Commercial/Development Land For Sale

Kellogg Dr. & Ridge Rd. East of SE/c

This commercial/development property offers a prime hotel development opportunity along Kellogg, Wichita's busiest roadway, with excellent visibility, convenient access, and proximity to major retail, dining, employment, and travel destinations. The site could also accommodate a variety of other uses including retail, office, hospitality, industrial, automotive, restaurants, and more. The location provides convenient access to west Wichita and surrounding communities including Goddard, Maize, Colwich, Andale, and Garden Plain. Nearby uses include Eisenhower Airport (over 1.7 million passengers in 2023), Sam's Club, Walmart Supercenter, Texas Roadhouse, Cracker Barrel, Cheddar's, Kohl's, Lowe's, Burlington, Chick-fil-A, McDonald's, Wendy's, and many more. More than 1 million square feet of retail and over 2 million square feet of industrial are located within a 1-mile radius, creating strong demand drivers for a potential hotel or hospitality development. Rare opportunity to assemble almost 7.5 acres along Kellogg. Owner financing available.

All utilities available to the site | ALTA survey | New entrance to Kellogg will be constructed.

Property Details:

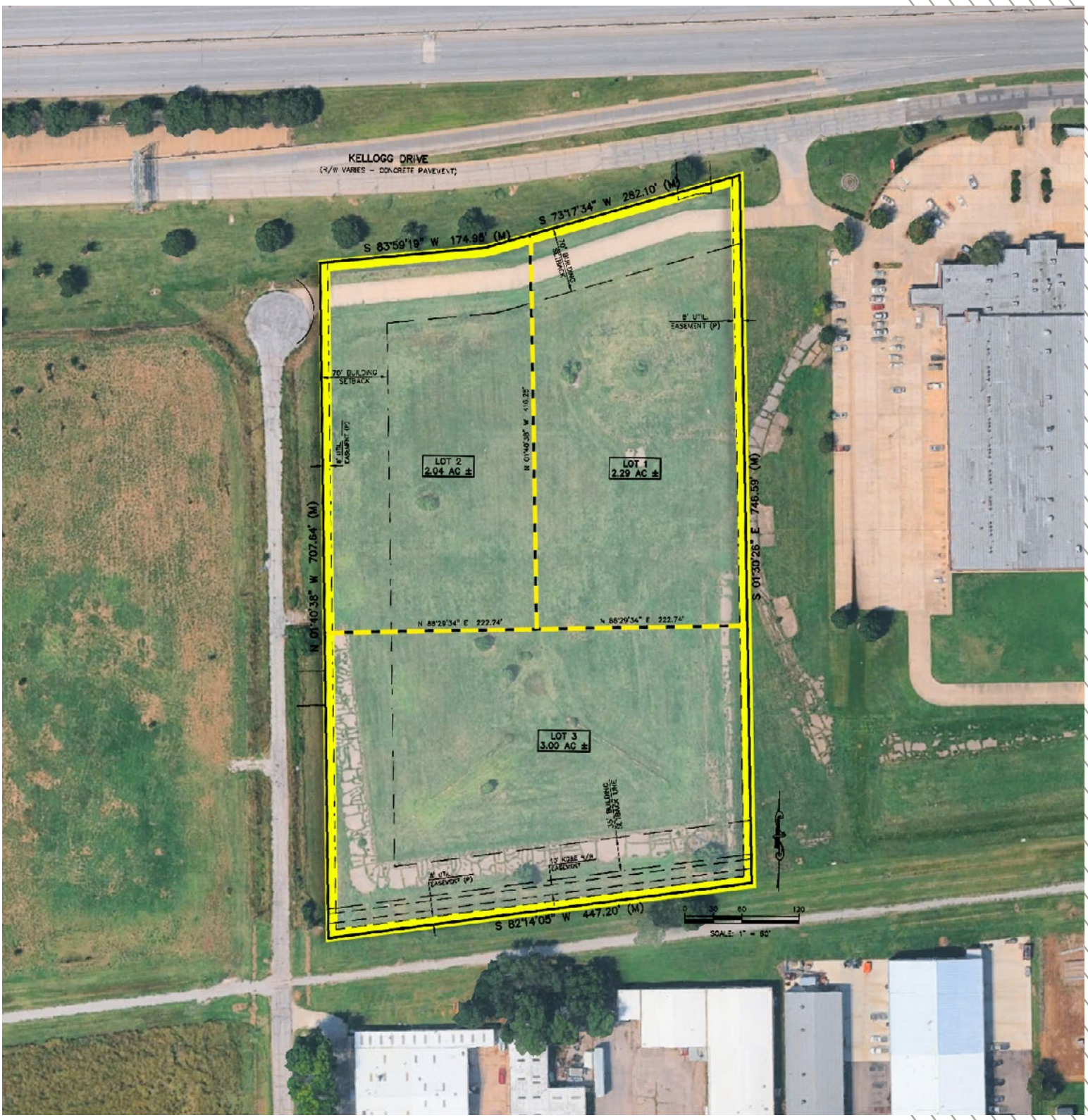
Land/Lot:	7.45 Acres
Purchase Price:	$2,450,000 *(*includes entrance installation)*
Zoning:	Farm Land

