

# ACTIVE ADULT LIVING DEVELOPMENT SITE FOR SALE GARDNER, KS



WHEATRIDGE  
MIDDLE SCHOOL



*\*AI-Generated Rendering*

56

CENTER ST

GRAND ST

MOONLIGHT RD

GRAND STAR  
ELEMENTARY &  
TRAIL RIDGE  
MIDDLE SCHOOL



## An aerial photograph of a residential development, overlaid with a technical site plan. The site plan shows property lines, lot numbers (e.g., 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 127A, 128A, 129A, 130A, 131A, 132A, 133A, 134A, 135A, 136A, 137A, 138A, 139A, 140A, 141A, 142A, 143A, 144A, 145A, 146A, 147A, 148A, 149A, 150A, 151A, 152A, 153A, 154A, 155A, 156A, 157A, 158A, 159A, 160A, 161A, 162A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 171A, 172A, 173A, 174A, 175A, 176A, 177A, 178A, 179A, 180A, 181A, 182A, 183A, 184A, 185A, 186A, 187A, 188A, 189A, 190A, 191A, 192A, 193A, 194A, 195A, 196A, 197A, 198A, 199A, 200A), and street layouts. A red boundary line highlights a specific area in the upper right portion of the map, which appears to be a common area or a specific lot. The map also shows surrounding areas, including a road labeled '10th Street' and a '10th Street' intersection. The map is oriented with North at the top.



Approximately 7 acres of land bound between the BNSF rail-line to the north, and Grand Street to the south in central Gardner, KS is for sale. A planned 55+ community is located directly adjacent to the south and west while a subdivision of single-family lots is planned to the west near the intersection of Grand Street & Center Street.

Gardner has a growing retail corridor and is minutes away from Olathe, Lenexa, and the rest of Johnson County. I-35 is the main thoroughfare through the city which connects the southwestern portion of the KC metro.

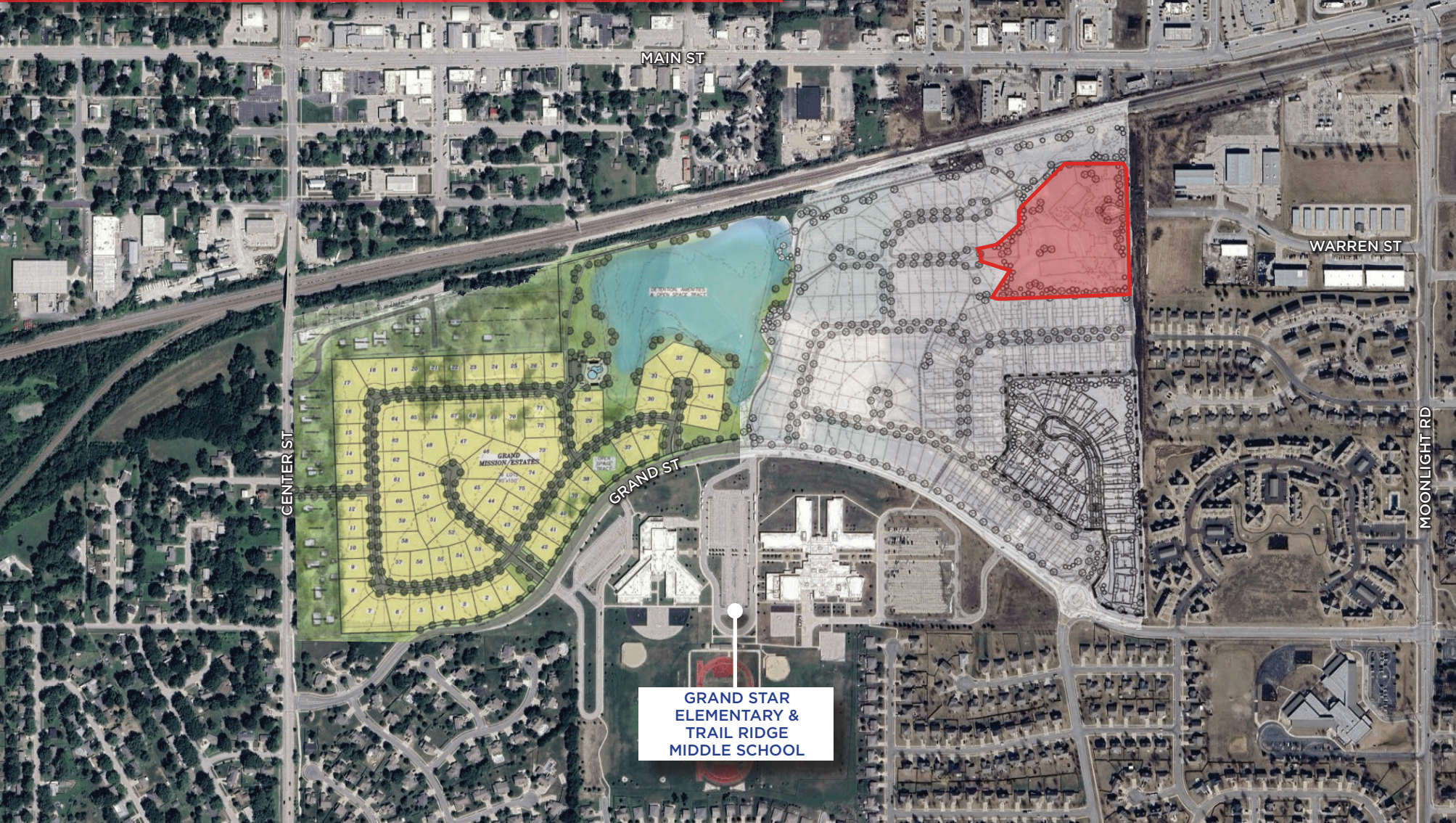
- Call for pricing
- +/- 7 Acres
- Zoned RP-5, RP-2, RP-3

