

FOR SALE - PRIME COMMERCIAL PROPERTY

1 ACRE - 6720 MAURER RD, SHAWNEE, KS 66217



REECE
COMMERCIAL REAL ESTATE



TERRY MOODY

(913) 558-2083

moody@reececommercial.com

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 Evergy (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.

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AERIAL PHOTO

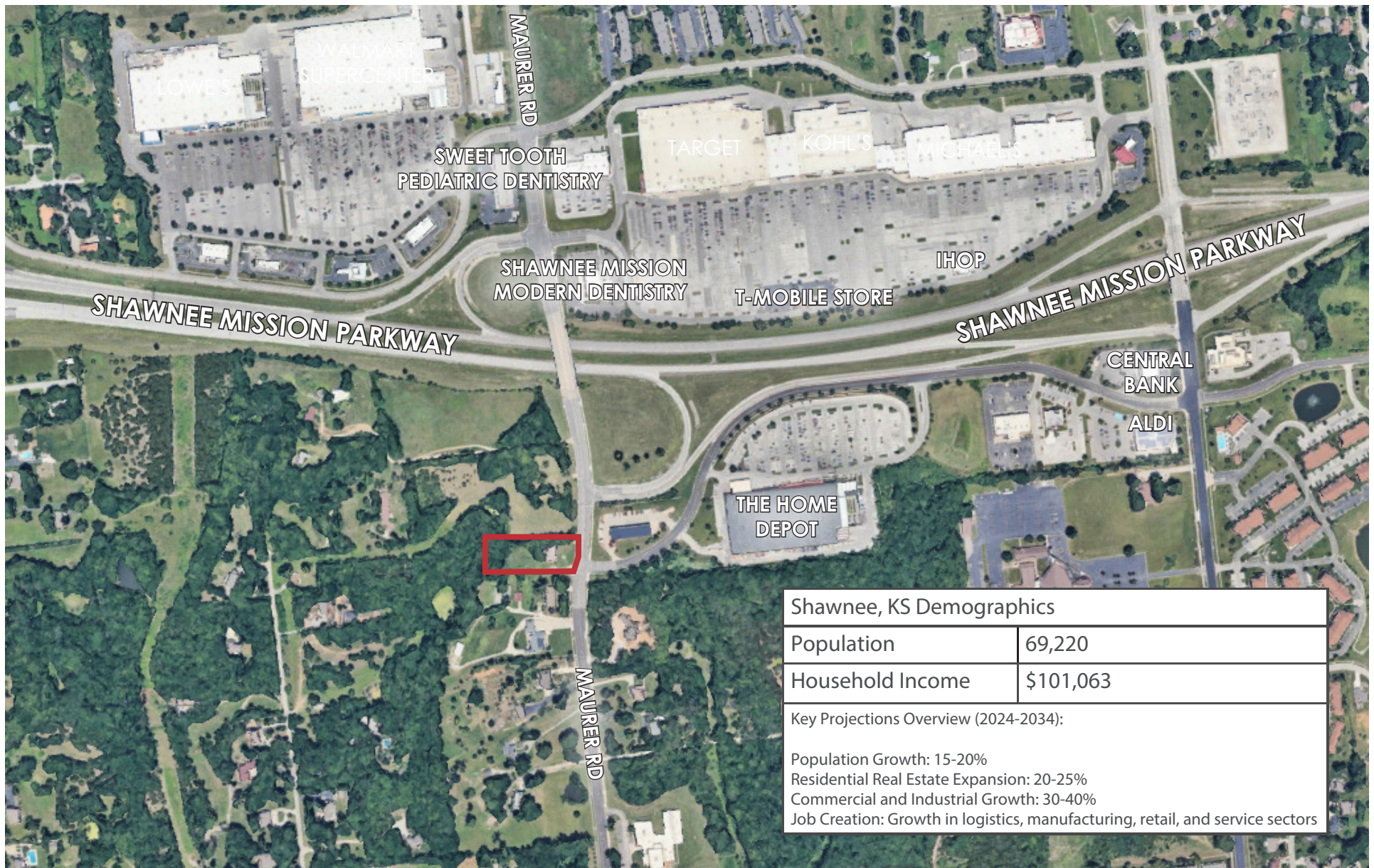
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SHAWNEE MISSION PKWY COMMERCIAL CORRIDOR