Demographics:

	1 MILE	3 MILE	5 MILE
2025 Daytime Population:	3,516	51,409	162,118
2025 Avg. Household Income:	$79,987	$77,081	$88,651
Median Age:	37.9	36.9	37.4
Top Job Categories	Retail, Food Service, Hospitality	Aviation Management, Engineering, Health Care	Manufacturing, Aerospace Defense Education

Nearby Neighbors:

Texas Roadhouse · Super 8 · Holiday Inn Express · Hilton Garden Inn · Wichita Dwight D. Eisenhower National Airport · Cessna A Textron Company



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Eisenhower Parkway Executive Summary – *Exhibit B*

Legend

Interchange Study
Geometry and safety improvements; bike/ped connectivity

Intersection Study
Geometry and safety improvements; bike/ped connectivity
- EAP & Harry
- EAP & Crossfield Rd
- EAP & Taft
- Kellogg Frontage Roads & Dugan
- Pueblo at Dugan & Hoover
- Maple & Julia

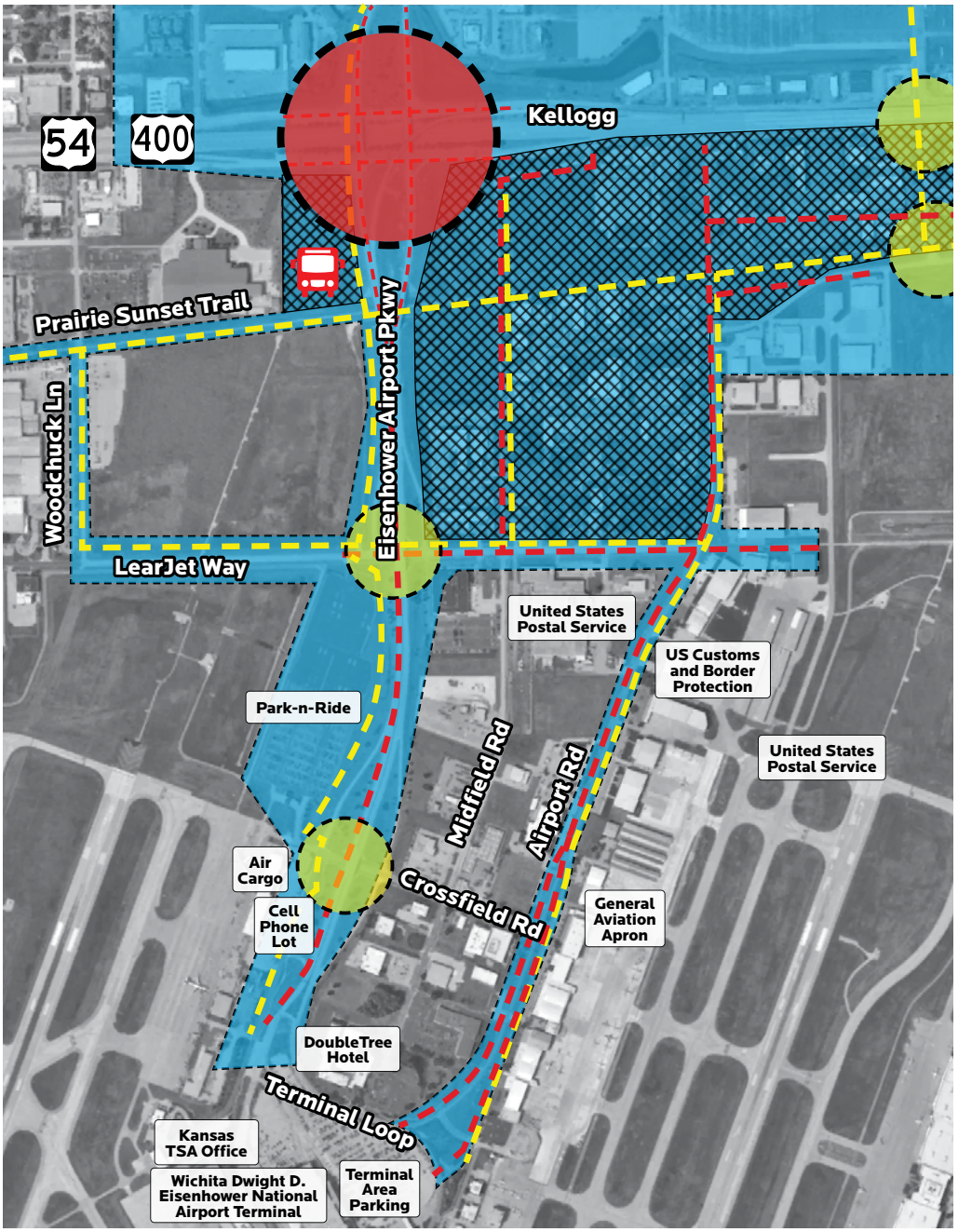
Transportation Study Area
Access & connectivity improvements; bike/ped connectivity; transit priorities; pavement assessment

