

OFFERING MEMORANDUM

HEALTHCARE BUILDING - FOR AUCTION

100 E Helen St, Herington, KS 67449



ABSOLUTE AUCTION | 44,741 SF | 16.32 ACRES | HEALTHCARE OR ADAPTIVE REUSE

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OFFERING MEMORANDUM

100 E HELEN ST

Herington, KS 67449

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

100 E HELEN ST

Herington, KS 67449

BellCornerstone is proud to exclusively present the opportunity to acquire a former hospital facility with versatile conversion/redevelopment potential at 100 E Helen Street in Herington, Kansas. This vacant building provides the perfect solution for use as a healthcare or office facility or an adaptive reuse project to create new warehousing, logistics, or flex space.

Spanning 44,741 square feet of flexible space with quality features on a 16.32-acre lot, 100 E Helen Street is a unique property without similar facilities in the surrounding market. The property features a mix of office space, patient care rooms, common areas, and storage spaces. The spacious lot includes a helipad, 49 surface parking spaces, and a large section ($\pm 50\%$) of undeveloped land, providing ample opportunity for expansion or new development.

Placement near major highways and quality amenities cement 100 E Helen Street as a prime destination for both logistics and healthcare businesses. The property is one mile from Highway 77 and is centrally placed between Interstate 35 and 70. These vital arteries easily connect the area to Wichita and Kansas City in less than 2.5 hours and Tulsa in less than 4 hours. The Herington Regional Airport is also just 15 minutes away, providing longer-distance logistics solutions.

Act now to seize this one-of-a-kind healthcare facility offering adaptive reuse potential, convenient highway access, and abundant room for expansion at 100 E Helen Street.

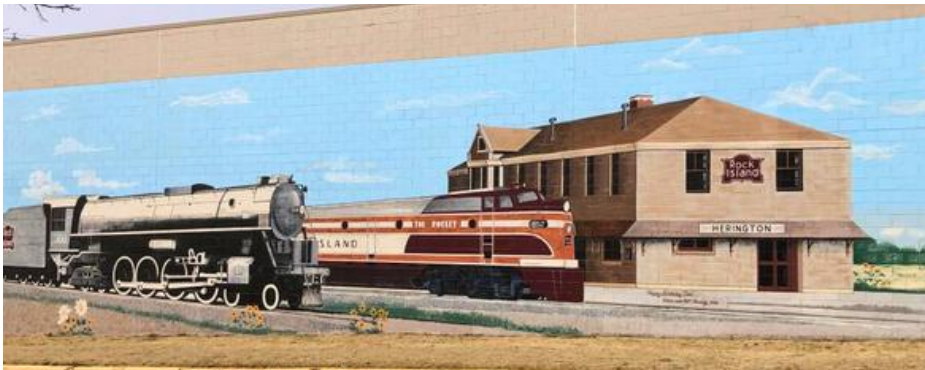


MARKET OVERVIEW

Herington, KS



Herington, Kansas, is a small yet historically significant city located in Dickinson and Morris counties in the central part of the state. Positioned at the intersection of U.S. Highways 56 and 77, it serves as a regional hub with a strong railroad heritage. The city's location provides convenient access to larger metropolitan areas like Manhattan and Wichita while maintaining a close-knit, small-town atmosphere. Industry in Herington has long been anchored by transportation and agriculture. The city developed as a key railroad junction, and while rail remains a presence, modern industry includes agribusiness, manufacturing, and logistics. Herington's economy benefits from its proximity to major freight routes, making it an attractive location for distribution and industrial operations. Additionally, the nearby Herington Lake and Reservoir contribute to recreation-based tourism and support local businesses. Culturally, Herington reflects the character of rural Kansas, with a strong sense of community and an appreciation for its historical roots. The city hosts annual events, local festivals, and recreational activities that highlight its agricultural heritage and small-town charm. Residents take pride in preserving their history, as seen in local museums and historic sites, while also embracing the natural beauty of the surrounding Flint Hills region.



