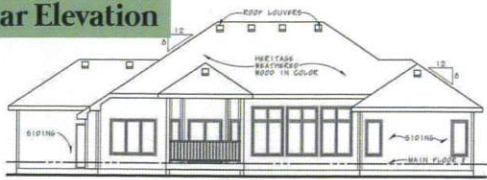
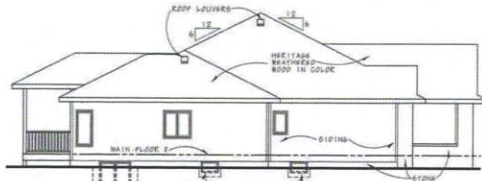


Colby Estates | RESIDENTIAL COMMUNITY

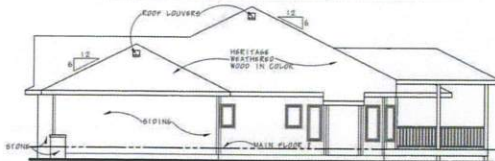
Rear Elevation



REAR ELEVATION

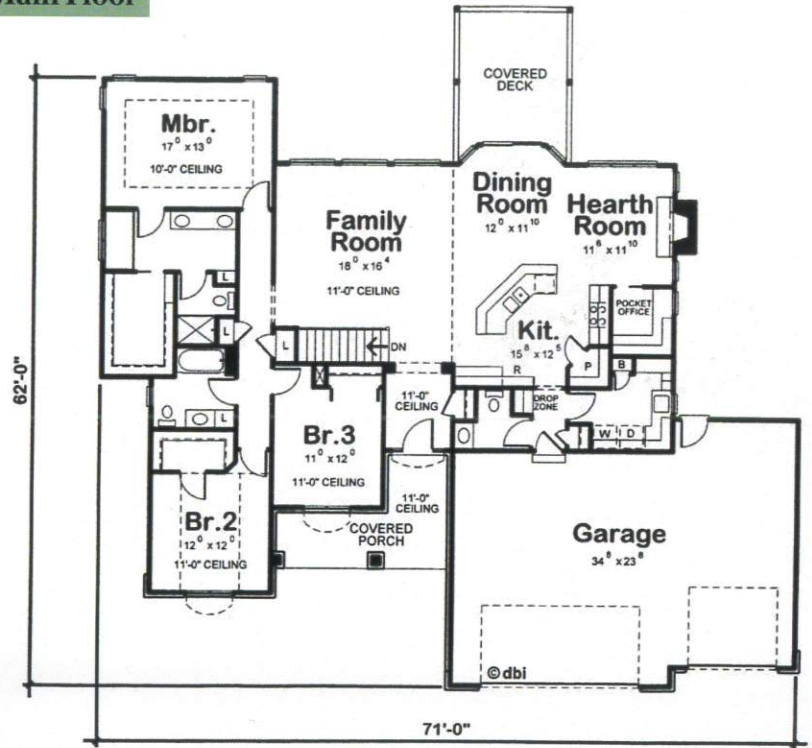


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Main Floor



Why Colby Estates?

The proposed housing development in Colby Estates will be centrally located in a large rectangle, one mile by ½ mile, roughly 320 acres of land bordered by W. College Drive and W. Willow St and S. Range Ave and S. Franklin Ave. The following entities are located within the rectangle offering a homeowner most of their living needs, all within a ½ mile:

- Celebration Community Church
- Colby Aquatic Park
- Colby Community College
- Colby Event Center
- Colby High School
- Colby Twin Theater
- Dillons Grocery & Pharmacy
- Farmers Bank and Trust
- Farmers & Merchants Bank
- H.F. Davis Library
- Lighted Walking Trail
- Walmart
- Visitor Center
- And Much More!

About the Property

Great location, just south of the Colby Walking Trail and the Colby Community College. This tract is in the main development area for growth in Colby, KS. The location south, with easy access to I-70, hospital, retirement living complex and assisted living, commercial, and the most recent new housing development, makes this prime land for development. Lots 1-4 in Block 2 are right next to the latest city park and swimming pool. These would be high-end lots for building sites. It currently is zoned residential and would give a developer a great opportunity to build new single-family homes, apartments, townhomes, etc. However, with it being so close to commercial, with obtaining a zoning variance to commercial, a developer would have the opportunity to sell individual tracts for commercial lease or sale. There are not many residential or commercial lots available in Colby, KS. The seller of this tract of land purchased, developed, and sold 17 new single-family homes in the past four years. There is still such a strong desire for newly constructed, affordable homes.