



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

Owner/User Investment Opportunity

527 West 6<sup>th</sup> Street | Junction City, KS 66441





## SANDS INVESTMENT GROUP

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- Junction City, KS

In Cooperation with:

JDS Real Estate Services, Inc.  
1221 Puerta Del Sol, Suite 600  
San Clemente, CA 92673

Jennifer D. Stein  
Lic. # BR002333844



Representative Image

Exclusively Marketed By: Sands Investment Group

Ashley Saye  
Lic. # 01955010

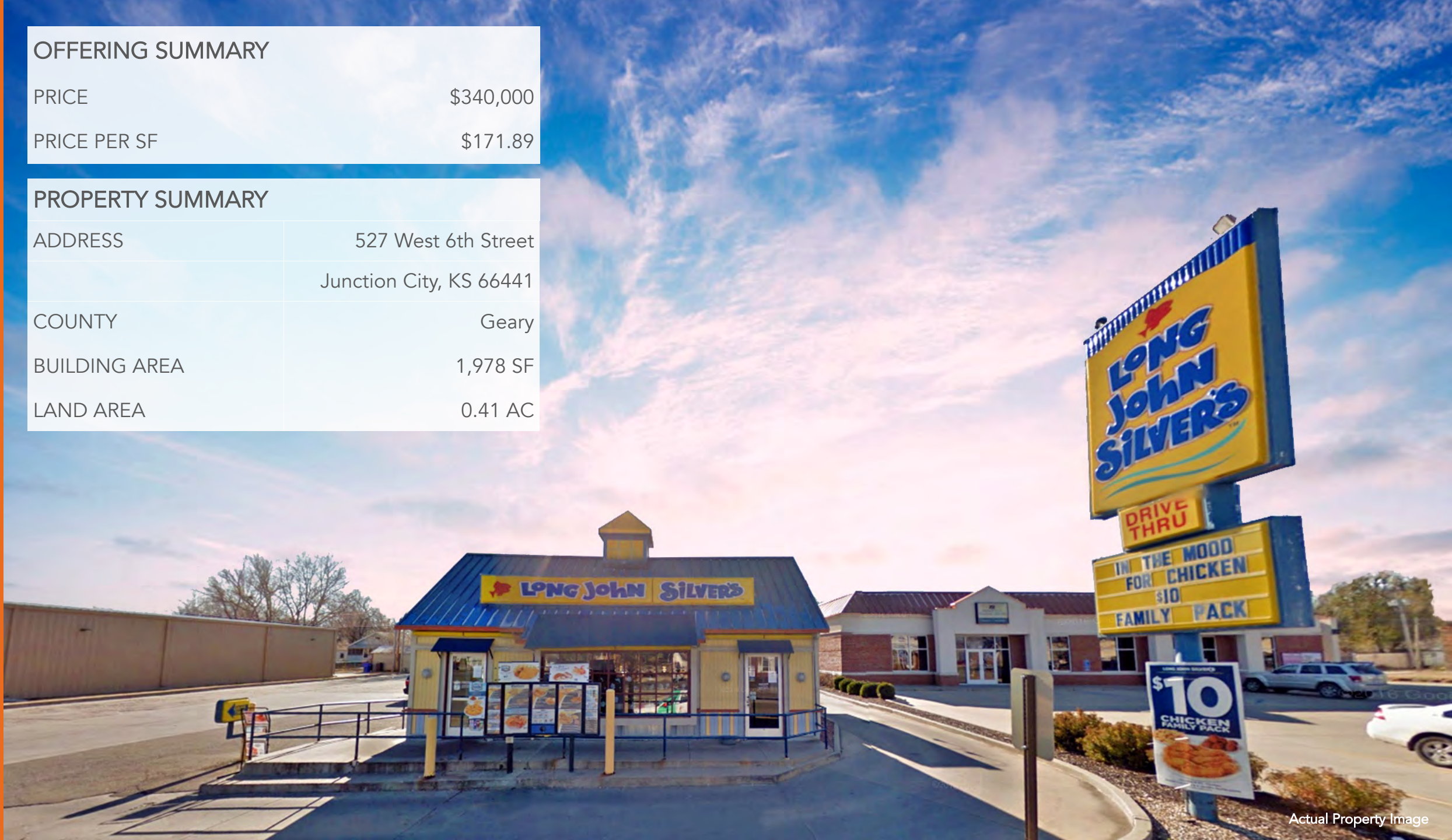
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OFFERING SUMMARY	
PRICE	\$340,000
PRICE PER SF	\$171.89

PROPERTY SUMMARY	
ADDRESS	527 West 6th Street
	Junction City, KS 66441
COUNTY	Geary
BUILDING AREA	1,978 SF
LAND AREA	0.41 AC



