

FOR SALE - PRIME COMMERCIAL PROPERTY

1 ACRE - 6720 MAURER RD, SHAWNEE, KS 66217



TERRY MOODY

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REECE COMMERCIAL REAL ESTATE

11601 Granada Ln Leawood, KS 66211

Main: 913.652.4300

GLOBAL KNOWLEDGE. REGIONAL EXPERTISE.
LOCAL RESULTS

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PROPERTY INFORMATION



ZONING Zoned CH for Commercial and Business (See zoning map)

LOCATION Approx. 800 feet South of the intersection of Shawnee Mission Parkway and Maurer Rd.

ACRES 1 +/-

PRICE \$575,000

UTILITIES Every (Electric), Spectrum (Cable)

TERRAIN Predominantly flat with some slope on the Western side (See topography map)

MUNICIPALITY City of Shawnee, Kansas

PROPERTY FEATURES

- Prime Location: Situated just south of Shawnee Mission Parkway, this 1-acre parcel offers excellent visibility and accessibility in a bustling commercial corridor.
- Commercial Highway Zoning: The property's CH (Commercial Highway) zoning permits a wide range of commercial uses, including retail, office, and service-oriented businesses, providing flexibility for development.
- Proximity to Major Developments: Adjacent to significant commercial and residential high-rise zones, the property benefits from ongoing and planned developments, enhancing its investment potential.
- Thriving Commercial Environment: The area surrounding Shawnee Mission Parkway and Maurer Road is experiencing substantial growth, with new retail centers, dining establishments, and mixed-use projects contributing to increased consumer traffic.
- Accessibility: Easy access to major highways and thoroughfares ensures convenient connectivity for customers and clients, bolstering the property's appeal for various commercial ventures.

DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS PROVIDED TO THE PROSPECTIVE PARTY FOR REFERENCE PURPOSES ONLY. ANY PROSPECTIVE PURCHASER SHALL VERIFY ALL PROPERTY INFORMATION ON ITS OWN AND WITHOUT RELIANCE FROM THE PROPERTY OWNER AND/OR ITS REPRESENTATIVES. OWNER AND REECE COMMERCIAL MAKES NO REPRESENTATIONS AND/OR WARRANTIES REGARDING THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE GROSS ACREAGE BOUNDARIES DEPICTED HEREIN ARE CONCEPTUAL IN NATURE AND ARE PROVIDED FOR GRAPHICAL REPRESENTATION PURPOSES ONLY. AS SUCH, THEY MAY BE SUBJECT TO CHANGE.