PROPERTY INFORMATION



Shawnee, KS Demographics

Population	69,220
Household Income	\$101,063

Key Projections Overview (2024-2034):

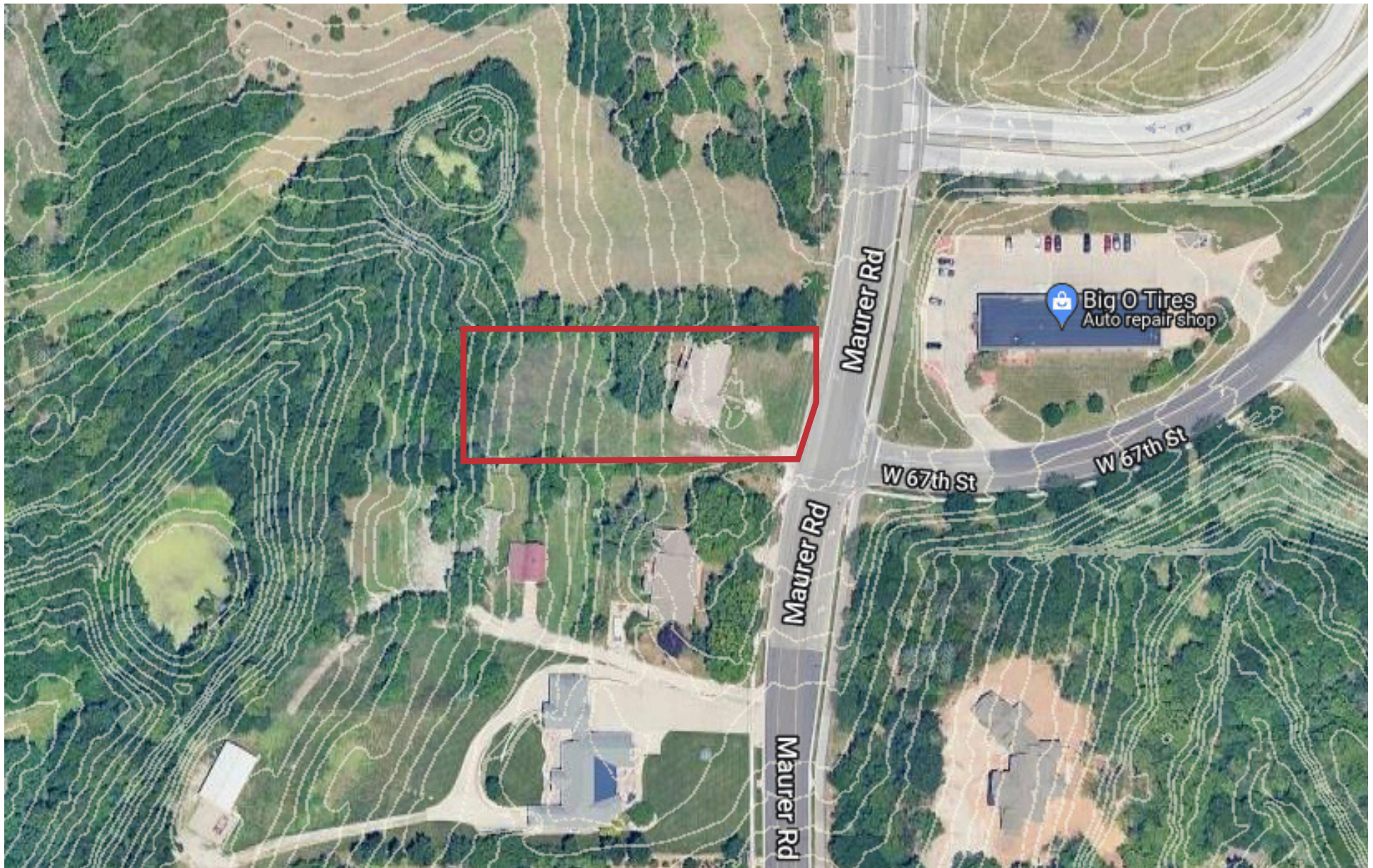
Population Growth: 15-20%
Residential Real Estate Expansion: 20-25%
Commercial and Industrial Growth: 30-40%
Job Creation: Growth in logistics, manufacturing, retail, and service sectors