Actual Property Image



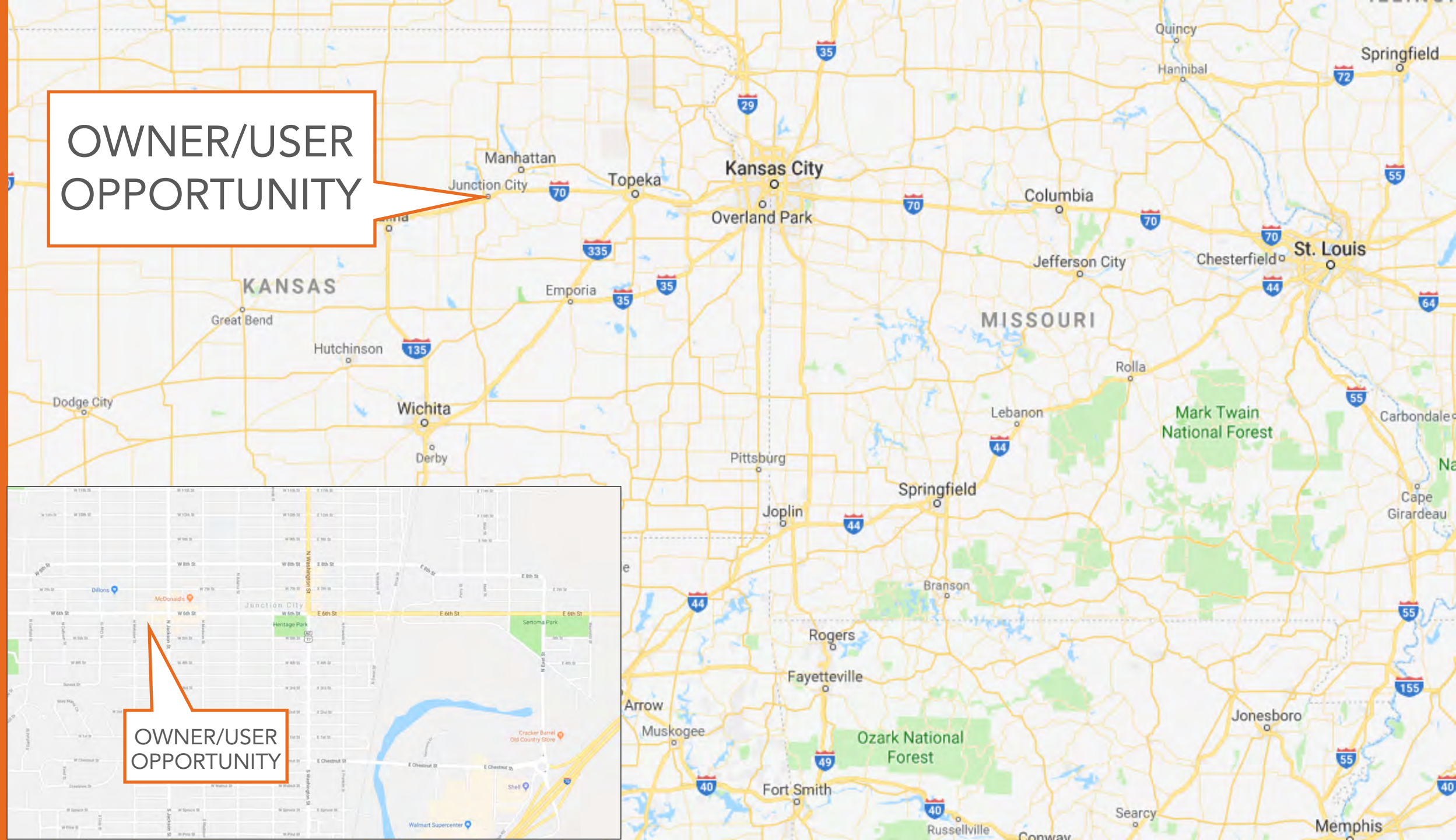


Actual Property Image

- Ideal Owner/User Opportunity
- Property Located in the County Seat of Geary and Just West of the Fishing Capital of Kansas - Millford Lake
- Located in the Heart of the Kansas - Flint Hills
- Historic Community With Sites Such as: Geary County Historical Museum, 1st Territorial Capitol of Kansas, Kansas Vietnam Veterans Memorial, Civil War Arch and Many More
- Neighboring Tenants Include: Westside Shopping Center, KFC, Wendy's, McDonald's, Subway, Pizza Hut, Baskin-Robbins, Shell, Phillips 66, Dillons, Dollar General, Goodwill, State Farm, Western Union, Central National Bank, Exchange Bank, INTRUST Bank, Sherwin Williams and More



