

3,5 HECTARES LAND PROPERTY IN KIELCE

ZAGNAŃSKA 95A | 3,5HA

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SALE SUBJECT

The subject of the sale is a land real property with a total area of 35,000 sim located at Zagnańska 95a Street in Kielce. The location of the property (exactly 3 km from the market) and regular shapes make it one of the safest and largest plots of land in the center of Kielce with high investment potential. All demolition works have been completed on the property.

SURROUNDINGS

The property is located at Zagnańska 95a. Vis a vis the plot there is a municipal cemetery, and on the other side a railway track (with a built platform). The direct neighbor is a warehouse of building materials and a medical clinic.

01. MANY POSSIBILITIES

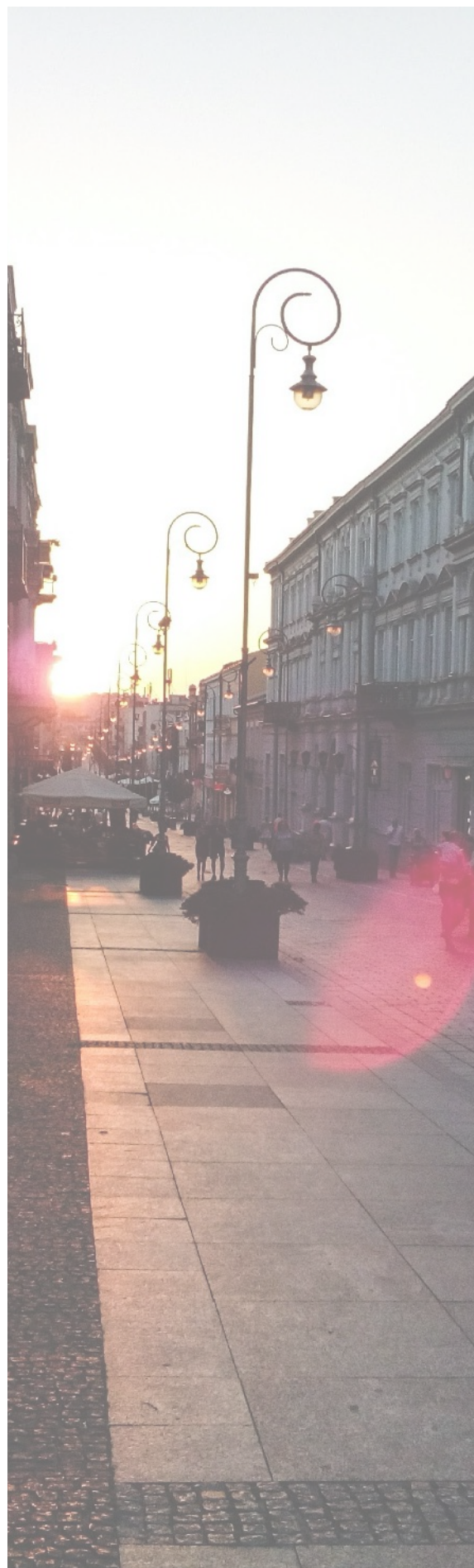
The almost rectangular shape of the plot and the lack of a municipal spatial development plan allow adapting the property to many types of investments. One of the largest built-up areas in the center of Kielce allows for the implementation of ambitious projects.