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TOPOGRAPHY - 2 FT CONTOURS

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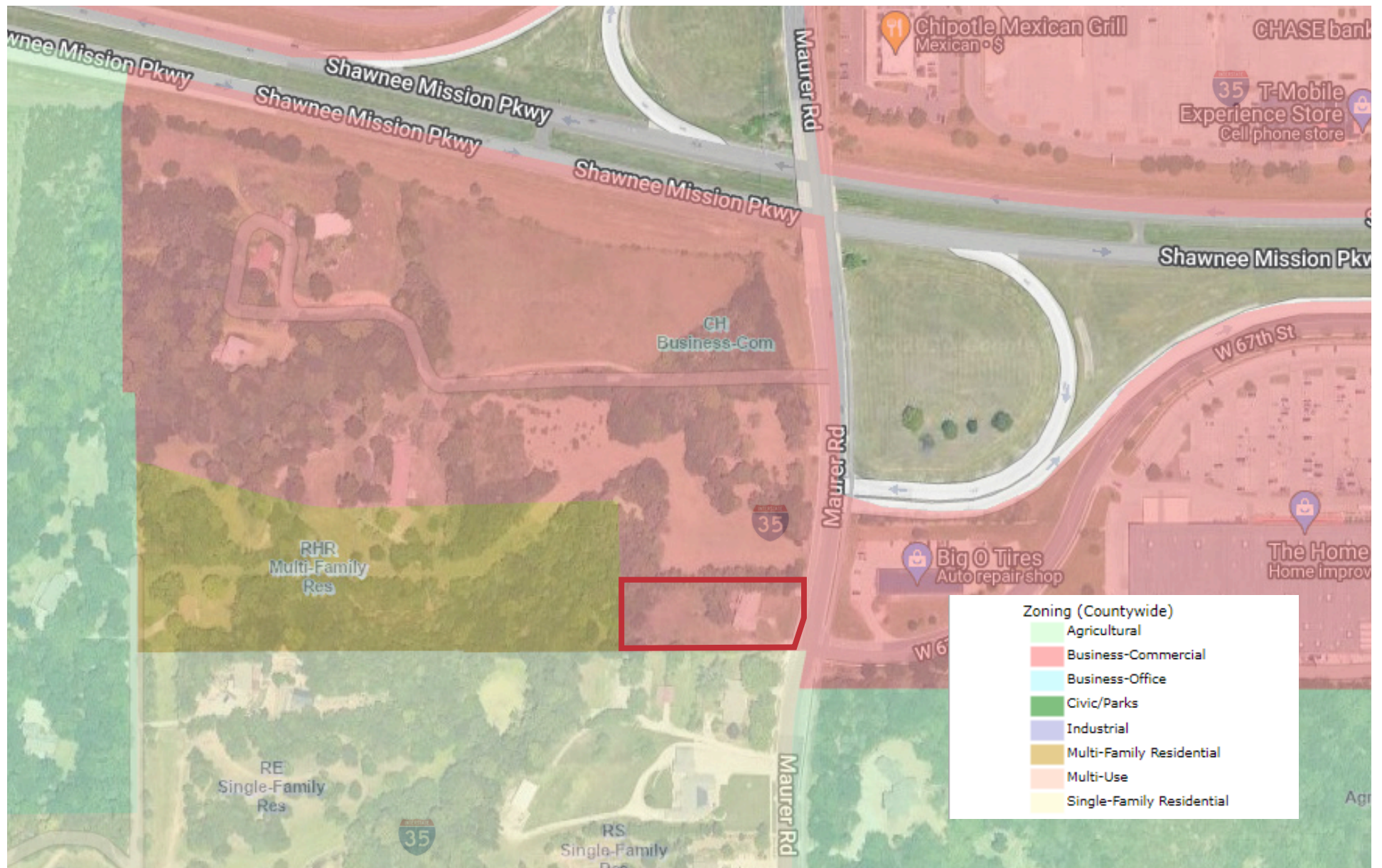


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ZONING MAP

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