

SETTLE IN HERE!



Choose MONTGOMERY COUNTY KANSAS to make yourself at home



Refreshingly rural but pleasingly progressive, Montgomery County, Kansas, offers enviable livability with a diverse portfolio of housing options for individuals and families in all phases of life and careers.



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WHERE TO LIVE

*in Montgomery
County*



Expanding quality housing opportunities is a key priority for the communities of Montgomery County.

Working together, community leaders are advancing a coordinated, forward-looking approach to developing housing of all types, in a wide range of price points, to satisfy the needs of individuals and families in all of life's phases.

Options range from stick-built new construction in growing suburban developments to modern apartments reimagined in historic downtown buildings and even 3-D printed homes filling in open lots in established neighborhoods. As many housing units are in the concept or early construction phases, there are also opportunities for prospective buyers to customize to their designs.

When it comes to housing, our county also understands access is as critical as availability. We have several resources available to support prospective homeowners with their selection and investment.



SINGLE-FAMILY RESIDENCES *For Sale*

INVENTORY SNAPSHOT

- 75+ single-family homes
- Price range \$116K to \$345K

CHERRYVALE

DIAMOND PROPERTY MANAGEMENT LLC

- 10 LOTS
- \$155K-\$175K | 2026-2027

COFFEYVILLE

EDGEWOOD HOMES

- 14 LOTS | 10 COMPLETED
- \$260K-\$306K | 2023-2027

INFILL DEVELOPMENT

- 10 LOTS | 10 UNDER CONSTRUCTION
- \$120K-\$150K | 2026-2027

INDEPENDENCE

JEFFERSON SUBDIVISION

- 22 LOTS | 13 COMPLETED
- \$236K-\$345K | 2026-2027

TRIDENT 3D HOMES

- 40 PLANNED HOMES (INFILL, 3D PRINTED CONSTRUCTION)
- \$116K-\$196K | 2026-2029
- DOWN PAYMENT ASSISTANCE: \$39K-\$69K





DOWNTOWN LIVING *Rentals*

INVENTORY SNAPSHOT

- 110+ units
- Rent rates \$400 to \$1,600

CHERRYVALE

CHERRYVALE DOWNTOWN

- 3 BUILDINGS | 6-7 UNITS
- RENTS: \$400-\$700

COFFEYVILLE

MTI DEVELOPMENT

- 30 UNITS | \$750-\$950 RENTS
- 2026-2029

INDEPENDENCE

COOK APARTMENTS

- 10 UNITS | \$750-\$950 RENTS
- COMPLETED 2025

201 PENN APARTMENTS

- 48 UNITS | \$800-\$1,200 RENTS
- 2026-2027

TRIDENT PARTNERSHIPS LLC

- 6 BUILDINGS | 20 UNITS
- \$1,000-\$1,600 RENTS | 2025-2027





INVENTORY SNAPSHOT

- Up to 85+ units
- Rent rates
\$600 to \$1,000

CANEY

WUNDER NURSING HOME

- 18 UNITS | \$600-\$800 RENTS
- 2025-2026

BLACKLEDGE LOFT APARTMENTS

- 14 DOWNTOWN UNITS
- EVENT VENUE INCLUDED
- ANTICIPATED COMPLETION 2026

CHERRYVALE

MCKINLEY ELEMENTARY SCHOOL

- 10-15 UNITS (SCHOOL-OWNED)
- RENTS TBD

INDEPENDENCE

MERCY HOSPITAL BUILDING

- 20-40 UNITS
- \$700-\$1,000 RENTS
- 2026-2028





MULTI-FAMILY DEVELOPMENTS

INVENTORY SNAPSHOT

- 65 units, executive and income-based rates

COFFEYVILLE

SILO CROSSINGS & SYCAMORE LANDING

- 63 UNITS
- RENTS INCOME-BASED, LOW TO MODERATE
- 2023–2026

STERLING TOWNHOMES

- 2 UNITS | \$1,694 RENTS
- 2024–2026





FUTURE OPPORTUNITIES

Multiple initiatives are on the horizon to further expand the housing options in Montgomery County to meet the evolving needs of current and future residents.

CANEY

LAND BANK

- 30 LOTS (WITH WATER/SEWER ACCESS)

COFFEYVILLE

GIBSON STREET DEVELOPMENT

- 16 LOTS | \$250K–\$300K HOMES
- 2026–2029

100-ACRE DEVELOPMENT

- APPROXIMATELY 130 ACRES RESIDENTIAL (CITY-OWNED)
- PLANNING UNDERWAY

INDEPENDENCE

RAINBOW DRIVE EXECUTIVE SINGLE-FAMILY HOMES (BUILDABLE LOTS)

- 9 LOTS
- 2026–2029

BRIGHT LAKE SINGLE-FAMILY TO MULTI-FAMILY DEVELOPMENT

- APPROXIMATELY 130 ACRES RESIDENTIAL (CITY-OWNED)
- PLANNING UNDERWAY

RURAL MONTGOMERY COUNTY

AUTUMN HILLS-RURAL SINGLE-FAMILY HOMES

- 70 LOTS (20 WITH CITY WATER ACCESS)



A variety of incentive programs are in place across Montgomery County to assist residents with locating, improving and/or building the home of their dreams, including:

- LAND BANKS (CANEY, CHERRYVALE, COFFEYVILLE, INDEPENDENCE)
- NEIGHBORHOOD REVITALIZATION ZONES (COUNTYWIDE)
- DEVELOPMENT INCENTIVES TO REDUCE RISK
- UTILITY CONNECTION INCENTIVES
- REINVESTMENT PROGRAMS SUPPORTING INFILL AND REHABILITATION



RESOURCES

More information on the above incentive programs or any of Montgomery County's current and future housing initiatives is available by contacting:



CITY OF CANEY
Jalissa Jones, Utility Clerk
(620) 879-2772
jjones@caneyks.com



CITY OF CHERRYVALE
Karen Davis, Acting City Administrator/City Clerk
(620) 336-2776
kdavis@cherryvaleusa.com



CITY OF COFFEYVILLE
Amber Dean, Director of Community Development
(620) 252-6119
adean@coffeyville.com



INDEPENDENCE HOUSING AUTHORITY
April Nutt, Executive Director
(620) 332-2536
apriln@independencesks.gov



*Contact us for more information on
living, working and doing business in
Montgomery County, Kansas*

MONTGOMERY COUNTY ACTION COUNCIL

Melissa Johnson, Executive Director

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