02. CLOSE TO THE CENTRE

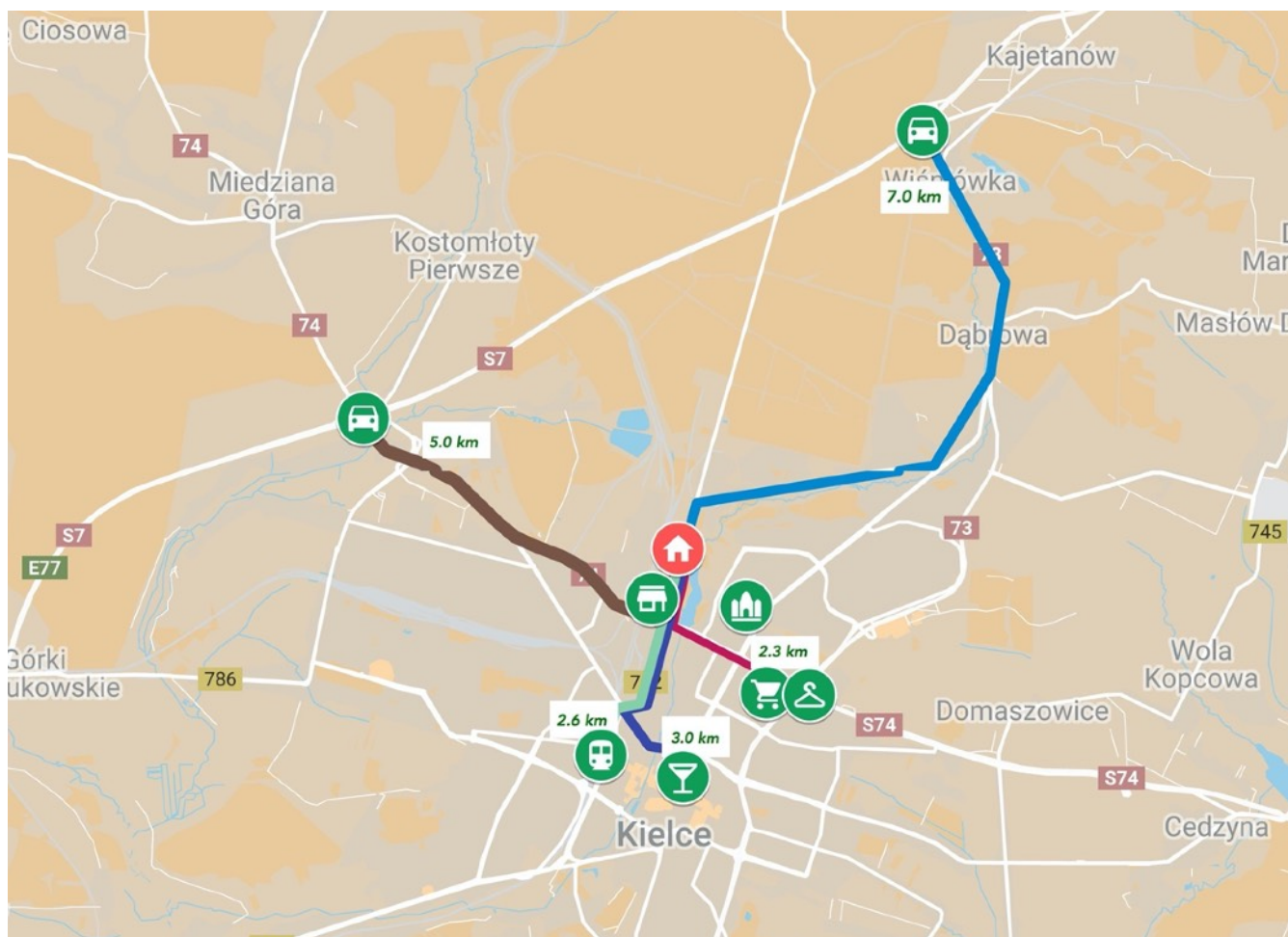
Journey to most facilities in the city center takes no more than 10 minutes. We reach the main station in 8 minutes, the nearest shopping center in 7, and the old town in 10 minutes.

03. STRATEGIC LOCATION

The current infrastructure perfectly connects the plot with the center and the western exit from the city. The reconstructed Zagnańska and Witosza streets will provide equally good access to the northern S7 junction.



LOCATION



The plot is well connected to the city's western beltway - the S7 road connecting Kielce with Krakow and Warsaw. At a distance of 700m there is a crossroads with Łódzka Street (dual carriageway 74), whose 5-kilometer section will reach the Kielce Zachód junction (formerly Kostomłoty).