AERIAL PHOTO

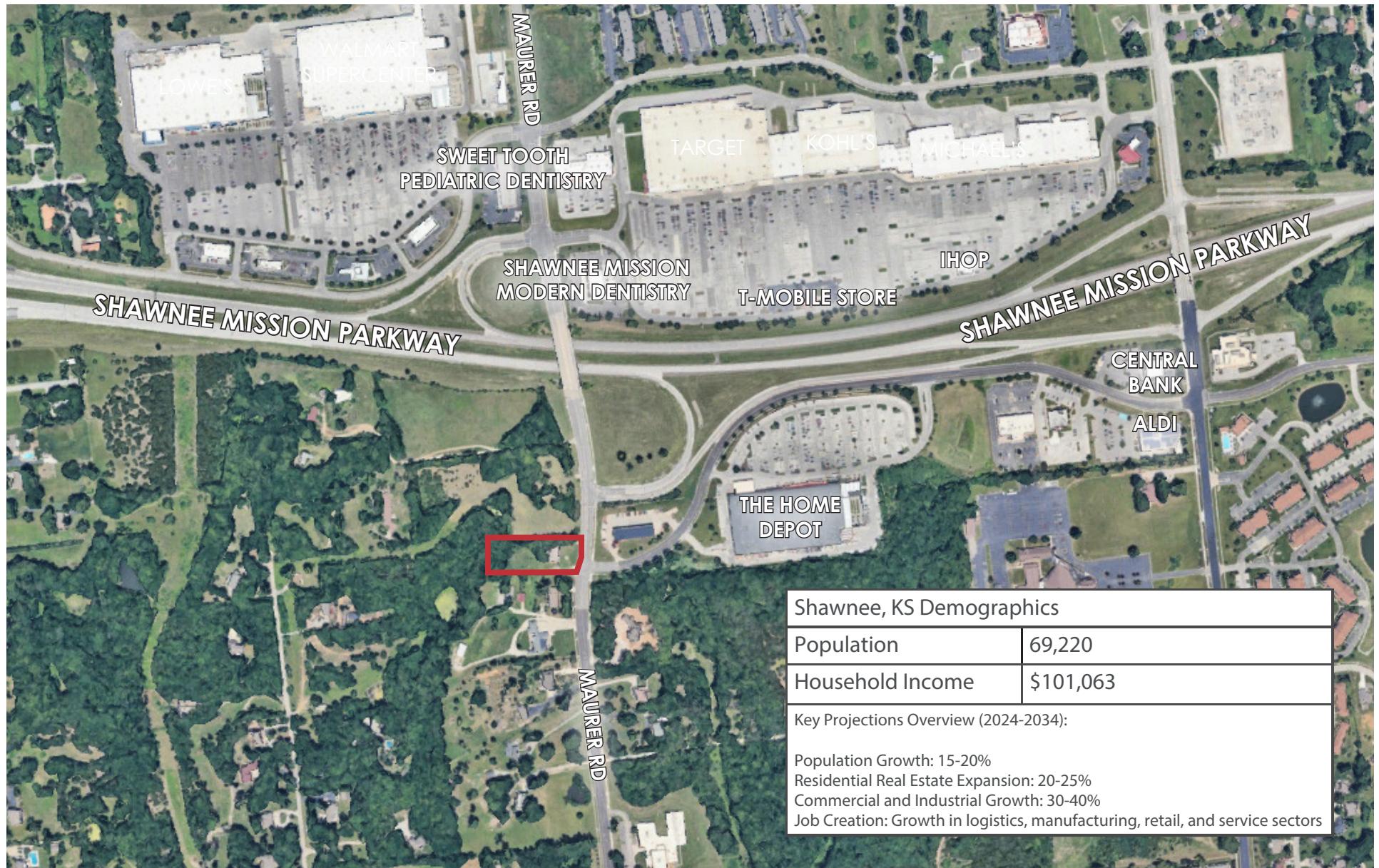


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SHAWNEE MISSION PKWY COMMERCIAL CORRIDOR

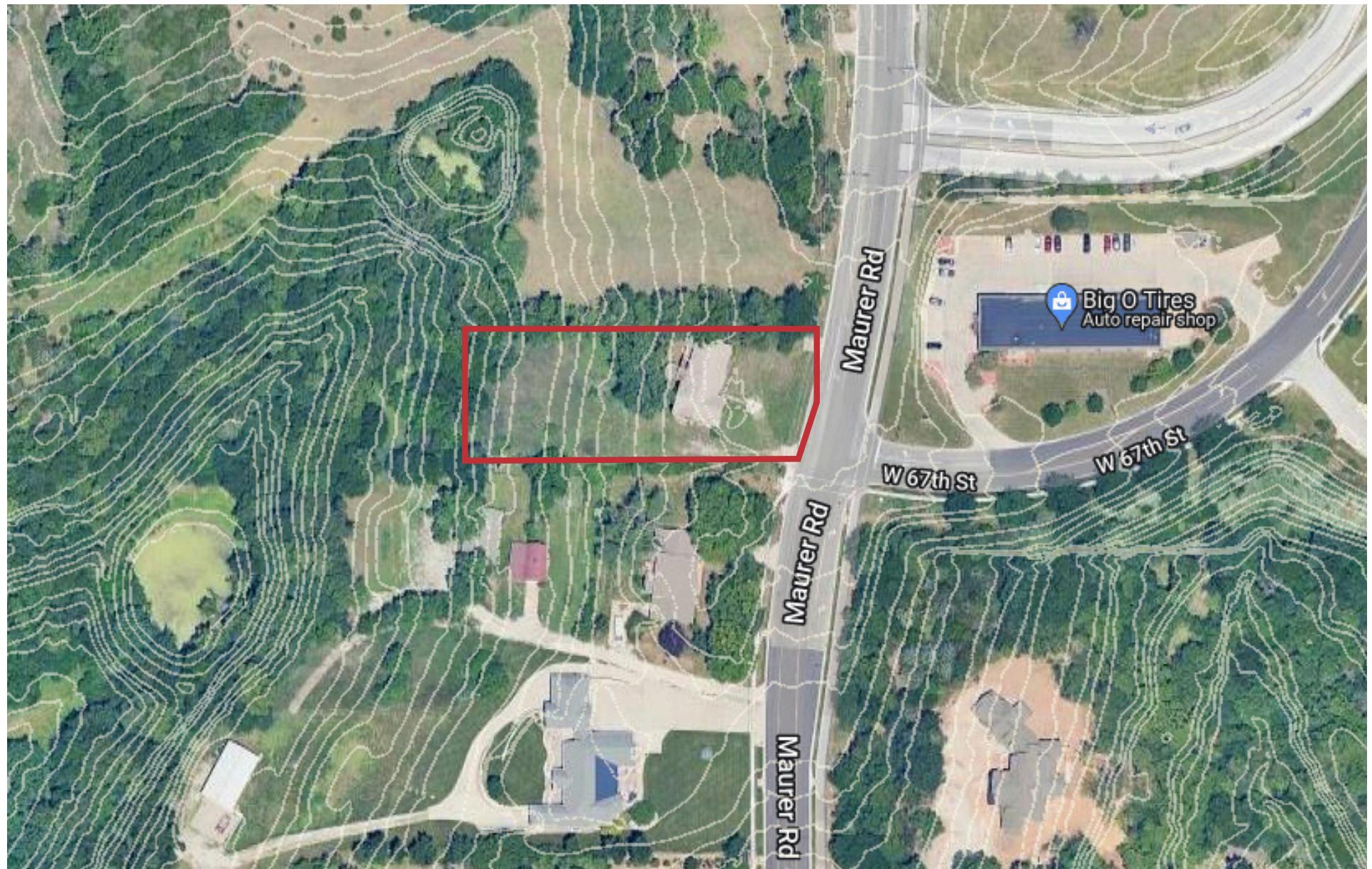
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TOPOGRAPHY - 2 FT CONTOURS

