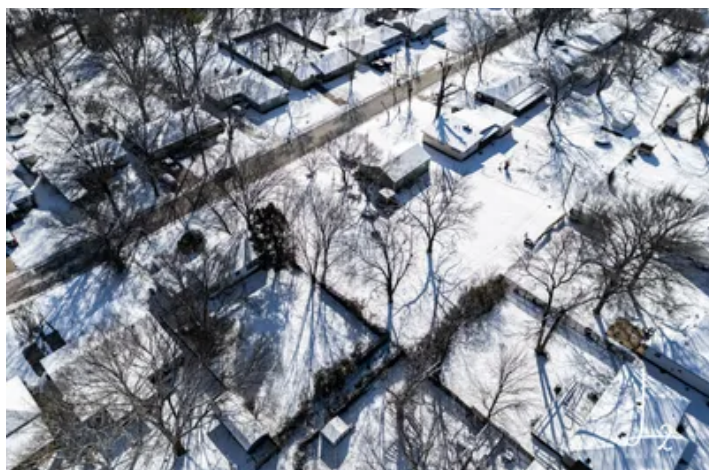


Coffeyville Lots  
1219 W 1st  
Coffeyville, KS 67337

**\$15,000**  
2.310± Acres  
Montgomery County





**Coffeyville Lots**  
**Coffeyville, KS / Montgomery County**

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**SUMMARY**

**Address**

1219 W 1st

**City, State Zip**

Coffeyville, KS 67337

**County**

Montgomery County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.036234 / -95.632736

**Acreage**

2.310

**Price**

\$15,000

**Property Website**

<https://l2realtyinc.com/property/coffeyville-lots-montgomery-kansas/75818/>



## **PROPERTY DESCRIPTION**

This is a fantastic opportunity to purchase **13 spacious lots**, perfect for a variety of buyers. Whether you're looking to build your **first home** or you're an **investor** planning to develop multiple houses for flipping or rental income, this property offers immense potential. **Key features include prime location, generous lot sizes, easy access to utilities, and a peaceful neighborhood**, making it an excellent choice for both individuals and developers looking to create a thriving residential community.

The land is well-suited for **new construction**, allowing builders and developers to design modern homes that cater to market demand. **With the growing need for housing, this is an excellent chance to capitalize on a lucrative investment opportunity.** The lots offer flexibility in design and layout, making them ideal for **single-family homes, duplexes, or even a small community development project.** Additionally, the location provides **convenient access to schools, shopping centers, medical facilities, and major roadways**, ensuring strong future value and demand.

Opportunities like this are rare, especially when purchasing **multiple lots in one transaction.** **The potential for rental income, high resale value, and long-term appreciation makes this an attractive deal.** Other **key features include level terrain, existing infrastructure, and the ability to customize home placements** to maximize space and privacy. Whether you're a **homeowner** looking for the perfect site to build your dream home or an **investor** seeking a profitable development venture, this property is worth considering. **Don't miss out on this chance to secure prime real estate—reach out today for more details!**