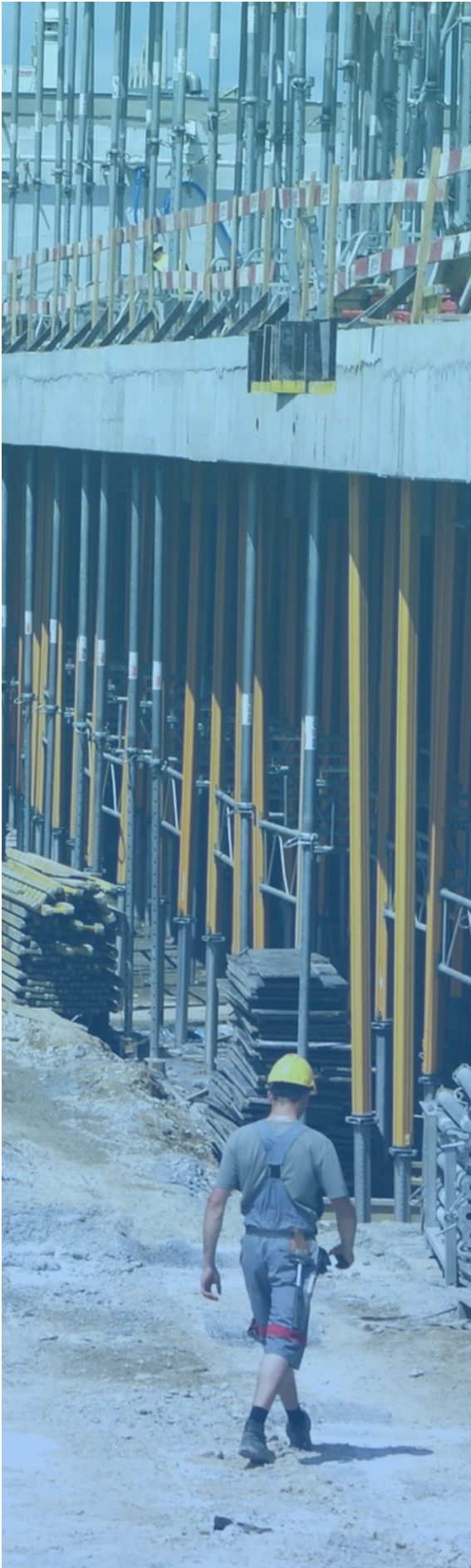
In no more than 10 minutes we will reach the main station, market square, shopping malls or Targi Kielce. Near the property there are residential buildings, the Kielce Technology Park and the Kielecki Lagoon with a park.

The proximity of the municipal cemetery ensures good public transport. Currently, the bus stop opposite the plot is served by 4 bus lines, and after rebuilding the road you can expect more of them.

DIRECT ACCESS TO THE PLOT AFTER RENOVATION OF ZAGNAŃSKA STREET

Currently, one of the largest road investments in recent years in the northern part of Kielce is underway. It will consume PLN 130 million. After its completion, Zagnańska Street and part of Witosa Street (up to Karczunek Street) will be a dual carriageway with two lanes. Further on, a single-carriageway with a multi-functional central lane is planned, up to the height of Nosowskiego Street, and from there again a dual carriageway to the connection with Warszawska Street. The investment involves a new connection with Radomska Street, leading to the Kielce North interchange, road S7. Zagnańska Street also provides direct access to the cities of Siodła, Zagnańsk, and Kaniów.





TECHNICAL INFORMATION

All demolition works have been completed on the property. Earlier, Chłodnie Kielce (Kielce cold stores, food branch) operated in this area.

The city council did not submit a local spatial development plan on the property. With turn by study of conditions and directions of spatial development "plots are intended as areas with a predominance of production and warehouse functions and technical services with the approval of the functions of city-wide services and housing"

The total area of land is 35,000 square meters. The current access is a 6m wide paved road. The property is equipped with electricity, gas, water and sewage system. The groundwater level is below 3m, there is no pollution of groundwater and surface water. There is also no risk of landslides.

GALLERY







CONTACT

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