OWNER/USER  
OPPORTUNITY



OWNER/USER  
OPPORTUNITY





OWNER/USER  
OPPORTUNITY





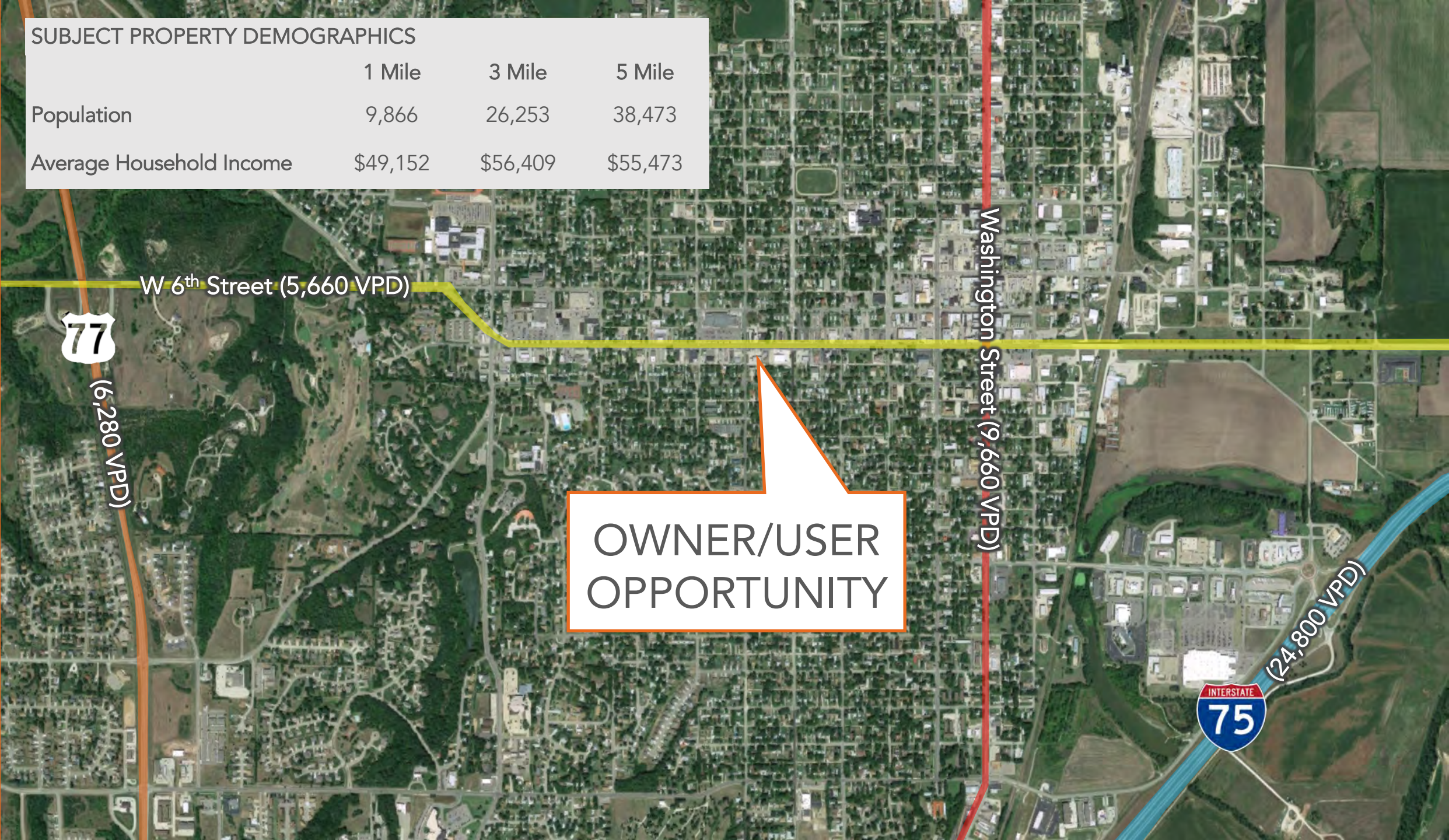
OWNER/USER  
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W 6th Street

INTERSTATE  
75



SUBJECT PROPERTY DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	9,866	26,253	38,473
Average Household Income	\$49,152	\$56,409	\$55,473



W 6<sup>th</sup> Street (5,660 VPD)



(6,280 VPD)

Washington Street (9,660 VPD)

OWNER/USER  
OPPORTUNITY



(24,800 VPD)



Geary County Courthouse



Junction City is a city and county seat of Geary County, Kansas. Junction City is named from its position at the confluence of the Smoky Hill and Republican rivers. The city is located on Interstate 70 and U.S. Highway 77. As of the 2016 census the city population was 24,180 residents. The city is known as the "Fort Riley's Hometown". Fort Riley is a major active U.S. Army post. Located in the heart of Kansas, Junction City offers plenty of small-town atmosphere, big city amenities and rural pleasures. A 2000 All-American City finalist, Junction City is a community where the people are friendly, the atmosphere is inviting and, the lifestyle is ethnically diversified.

The economy of Junction City employs 9,686 people. The economy of Junction City, KS is specialized in Public Admin; Accommodations & Food Service; and Agriculture, Forestry, Hunting. The major employers of this city are CetainTeed Gypsum, Foot Locker Distribution Center, Smithfield Foods, and UPU Industries. Located in the "Heart of the Flint Hills", Junction City has been named as one of the Top 200 Towns in America to Live for Anglers and Hunters by Outdoor Life Magazine. The city is an area characterized by beautiful bluestem prairie grass vistas and secluded wooded valleys. Junction City is the perfect place to find adventure, history, and a bright future.



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Actual Property Image