

CLARE CROSSING PAD SITES

175th Street & S. Clare Road (SEC), Gardner, Kansas



Sale Price: \$17.50/SF to \$21.00/SF | 1 to 19.3 Acres

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	152	16,058	53,888
Avg. Household Income	\$125,294	\$109,607	\$129,323

- Pad sites available for sale
- Gardner is the fastest growing suburb in the Kansas City Metro area
- Adjacent corner from the proposed 186-acre Cross Roads Commerce Center
- Three minute drive from the new 660,000 SF Heartland Coca Cola bottling facility
- Excellent access from Interstate 35



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

DEVELOPMENT RENDERINGS

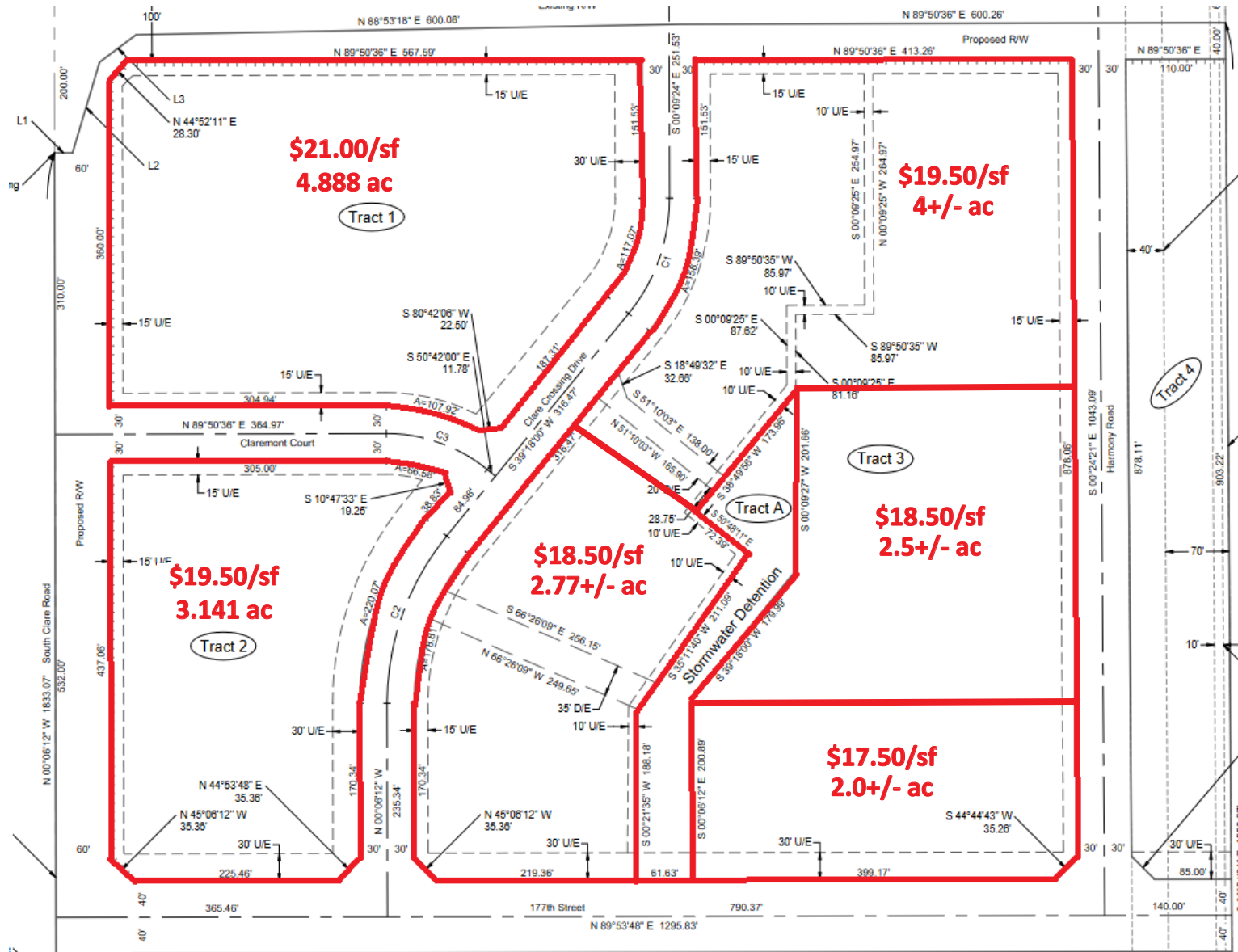




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PLAT MAP



GARDNER, KS AREA INFORMATION

- Gardner is the fastest-growing city in the Kansas City metro with a population of at least 20,000. In the year ended July 1, 2023, the Johnson County suburb added 4.89% to its population. That made it the 62nd fast-growing city by percentage change in the nation. Source: <https://www.bizjournals.com/kansascity/news/2024/05/28/census-bureau-kc-metro-city-population-growth.html>
- Amazon buys huge Olathe spec warehouse that will give e-commerce giant flexibility [READ FULL ARTICLE](#)
- Panattoni Development wins planners' approval for 186-acre Olathe industrial park just north of 175th Street and east of Clare Road. [READ FULL ARTICLE](#)
- Sallee Development plans to construct 264 townhome units on roughly 29 acres northeast of the intersection of 167th Street and White Drive. [READ FULL ARTICLE](#)