### **Key Features:**

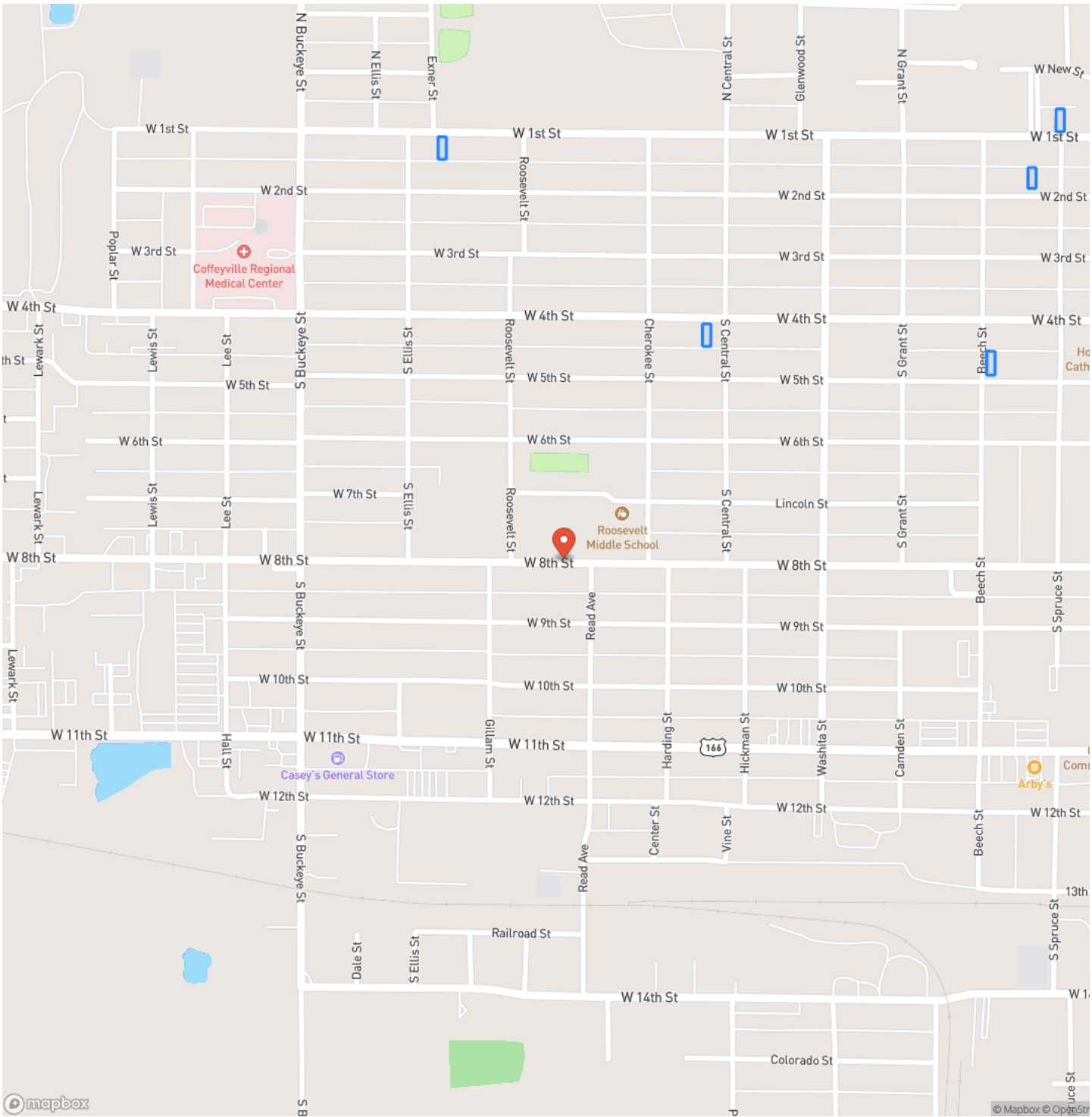
**13 spacious lots** for development  
**Prime location** with easy access to amenities  
**Ideal for new home construction, flipping, or rental income**  
**Level terrain and existing infrastructure**  
**Close to schools, shopping, and medical facilities**  
**High potential for future appreciation**  
**Flexible building options for single-family or multi-unit home**



