

# Live Auction

Commercial Investment Properties in Topeka, KS  
*Including Rockfire Development and Corporate Meadows*

[www.UnitedCountryCommercial.com](http://www.UnitedCountryCommercial.com)

[www.KansasCommercialAuction.com](http://www.KansasCommercialAuction.com)

800-895-4430

May 30, 2018 at 10 am



**Commercial**

Kurt Hollenberg, Broker  
573-220-6155

Brian Lensing, Sales Associate  
314-803-1103

## United Country-Commercial

is proud to present this unique Commercial Property Auction including several Bank-Owned Lots on Wednesday, May 30th at 10 am at the Ramada Inn, 420 SE 6th Ave, Topeka, KS.

Viewing day appointments for Wednesday, May 9th from 10 am to 4 pm, or other mutually agreed upon times, may be made by calling our office at 800-895-4430.

This 26 lot commercial development property auction is being offered by United Country- Commercial on behalf of CoreFirst Bank and Trust, Bellaire Shopping Center, AL & SL LLC, Lindemuth Inc and Kent & Vicki Lindemuth. Properties include Residential Development Land, Commercial Development Land, Warehouse Space, Vacant Lots, Service Stations, Office Space and Retail Space.

If you are looking to expand your commercial footprint in the state capital, you should not miss this auction!

Complete details at [www.KansasCommercialAuction.com](http://www.KansasCommercialAuction.com)



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Lot 282  
504 SW 2nd  
Topeka, KS

**ABSOLUTE**  
**Selling with**  
**NO RESERVE**

Warehouse with 9,897 SF +/- storage capacity is located at the corner of SW 2nd and SW Topeka Blvd, just off of I-70 in the warehouse district. Lamar Sign on lot does NOT convey.

The 4,200 SF +/- adjacent lot provides ample space for parking. Zoned I-2. Taxes for both are \$3,391.90/yr. 2018 taxes and City of Topeka Code Violation are the responsibility of buyer.

Lot 283  
802 SE 17th &  
811 SE 15th  
Topeka, KS

**ABSOLUTE**  
**Selling with**  
**NO RESERVE**



Two Vacant Lots ready to be developed with frontage on SE Adams near the I-70 Interchange.

These lots combine for over 9 acres.

Zoned M-2 & C-4. Taxes are \$5,295.14/yr.

2018 taxes are the responsibility of buyer.

# Lot 284

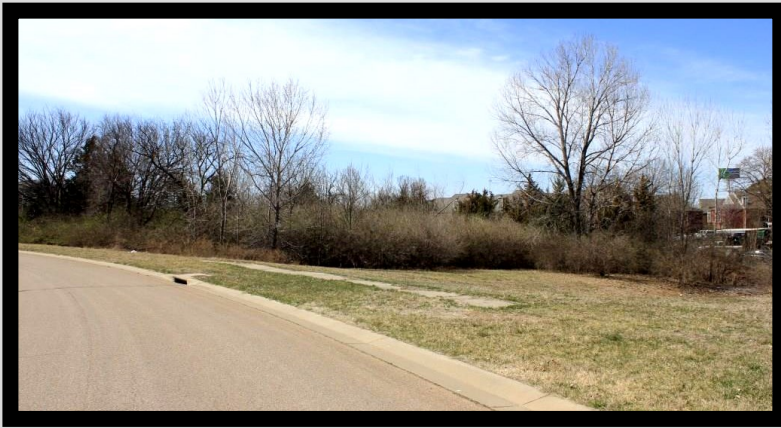
SE Washington, 1454 SE Brock St, 900 SE 15th,  
SE 15th, 1629 SE Hudson and SE Chandler,  
Topeka, KS

**ABSOLUTE Selling with NO RESERVE**

All six parcels offered as one package - located just off  
SE Adams and I-70 awaiting development.

SE Washington, SE 15th & 1629 SE Hudson are all zoned R-2.  
1454 SE Brock St. is zoned R-1. 900 SE 15th is zoned I-2.  
SE Chandler is zoned M-1. Taxes for all 6 lots are \$605.72/ yr.  
2018 taxes are the responsibility of buyer.