- Panasonic's \$4 billion electric-vehicle plant now rising in De Soto will create thousands of jobs and a new wave of opportunities in Western Johnson County on toward Lawrence. Although Panasonic's massive battery plant will be based in De Soto, the economic effect will ripple throughout the region. [READ FULL ARTICLE #1](#) [READ FULL ARTICLE #2](#)



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AERIAL

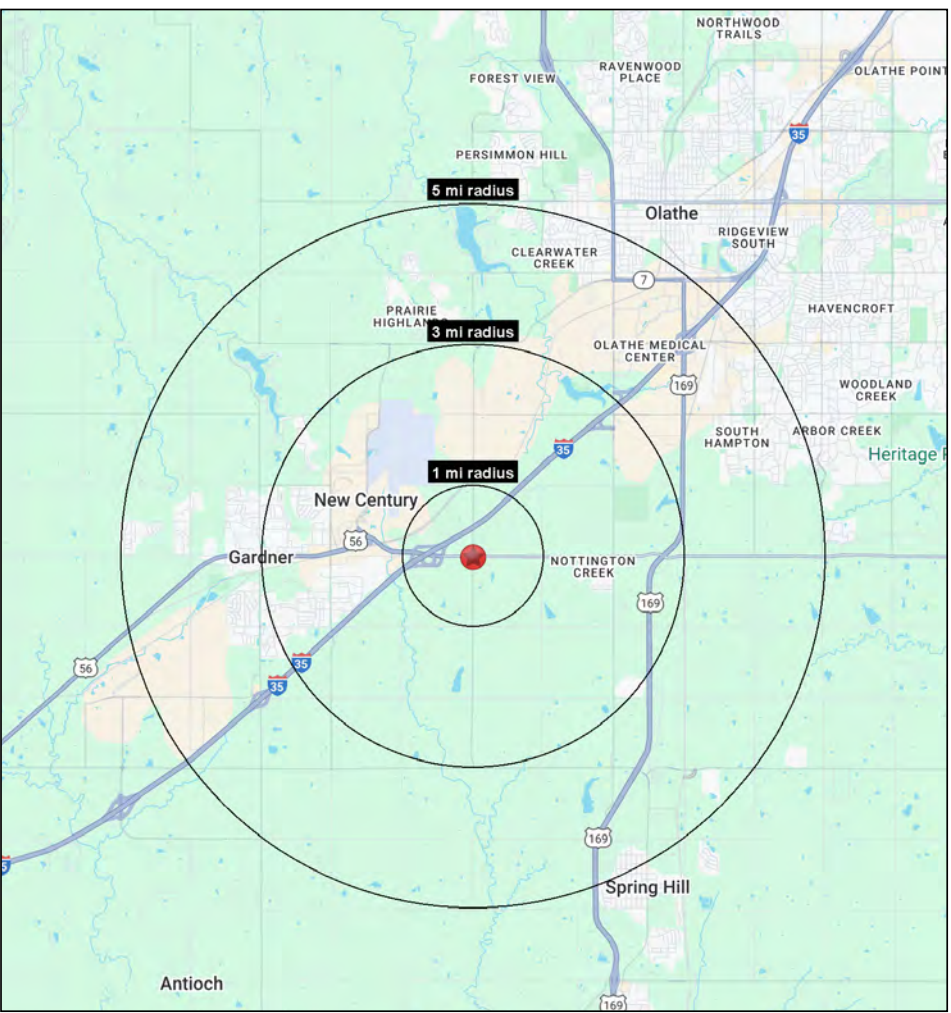
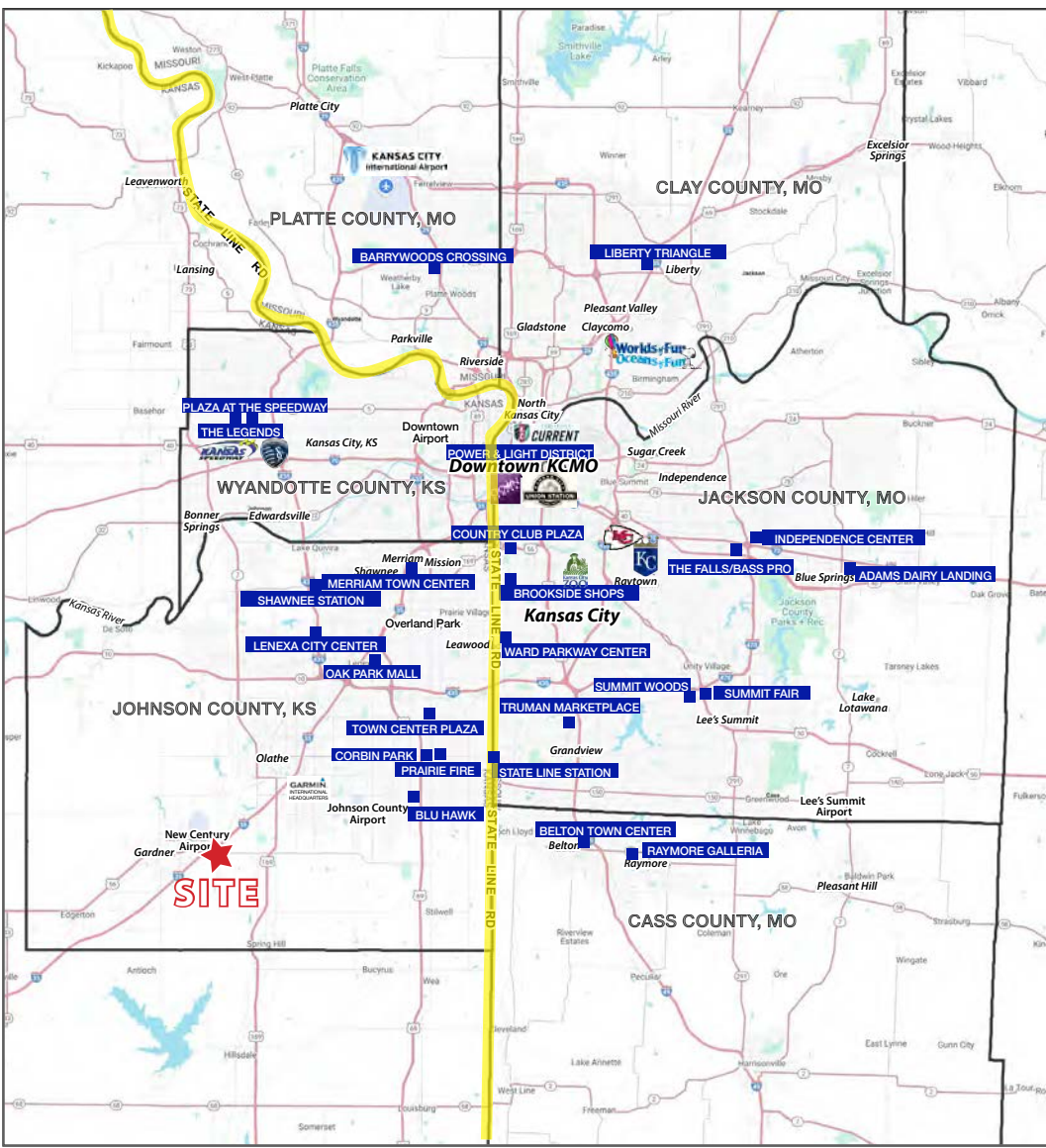