POPULATION

City: Herington
2,095

State: Kansas 2.971M

MEDIAN AGE

City: Herington
43.4 Years

State: Kansas 37.2 Years

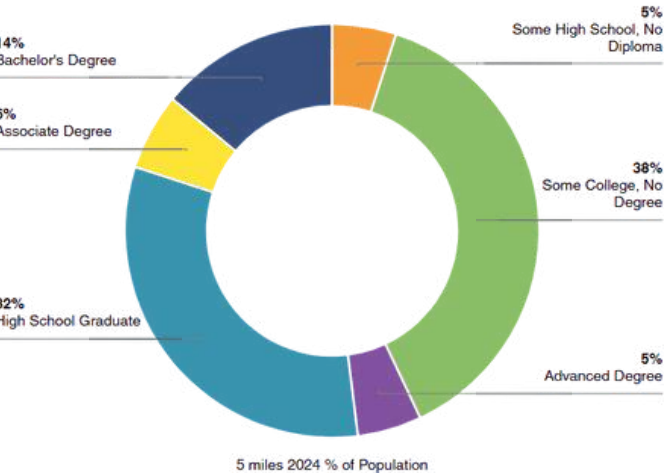
MEDIAN HOUSEHOLD INCOME

City: Herington
\$63,591

State: Kansas \$72,639

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Kansas at large.



2024 STATISTICS

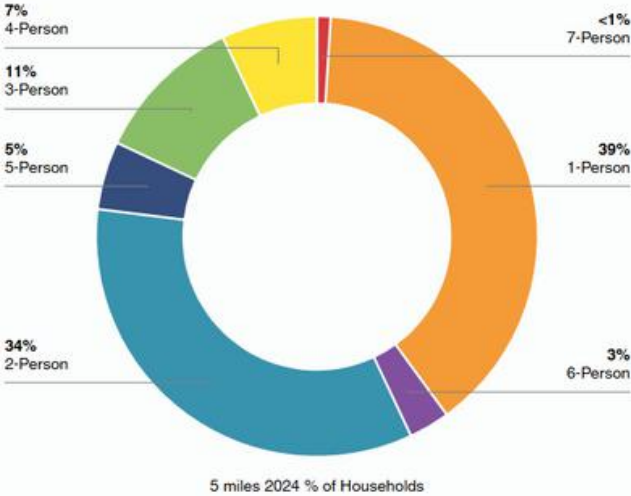
	2 Mile	5 Mile	10 Mile
Population 2024	2,663	2,898	4,264
Total Households	1,191	1,295	1,880
Avg Household Size	2.1	2.2	2.2
Avg Household Income	\$65,638	\$65,578	\$65,714

ECONOMIC INDICATORS

4.1% Herington
Unemployment Rate

4.0% U.S.
Unemployment Rate

HOUSEHOLDS



City: Herington
963

State: Kansas 1.161M



Average
Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Highway 56 runs east-west through Herington, providing direct access to cities like McPherson and Council Grove. It connects with major north-south highways, facilitating regional travel.

U.S. Highway 77, located just a few miles east of Herington, is a major north-south route that links the area to Junction City and the I-70 corridor to the north and Wichita to the south.

Kansas Highway 4 (K-4) intersects with U.S. 56 in Herington and runs east-west, further enhancing local connectivity.

Interstate 70 (I-70) is a major east-west highway, is about 30 miles north, accessible via U.S. 77.

Rail Access: Herington has a strong rail presence, historically serving as a key junction for Union Pacific Railroad, making it an asset for freight and industrial transportation.



AIRPORT PROXIMITY

Herington Regional Airport (HRU):

Located approximately 7 miles northeast of Herington, HRU primarily serves general aviation, with an average of 34 operations per day.

Manhattan Regional Airport (MHK):

Located in Manhattan, approximately 41 miles northeast of Herington, MHK is the closest major airport offering commercial airline services.