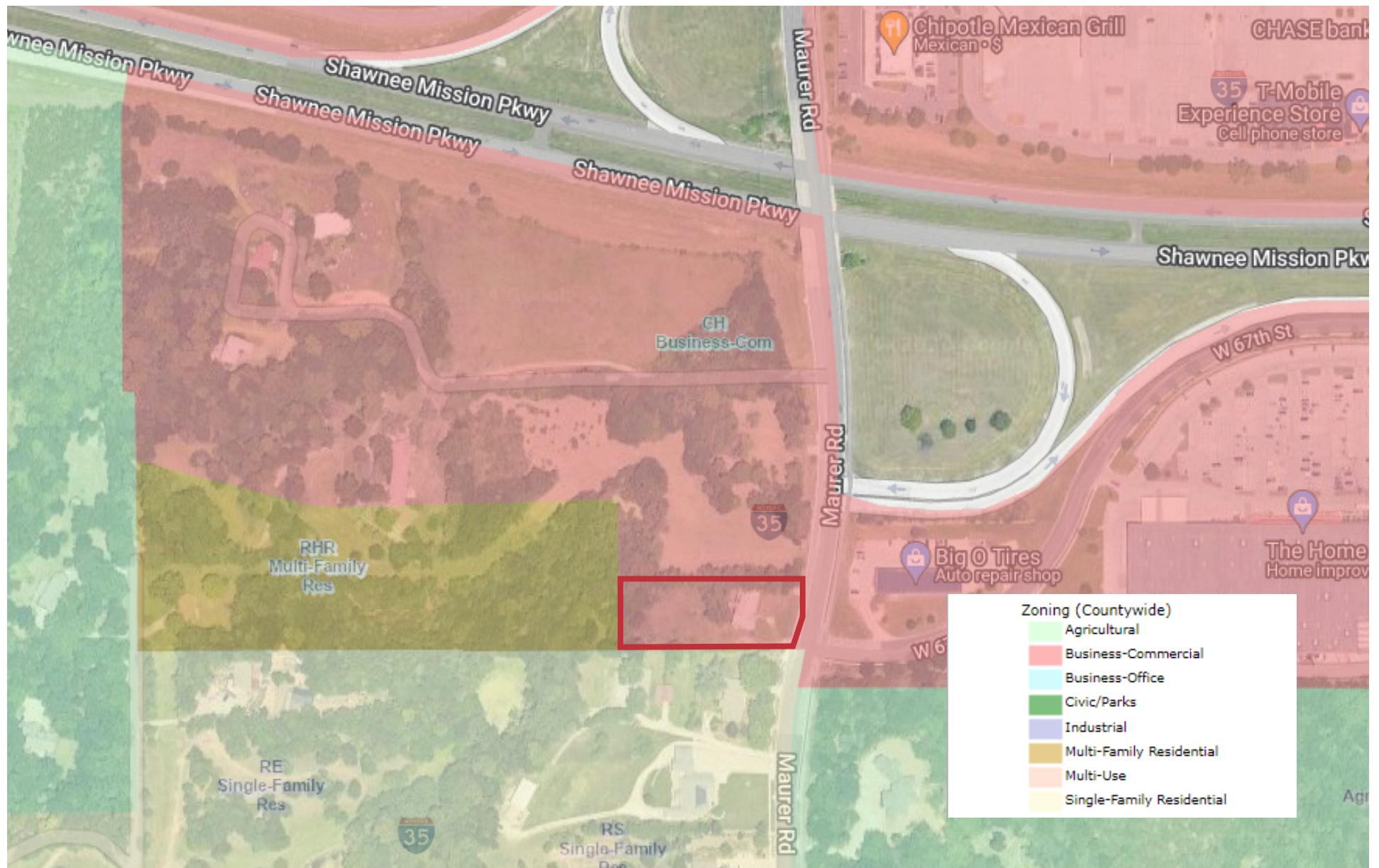
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ZONING MAP

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