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17th Street & S. Clare Road Gardner, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	152	16,058	53,888
2030 Projected Population	150	16,157	55,745
2020 Census Population	27	14,861	49,652
2010 Census Population	33	13,796	41,869
Projected Annual Growth 2025 to 2030	-0.3%	0.1%	0.7%
Historical Annual Growth 2010 to 2025	23.9%	1.1%	1.9%
2025 Median Age	35.1	33.7	35.7
Households			
2025 Estimated Households	51	5,457	18,556
2030 Projected Households	51	5,584	19,547
2020 Census Households	3	4,941	16,996
2010 Census Households	6	4,534	14,163
Projected Annual Growth 2025 to 2030	-	0.5%	1.1%
Historical Annual Growth 2010 to 2025	45.5%	1.4%	2.1%
Race and Ethnicity			
2025 Estimated White	83.3%	79.9%	80.3%
2025 Estimated Black or African American	6.9%	5.8%	5.1%
2025 Estimated Asian or Pacific Islander	2.1%	2.5%	3.2%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%
2025 Estimated Other Races	7.1%	11.3%	11.1%
2025 Estimated Hispanic	7.6%	11.4%	11.4%
Income			
2025 Estimated Average Household Income	\$125,294	\$109,607	\$129,323
2025 Estimated Median Household Income	\$92,412	\$90,971	\$108,993
2025 Estimated Per Capita Income	\$41,917	\$37,264	\$44,646
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.3%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.6%	3.2%
2025 Estimated High School Graduate	29.2%	28.1%	21.9%
2025 Estimated Some College	22.3%	21.8%	20.7%
2025 Estimated Associates Degree Only	11.5%	8.9%	9.9%
2025 Estimated Bachelors Degree Only	21.0%	24.0%	26.3%
2025 Estimated Graduate Degree	11.0%	11.2%	16.0%
Business			
2025 Estimated Total Businesses	12	384	1,389
2025 Estimated Total Employees	152	5,587	22,630
2025 Estimated Employee Population per Business	12.3	14.5	16.3
2025 Estimated Residential Population per Business	12.3	41.8	38.8

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