Lot 285  
SW Woodbridge Dr,  
Topeka, KS

**ABSOLUTE**  
**Selling with**  
**NO RESERVE**

Located close to I-70 and SW Wanamaker.  
This .35 ac +/- lot is zoned M-2. Taxes are \$171.74/yr.  
2018 taxes are responsibility of buyer.



Lot 286  
1221 SW 6th Ave,  
Topeka, KS

**ABSOLUTE**  
**Selling with**  
**NO RESERVE**

Former service station located at the corner of SW 6th Ave  
& SW Lincoln St. Lot is 8,000 SF +/- with 1,458 SF +/- Building  
consisting of a 2 bay garage and small office area. Zoned C-4.  
Taxes are \$2412.62/yr. KDHE Facility ID #29052



**Commercial**



Lot 287  
701 SW Fairlawn Rd,  
Topeka, KS

**ABSOLUTE**  
**Selling with**  
**NO RESERVE**

Former Service Station located at the corner of SW 7th St. & Fairlawn Rd. Lot is 22,738 SF +/- with an 1,107 SF +/- 2 bay garage. Taxes are \$4024.09/yr. Zoned C-4. Not Registered with KDHE.



Lot 288  
4600 SW Topeka Blvd,  
Topeka, KS

**ABSOLUTE**  
**Selling with**  
**NO RESERVE**

1.65 ac +/- development opportunity with frontage on SW Topeka Blvd near the Frito Lay Plant and the I-470/335 interchange.

Signage lease income of \$300/mo.

Zoned I-1. Taxes are \$2769.80 /yr.



Lot 289  
500 SW Harrison St,  
Topeka, KS

**ABSOLUTE**  
**Selling with**  
**NO RESERVE**

Lot with 10,224 SF +/- Two Story Building located at the corner of SW Harrison St. and SW 5th St. Taxes are \$4341.81/yr. Zoned I-1.

## Notice to Buyers:

Please read all documents pertaining to assessments and articles of organization and review the master plan documents for the **Rockfire Development** parcels on the following pages including Lots 290-295.

All 2018 Real Estate Taxes and Special Assessments will be the responsibility of the BUYER for each parcel.

2018 HOA dues and assessments will be the responsibility of the BUYER.

These documents can be found at:

