



# MULTI-FAMILY DEVELOPMENT GROUND

2000 BLK N. Brady Street, Abilene, Kansas



## SALE PRICE: \$280,000 | 10 ACRES

- \$170,000 worth of city sewer and water infrastructure in place
- Site has a proposed plat map for 19 single family lots
- Major employers include: Russell Stover, Great Plains Manufacturing, Land Pride, Abilene Machine, Memorial Health System, USD 435, Hodgdon, Union Pacific Railroad CORP, and Herrington Railroad
- Multiple local and state incentives may be available to a developer as Kansas law allows a municipality to abate ad valorem property taxes related to new construction, expansion of buildings, or the purchase of land and installation of equipment for eligible businesses for up to ten years

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*  
CAMREN SINCLAIR | 816.412.7352 | [csinclair@blockandco.com](mailto:csinclair@blockandco.com)  
GREG ROBERTS | 816.412.7384 | [groberts@blockandco.com](mailto:groberts@blockandco.com)



## ABILENE BUSINESSES



*cypress bridge candle co*



*TOSSED N SAUCED*  
*Pizza*



## 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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## 2000 BLK N. Brady Street, Abilene, Kansas

### 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.



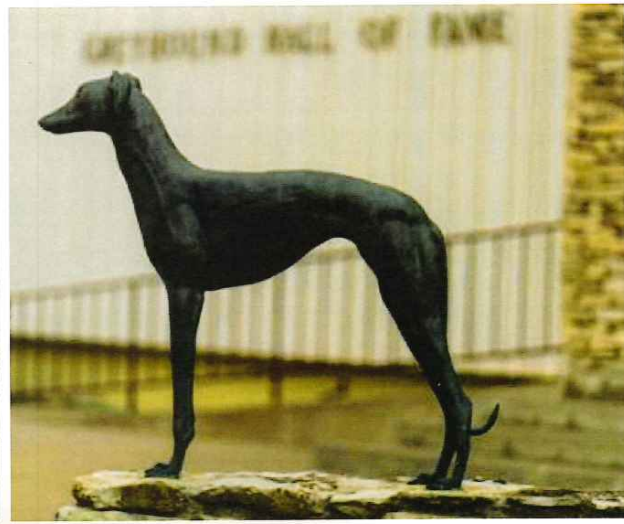
#### HISTORIC SITES

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.





# MULTI-FAMILY DEVELOPMENT GROUND

## 2000 BLK N. Brady Street, Abilene, Kansas

### ABILENE INDUSTRY





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## 2000 BLK N. Brady Street, Abilene, Kansas