Coffeyville Lots  
Coffeyville, KS / Montgomery County

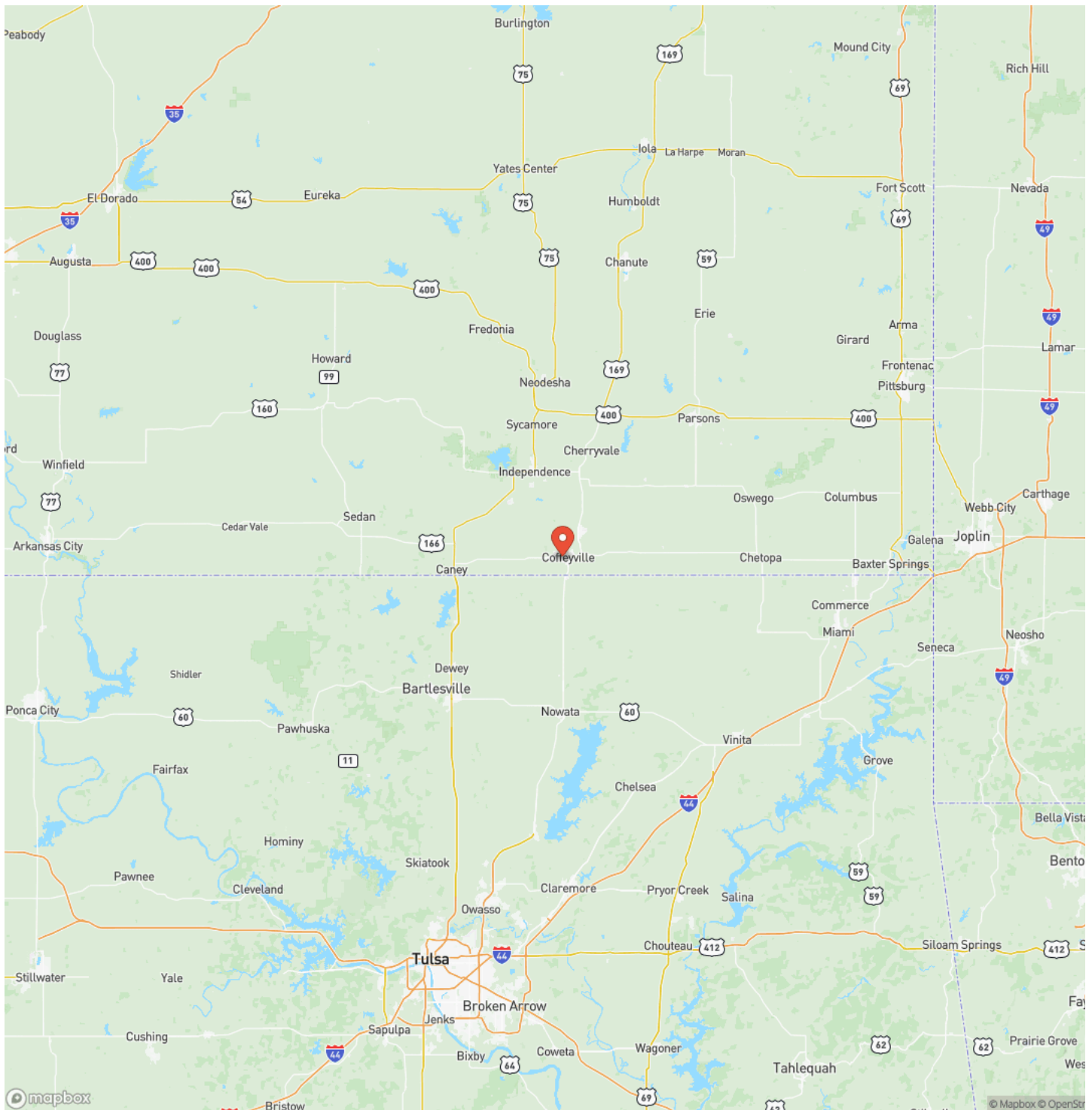


Locator Map



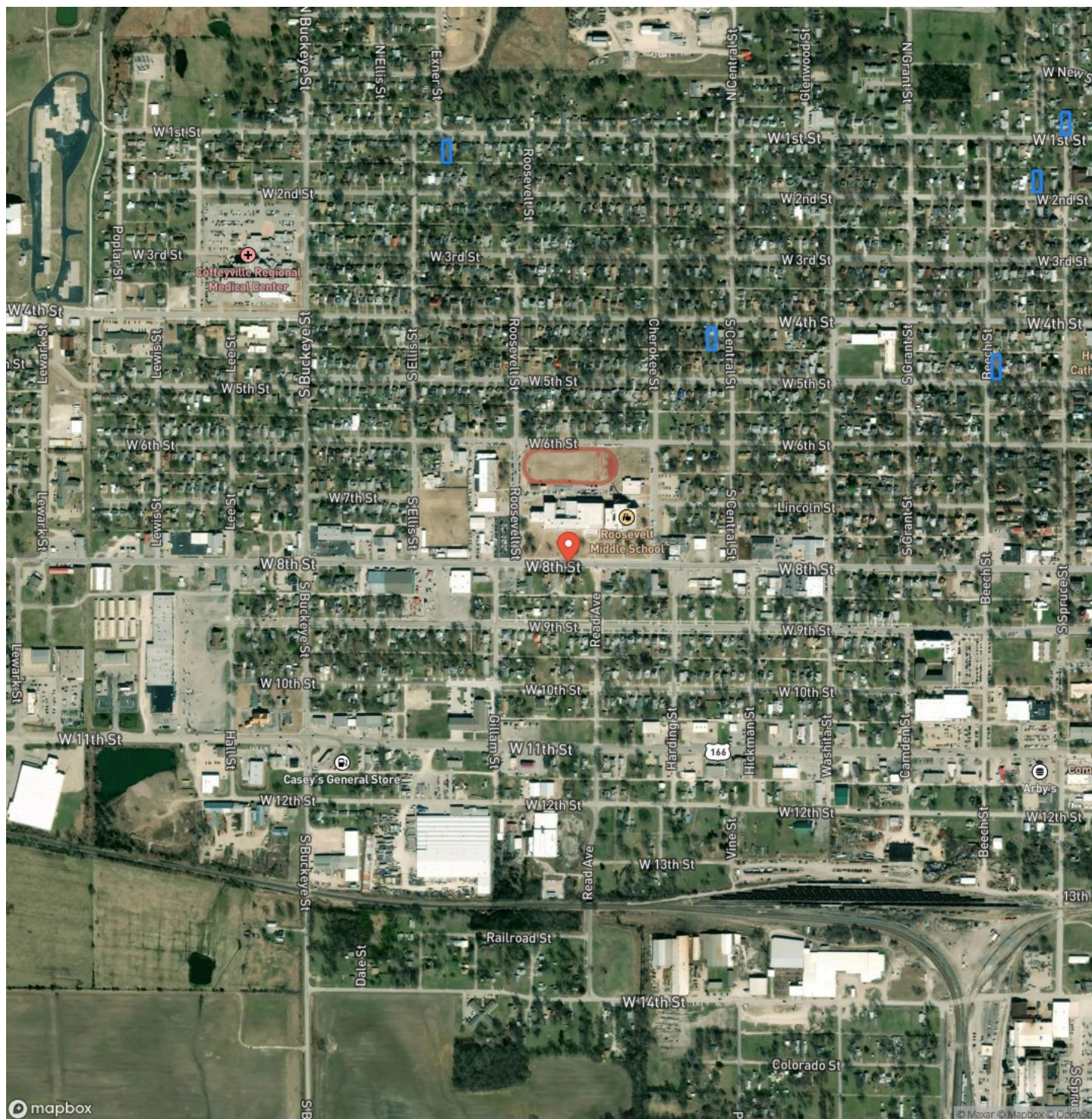


## Locator Map





## Satellite Map



### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeremy Harris

## Mobile

(918) 214-2955

## Email

jharris@L2realtyinc.com

### Address

City / State / Zip

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**L2realtyinc.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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