**[KansasCommercialAuction.com](http://KansasCommercialAuction.com)**



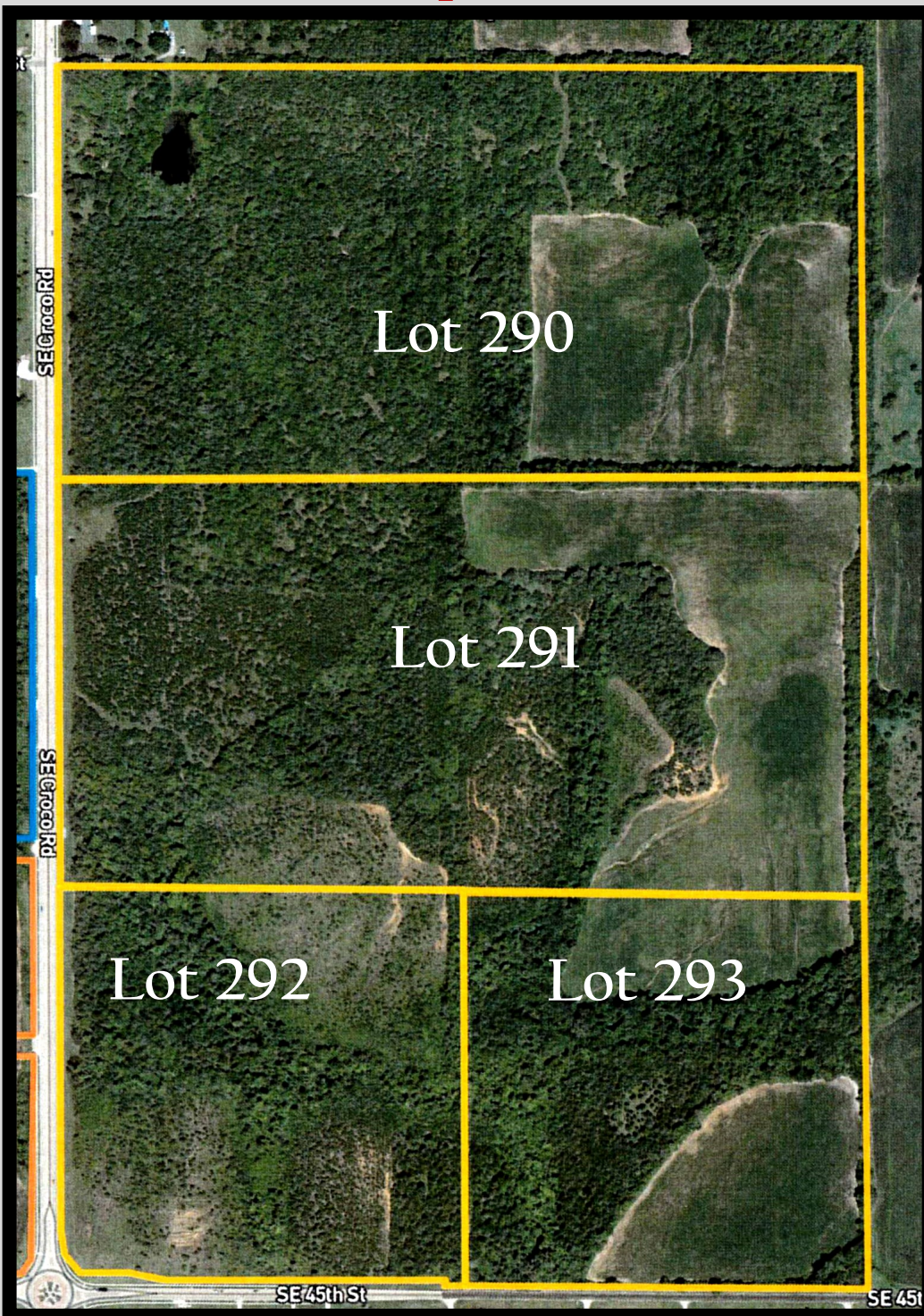
**Commercial**

# Rockfire Development

Yellow Parcels are Classified Agricultural

**ABSOLUTE Selling with NO RESERVE**

Please review all special notices in regards to the  
Rockfire Development at: [www.KansasCommercial.com](http://www.KansasCommercial.com)



All acreages will be updated when survey is completed. Located on SE Croco Rd just outside the Topeka City Limits.

Lot 290 - 80 ac +/- to be sold per surveyed acre.

Lot 291 - 80 ac +/- to be sold per surveyed acre.

Lot 292 - 35 ac +/- to be sold per surveyed acre.

Lot 293 - 40 ac +/- to be sold per surveyed acre.



# Rockfire Development

Black Parcels are Zoned Commercial

Blue Parcels are Zoned Residential

**ABSOLUTE Selling with NO RESERVE**

Please review all special notices, special assessments and Rockfire Subdivision HOA information in addition to the Master Plan for Development at:  
[www.KansasCommercialAuction.com](http://www.KansasCommercialAuction.com)

## Black Parcels

### Lot 294

24.6 ac +/- Commercial Development Land located on SE 44th. Zoned OI-2 and M-1. NOT subject to the Declarations, Covenants & Restrictions of Rockfire Subdivision.

## Blue Parcels

### Lot 295

77.9 ac +/- Residential Development Land in the city limits of Topeka. Zoned M-1, M-2, and RR-1. Selling subject to the Declarations, Covenants & Restrictions of Rockfire Subdivision.