### ABILENE INDUSTRY



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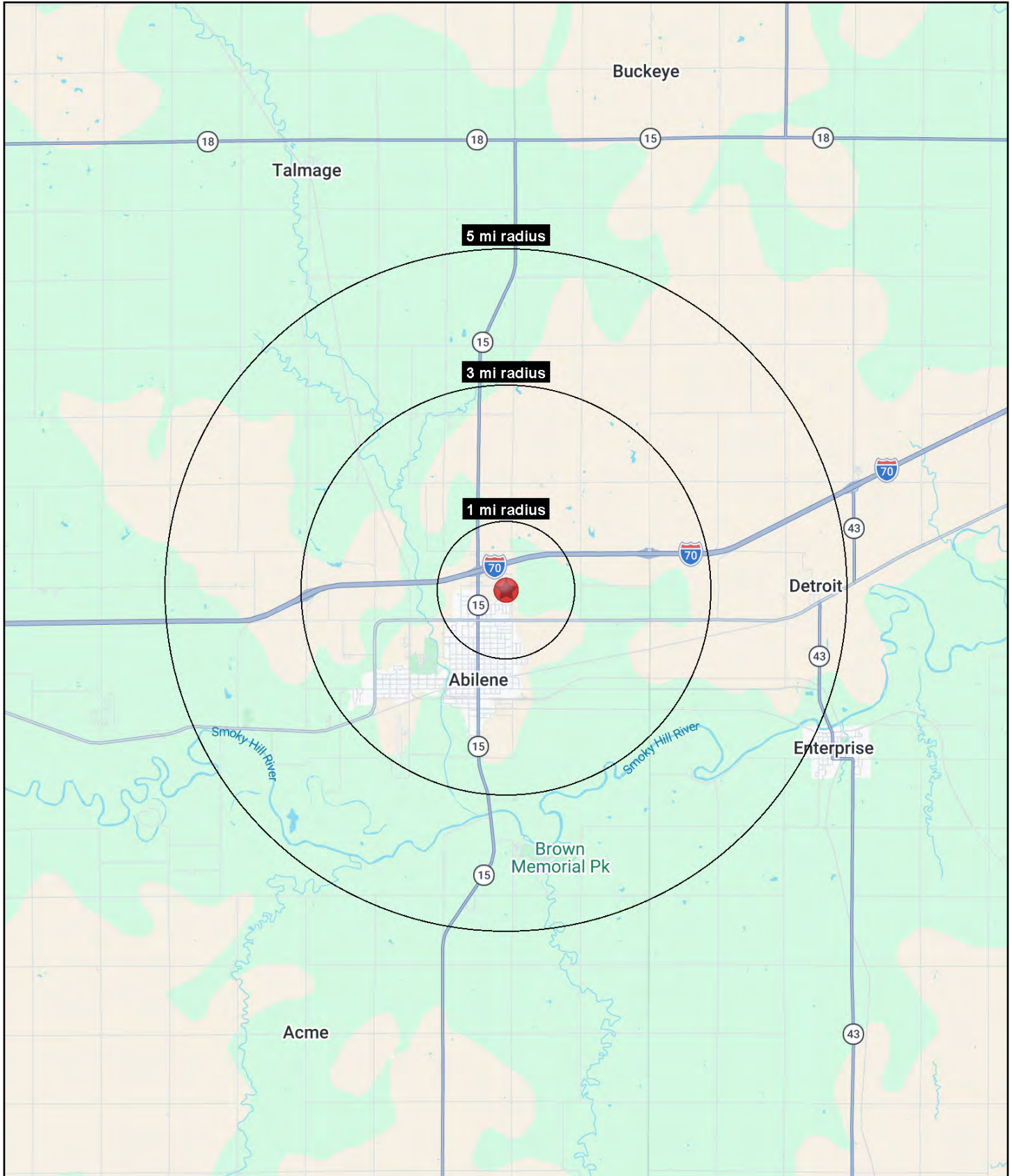
2000 BLK N. Brady Street, Abilene, Kansas

## ABILENE INDUSTRY



# MULTI-FAMILY DEVELOPMENT GROUND

## 2000 BLK N. Brady Street, Abilene, Kansas





# MULTI-FAMILY DEVELOPMENT GROUND

## 2000 BLK N. Brady Street, Abilene, Kansas

2000 BLK N. Brady Street Abilene, KS 67410	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	2,413	7,101	8,166
2030 Projected Population	2,538	7,527	8,657
2020 Census Population	2,594	7,292	8,317
2010 Census Population	2,750	7,701	8,774
Projected Annual Growth 2025 to 2030	1.0%	1.2%	1.2%
Historical Annual Growth 2010 to 2025	-0.8%	-0.5%	-0.5%
2025 Median Age	41.8	39.4	39.7
<b>Households</b>			
2025 Estimated Households	1,028	3,014	3,447
2030 Projected Households	1,065	3,148	3,602
2020 Census Households	1,128	3,114	3,521
2010 Census Households	1,169	3,214	3,636
Projected Annual Growth 2025 to 2030	0.7%	0.9%	0.9%
Historical Annual Growth 2010 to 2025	-0.8%	-0.4%	-0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	92.1%	91.0%	91.2%
2025 Estimated Black or African American	1.3%	1.9%	1.8%
2025 Estimated Asian or Pacific Islander	0.5%	0.6%	0.6%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2025 Estimated Other Races	5.9%	6.2%	6.1%
2025 Estimated Hispanic	7.1%	7.1%	6.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$83,415	\$85,772	\$86,963
2025 Estimated Median Household Income	\$64,265	\$63,069	\$65,120
2025 Estimated Per Capita Income	\$35,856	\$36,621	\$36,910
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.5%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	6.2%	6.2%
2025 Estimated High School Graduate	31.6%	31.4%	31.5%
2025 Estimated Some College	25.5%	25.7%	25.6%
2025 Estimated Associates Degree Only	11.7%	10.8%	10.9%
2025 Estimated Bachelors Degree Only	21.6%	17.2%	16.9%
2025 Estimated Graduate Degree	3.3%	6.3%	6.5%
<b>Business</b>			
2025 Estimated Total Businesses	102	353	364
2025 Estimated Total Employees	1,341	3,201	3,271
2025 Estimated Employee Population per Business	13.1	9.1	9.0
2025 Estimated Residential Population per Business	23.6	20.1	22.4

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