Salina Regional Airport (SLN):

Located in Salina, about 56 miles northwest of Herington, SLN offers commercial flights and general aviation services.

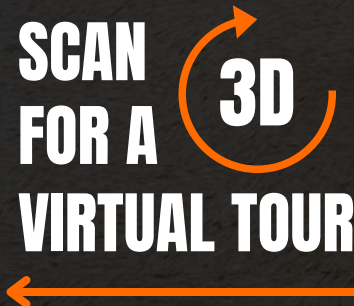
SITE OVERVIEW

SITE

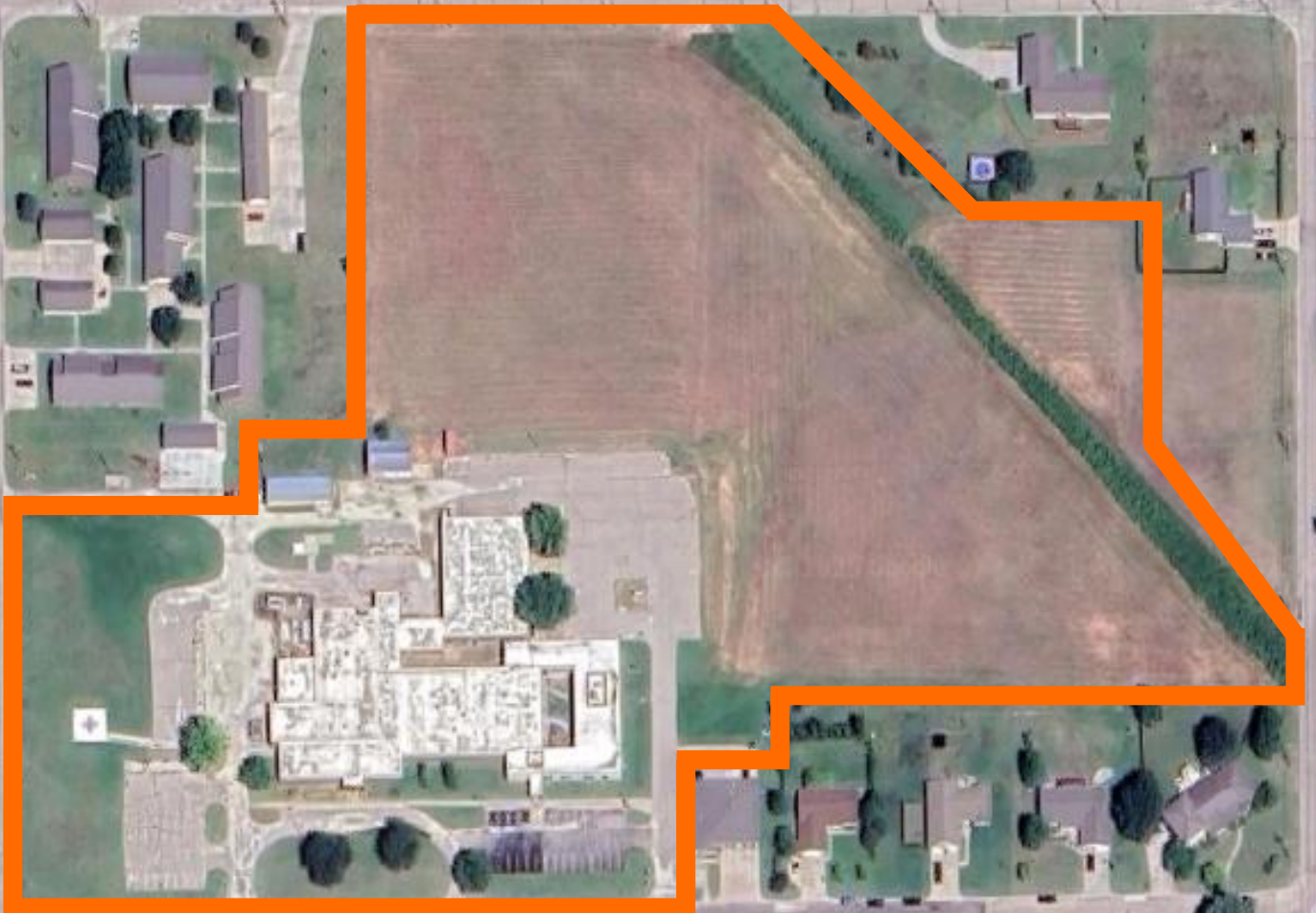
Property Type:	Healthcare
Building Class:	Class C
Parcel Number:	261-12-0-20-01-001.00-0
Year(s) Built:	1973
Total SF:	44,741
Stories:	1
Total Acreage:	16.32 AC
Parking:	49 Surface Spaces