# **Municipal Code Purpose Statements of Zoning Districts – City of Topeka, Kansas**

## **PUD PLANNED UNIT DEVELOPMENT DISTRICT:**

This district is established to permit greater flexibility and more creative, innovative and imaginative design for the development of areas that are generally possible under the strict application of the regulations of the other districts. It is further intended to promote more economical and efficient use of the land while providing for a pleasing and harmonious development and environment, including opportunities to provide for a high level of urban amenities, and the preservation of open spaces. The regulations of this district are intended to encourage the use of this district in order to integrate multiple uses into the development; to adapt the proposed use(s) to meet the conditions of the site; and to affect certain economics in public facilities. The requirements contained herein are set forth to provide for such development on other than a lot-by-lot basis.

Due to the nature and implications of a district zone which provides for such a broad spectrum of land use and a more challenging responsibility of the delivery of public services, considerations and quasijudicial deliberations relating to the compatibility of the district to a particular site shall permit greater discretionary review and broad latitude in applying conditions and limitations for a permitted development. The compliance with all standards set forth in this division and the submittal of all specified documents and data shall not entitle an applicant to this district classification.

## **C-4 COMMERCIAL DISTRICT:**

This district is established to provide for commercial uses and activities which are intended to serve as community or regional service areas. Uses and activities permitted are typically characterized by outdoor display, storage and/or sale of merchandise, by repair of motor vehicles, by outdoor commercial amusement and recreational activities, or by activities or operations conducted in buildings and structures not completely enclosed. The extent and range of activities permitted are highly intensive and therefore special attention must be directed toward buffering the negative aspects of these uses upon any residential use.

## **I-1 LIGHT INDUSTRIAL DISTRICT:**

This district is established to provide for a wide range of uses except specified uses which are obnoxious or offensive by reason of odor, dust, smoke, gas or noise. The extent and range of uses are highly intensive. Residential dwellings are not permitted in this district except for on-site caretakers or watchmen or correctional placement residence or facility, limited or general.

## **M-1a LIMITED MULTIPLE FAMILY DWELLING DISTRICT:**

This district is established to provide for the use of two-family dwellings, single-family attached dwellings, and multiple-family dwellings, containing not more than four dwelling units, together with specified accessory uses. This district is intended to provide a transitional use buffer in locations between the single- and two-family dwelling districts and other districts which are more intensive.

## **M-2 MULTIPLE FAMILY DWELLING DISTRICT:**

This district is established to provide for the use of attached dwelling units containing three or more dwelling units, designed and intended for individual dwellings, group or community living facilities, congregate living facilities, and including townhouse, condominium or cooperative division of ownership. The location of this district is further intended to provide a transitional use between the districts of lesser and greater intensity.

## **OFFICE, COMMERCIAL, INDUSTRIAL**

### **O & I - 1 OFFICE AND INSTITUTIONAL:**

This district is established to provide for a limited range of nonresidential and noncommercial uses such as general purpose office, professional, or administrative operations. The district shall not permit those uses and activities pertaining to retail product display, installation, service, repair, or maintenance unless specifically provided for within the chapter. Among others, an objective of this district is to provide for a transitional buffer between the districts of lesser and greater intensity; and to restrict the intensity of use to a low to moderate range and to encourage a compatible design with the adjacent use and development.

### **O & I - 2 OFFICE AND INSTITUTIONAL:**

This district is established to provide for a limited range of nonresidential and noncommercial uses such as general purpose office, professional, or administrative operations. The district shall not permit those uses and activities pertaining to retail product display, installation, service, repair, or maintenance unless specifically provided for within the chapter. Among others, an objective of this district is to provide for a transitional buffer between the districts of lesser and greater intensity; and to restrict the intensity of use to a low to moderate range and to encourage a compatible design with the adjacent use and development.

### **O & I - 3 OFFICE AND INSTITUTIONAL:**

This district is established to provide for a wide range of nonresidential and noncommercial uses such as general purpose office, professional and service, or administrative operations, research, testing and development. Among others, an objective of this district is to provide for a high intensity of use of considerable magnitude and located on a sufficient land area to accommodate the factors of employment, transportation and other land use considerations. The district shall permit uses and activities pertaining to product showrooms for the display, demonstration, training, selection and sale of goods not for delivery on the premises. Product installation, service, repair and maintenance is not permitted in the district.

