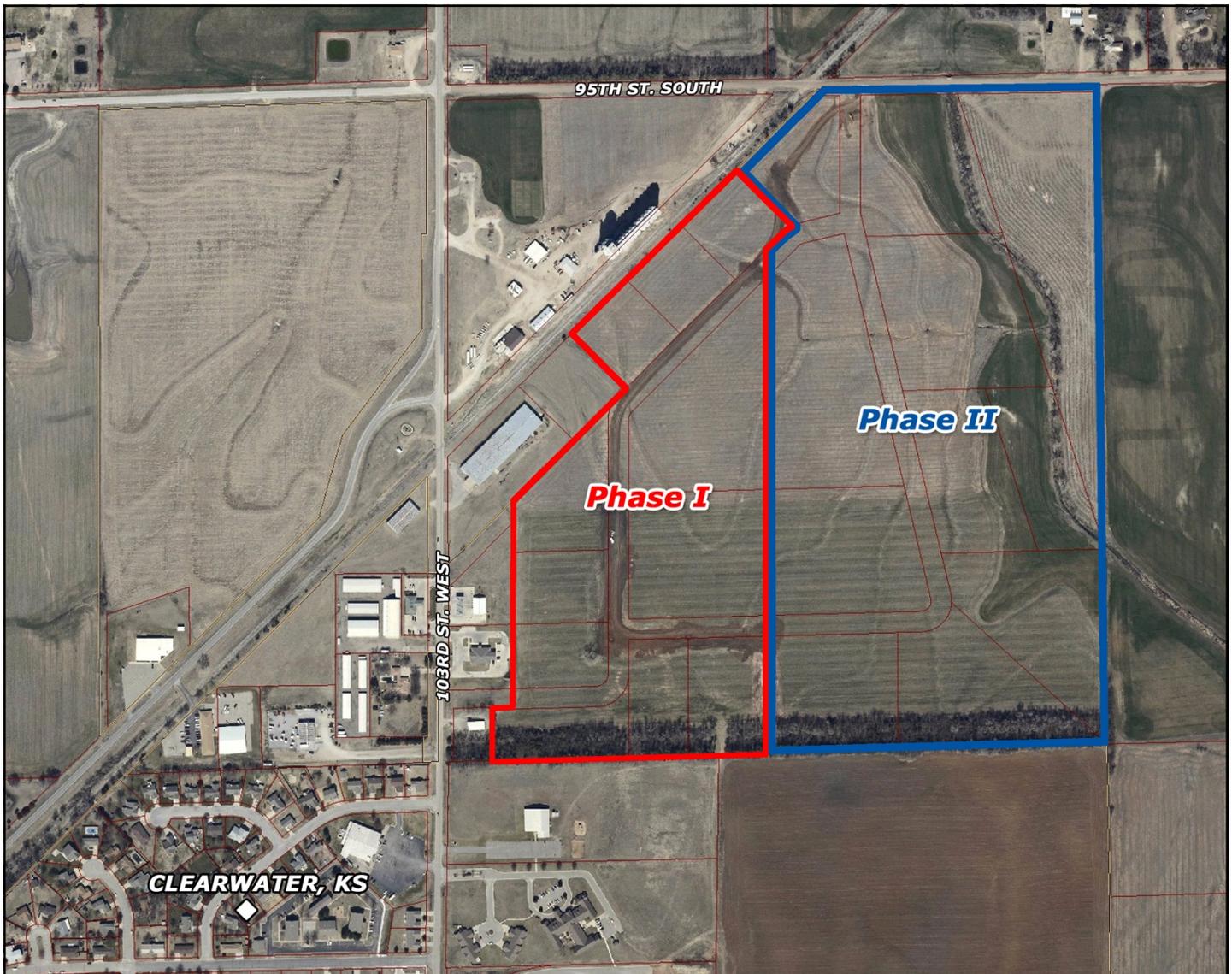
**Contact:**

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# Aerial View

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Offered By:  
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