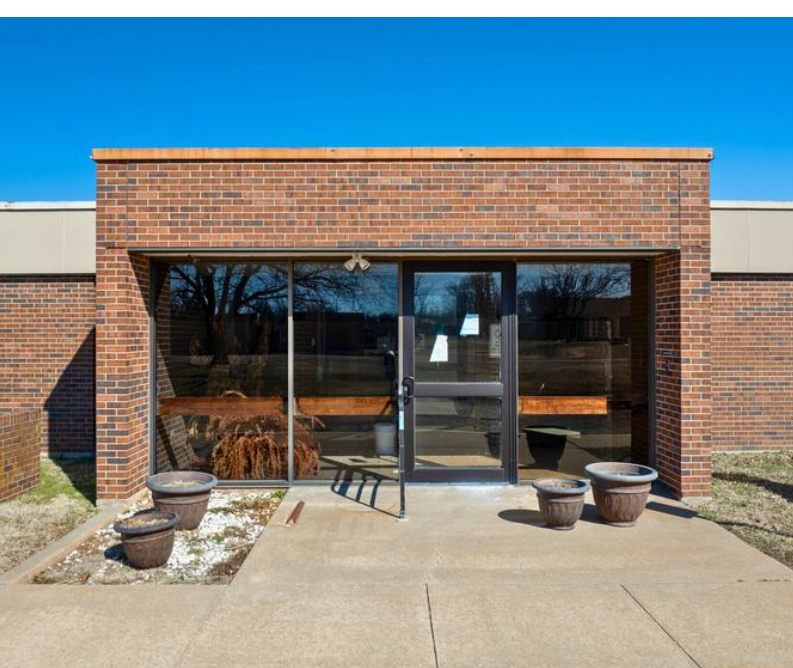


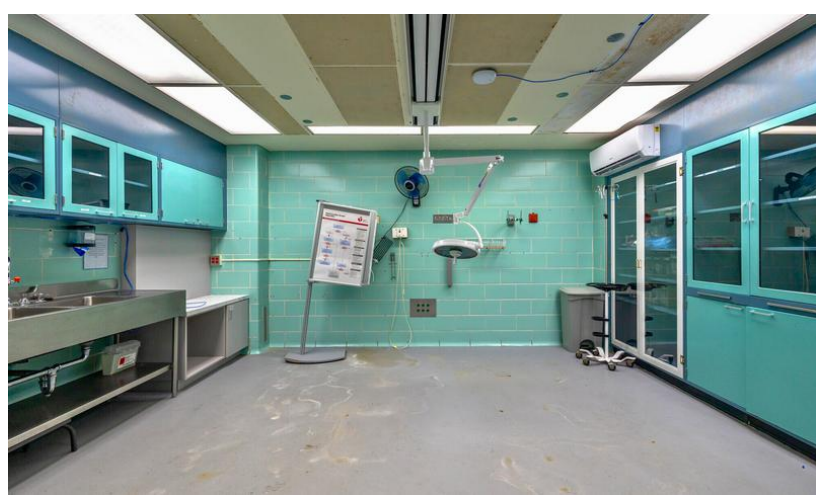
SCAN
FOR A
3D
VIRTUAL TOUR



PARCEL MAP









5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***



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