### **RR-1 RESIDENTIAL RESERVE DISTRICT:**

This district is established to provide for a transitional area between urbanized development with intensive activity areas, and the rural-agricultural areas; and which is expected to become urbanized in subsequent planning periods. The limitations of this district are intended to allow for the gradual development of urban uses and activities, therefore providing for the coexistence with agricultural farmland activities based upon the availability and extension of municipal facilities and services. Such urban development will be permitted at appropriate intensity-density levels to assure that public improvement expenditures are appropriately planned for in advance of the conversion to urban uses.

### **M-1 TWO FAMILY DWELLING DISTRICT:**

This district is established to provide for the use of two-family and attached single-family dwellings together with specified accessory uses. The purpose of this district is intended to provide for a housing type and arrangement that is distinguished from the single-family detached dwellings and multifamily dwellings provided for elsewhere in these regulations. The location of this district is

For complete zoning information, please visit:

<http://www.snco.us/planning/>

<https://www.topeka.org/engineering/>



## Lot 296

2525 SW 29th St,  
Topeka, KS

1,200 SF +/- Former Service Station on .38 ac +/- lot on SW 29th St.  
Taxes are \$4,948.63/yr. Zoned C-2.  
KDHE Facility ID #07211



## Lot 297

230 SW Gage Blvd,  
Topeka, KS

1,574 SF +/- Former Service Station on .62 ac +/- lot on  
SW Gage Blvd. Signage lease income is \$1111/mo.  
Taxes are \$4,573.68 Zoned C-4.  
KDHE Facility ID #17596



## Lot 298

4826 SW Topeka Blvd,  
Topeka, KS

.95 ac +/- lot with 5600 SF +/- Retail Store located on SW Topeka Blvd. Taxes are \$4,103.10/yr. Zoned I-1.



## Lot 299

400 SW Croix St,  
Topeka, KS

9,000 SF +/- Office Building on 1/2 ac lot on SW Croix St. Taxes are \$1,730.18/yr. Zoned I-1.



**Commercial**



## Lot 300

819 SW Croix St,  
Topeka, KS

2400 SF +/- Retail Store located on .38 ac lot on SW Croix St.  
Taxes are \$5,264.62. Zoned C-4.



## Lot 301

Lot 14,  
Clarion Woods  
Topeka, KS

87,080 SF Vacant Lot located at the corner of 38th and  
Wannamaker. Zoned PUD. Taxes are \$6,699.02/yr.

*The property herein conveyed (Lot 301) is restricted from future use, in whole or in part, by any business or enterprise engaged in any way in the business of: payday or auto title lending; tattooing or body-piercing; a pawn shop; adult entertainment including providing adult videos or other media, an adult theater, a strip club or topless bar; a bank, savings and loan, thrift, credit union, or financial services business offering savings or deposit accounts, commercial loans, consumer loans, residential mortgage loans; mortgage production, origination or brokerage services; loan production; and financial planning, advising and brokerage services, including the sale of insurance, stocks, bonds, mutual funds or annuities without the prior express written consent of CoreFirst Bank & Trust, its heirs, devisees, executors, administrators, grantees, assigns and successors in interest.*

# Notice to Buyers:

Please read all documents pertaining to special assessments for the Corporate Meadows Development parcels listed on the following pages.

All 2018 Real Estate Taxes will be prorated to day of closing.  
All 2018 Special Assessments will be prorated to day of closing.

The Owner's Association assessments will be the responsibility of the Seller

Water, sewer, electric and gas are available.

These documents can be found at:

[KansasCommercialAuction.com](http://KansasCommercialAuction.com)

## Corporate Meadows Development





## Lot 302

SW 6th Ave,  
Topeka, KS

4.03 ac +/- parcel is located just south of the Kansas State High School Activities Association and west of WIBW-TV in Corporate Meadows. Easy access to I-70 and SW Wanamaker. Zoned OI-3. Taxes are \$863.94/yr.



## Lot 303

SW Commerce Pl,  
Topeka, KS

5.88 ac +/- parcel is located just south of the Kansas State High School Activities Association in Corporate Meadows. Easy access to I-70 and SW Wanamaker. Zoned OI-3. Taxes are \$1279.56/yr.