Land Use Study Area
Study existing land uses and plan for transition to airport-related uses, including rezoning of residential uses

Candidate Road Project
Reconstruction of roadway pavements, including storm water and utility upgrades, bike/ped improvements

Candidate Multi-Use Trail

Potential Transit Hub Site and Trailhead Park



Project Budget: $3,000,000 | Federal Request (80%) $2,400,000 | Local Match (20%) $600,000

Project Description:
This planning project will support the planning design and engineering of surface transportation, mobility and land use improvements in the 845-acre north airport campus area of Dwight D. Eisenhower National Airport. The improvements include modernization of the US-54/400 and Eisenhower Airport Parkway interchange, upgrades to adjacent surface streets, realignment of a roadway, sidewalk and bike trail enhancements and construction, evaluation of green storm water system upgrades, and implementation of transit improvements. The project will also address incompatible land usses and deficient infrastructure in a 115-acre area at the north end of the airport campus dating back to the 1950s, the condition of which inhibits transition to airport-related development, has no bicycle or pedestrian infrastrcuture, and routinely experiences street flooding after rain events.

Executive Summary

Eisenhower National Airport Interchange Planning & Design Project

Overview:

The City of Wichita, Kansas (the City) is requesting $2,400,000 in federal funding from the FY26 Better Utilizing Investments to Leverage Development (BUILD) program to support the Eisenhower National Airport Interchange Planning & Design Project at US-54/400 and Eisenhower Airport Parkway in Wichita, KS. BUILD funds will be used to conduct planning and engineering design to improve safety and connectivity, rebuild aging infrastructure, and improve access in the region.

The project is a comprehensive study of an area centered on the interchange of the Kellogg Freeway (US 54/400) and Eisenhower Airport Parkway interchange, which is a significant gateway not only to the airport, but also the city, and approximately 845 acres surrounding the interchange. The interchange is the primary access to and from the airport for travelers and air cargo, as well as major airport employers, and is a major west metro area connection for roughly 90,000 daily commuters, and a major connection to a booming commercial corridor and northwest Wichita neighborhoods. The city has identified the area as having significant safety, connectivity, and infrastructure deterioration issues and is a priority because of its connection to the region's transportation network and position as a manufacturing and economic hub, but lacks the funding necessary to perform the necessary planning and initial design plans.

Proposed planning activities include a full traffic study, preliminary engineering study, environmental assessment, and a comprehensive public engagement and input process to define the highest priority projects in the study area, from which topographical survey, project design, and construction plans will be prepared. All potential transportation solutions will occur on city-owned rights-of-way or lands owned by the Wichita Airport Authority, a city entity, so little to no additional rights-of-way are anticipated. It is anticipated that improvements could include significant reconstruction of the Kellogg and Eisenhower Airport Parkway interchange; reconstruction of Eisenhower Airport Parkway, Airport Road, Ridge Road, and Harry Street; the addition of new sidewalks and multi-use trails; transit facility and service improvements; storm water sewer and utility upgrades; area traffic signal enhancements, landscape and aesthetic enhancements; and identification of EV charging locations for the public and airport users.

By receiving BUILD funding for the planning and design phase of the project, the City of Wichita will be able to identify a plan to identify solutions for area transportation and infrastructure deficiencies, implement the highest priority projects, and chart a path forward for future City, State, US Department of Transportation, Federal Transit Administration, and Federal Aviation Administration funding requests to implement the project. This project will begin the long overdue transformation of an area that has lacked a comprehensive vision for improvements to enhance safety, connectivity, and economic development after years of individual projects addressing singular transportation issues, often creating additional barriers and issues for the public.

While the City of Wichita and the Kansas Department of Transportation (KDOT) continue to address challenges facing the area as part of incremental improvements and maintenance functions, this funding would facilitate a more substantial study and design that would implement a cohesive and comprehensive transportation solution for the area.

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