## Lot 304

SW 6th Ave  
Topeka, KS

2.79 ac +/- parcel is located just south of the US Social Security Administration in Corporate Meadows. Easy access to I-70 and SW Wanamaker. Zoned OI-3. Taxes are \$591.58/yr.



## Lot 305

SW Corporate View,  
Topeka, KS

2.46 ac +/- parcel is located just north of WIBW-TV and north and west of Heartland Eye Care in Corporate Meadows. Easy access to I-70 and SW Wanamaker. Zoned OI-3. Taxes are \$2,290.76/yr.



## Lot 306

SW 6th Ave  
Topeka, KS

10.74 ac +/- parcel is located just east of WIBW-TV and south of Kansas Bankers Association and Heartland Eye Care in Corporate Meadows. Easy access to I-70 and SW Wanamaker. Zoned OI-3. Taxes are \$517.64/yr.



## Lot 307

SW 6th Ave,  
Topeka, KS

2.18 ac +/- parcel is located just south of Hyatt Place Topeka in Corporate Meadows. Easy access to I-70 and SW Wanamaker. Zoned C-4. Taxes are \$4.82/yr.

## TERMS AND CONDITIONS OF AUCTION

1. Sellers are serious about selling these properties at this auction. Lots 282 - 295 will sell ABSOLUTE with no reserve! Each bid shall constitute an offer to purchase. The final bid on the absolute lots shall constitute a binding contract between the Buyers and the Sellers. Sellers do reserve the right to accept or reject the final bid on each of the remaining lots. Again, each bid shall constitute an offer to purchase, and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyers and the Sellers. Conduction of the auction and increments of bidding are at the direction and discretion of United Country-Commercial and/or the auctioneers. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.
2. Properties are sold "AS IS - WHERE IS" and Buyers should take time to examine these properties thoroughly and rely on their own judgment. The only guarantee from the Sellers is a valid, good and marketable title to the property. Neither the Sellers nor United Country-Commercial or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty. The properties are being sold subject to all easements, covenants, conditions, zoning and any other existing matters. Buyers must conduct their own inspections at their own expense prior to bidding at the auction. For City of Topeka Planning and Engineering please contact Jeff Hunt at 785-368-2411. For KDHE questions, please contact Marcus at 785-296-6372. Auctioneers, United Country-Commercial or its agents, representatives or employees are not responsible for any representation made by Sellers, or their employees or representatives.
3. Auctioneers, United Country-Commercial or its agents, representatives or employees are not responsible for accidents on the sale property should any occur.
4. Buyers and Sellers will enter into a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for a 10% down payment in the form of a personal or corporate check, or a cashier's check with the balance of the purchase price due, in certified funds, on or before the 26th day of June, 2018. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Escrow payments will be made payable to Lawyers Title of Topeka, Inc., 5715 SW 21st St, Topeka, KS 66604 . Sellers will furnish title insurance in the amount of the selling price and deliver title by General Warranty Deed. Buyers will be responsible for their own mortgage policies of title insurance (if applicable). 2018 Real Estate Taxes and Special Assessments will be paid by the BUYER for Lots 282, 283, 284, 285, 290,291, 292, 293, 294, 295. 2018 Real Estate Taxes and Special Assessments will be prorated to day of closing for Lots 286, 287, 288, 289, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307. See each parcel for tax information. Customary closing fees will apply to both Sellers' and Buyers' transactions. Informational title commitments reflecting the public record will be made available for potential buyers for review on day of auction or, by request, earlier.
5. Announcements made by United Country-Commercial and/or their Auctioneers during the time of the sale take precedence over any previously printed materials or any other oral statements made. The sale will be controlled by the Auctioneer. United Country- Commercial and/or the Auctioneers represent the Sellers only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. The Auctioneer reserves the right to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. The Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Sellers. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final and absolute without liability to any party.

Please contact us for all your Commercial Real Estate needs  
in Kansas, Missouri, Iowa and Arkansas.

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