- Electricity: City of Gardner
- Gas: Kansas Gas Service
- Sewer: City of Gardner
- Water: City of Gardner



# DEVELOPMENT PLAN

This property is zoned for and has approved plans for a senior housing development and assisted living facility. More specifically, the approximate 7-acre site is approved for a 132-unit, four story complex. Access to the development would be from Warren Street.





# GARDNER, KS



FIGURE 1.2: POPULATION CHANGE - JOHNSON COUNTY COMMUNITIES

	1990	2000	2010	2018 ESTIMATE	CURRENT SHARE OF COUNTY	1990-2018 ANNUAL GROWTH RATE
DE SOTO	2,291	4,561	5,720	6,138	1.05%	3.6%
EDGERTON	1,244	1,440	1,671	1,665	0.28%	1.0%
FAIRWAY	4,173	3,952	3,882	3,947	0.67%	0.1%
GARDNER	3,191	9,396	19,123	21,351	3.65%	7%
LAKE QUIVIRA	983	932	906	982	0.17%	0.0%
LEAWOOD	19,693	27,956	31,867	34,570	5.90%	2.0%
LENEXA	34,034	40,238	48,190	55,294	9.44%	1.6%
MERRIAM	11,821	11,008	11,003	11,243	1.92%	-0.2%
MISSION	9,504	9,727	9,323	9,437	1.61%	-0.03%
MISSION HILLS	3,446	3,593	3,498	3,580	0.61%	0.1%
MISSION WOODS	182	165	178	177	0.03%	-0.1%
OLATHE	63,440	92,962	125,072	139,588	23.84%	2.8%
OVERLAND PARK	111,790	149,080	173,372	188,687	32.23%	1.9%
PRAIRIE VILLAGE	23,186	22,072	21,447	22,048	3.77%	-0.2%
ROELAND PARK	7,706	6,817	6,731	6,796	1.16%	-0.4%
SHAWNEE	37,993	47,996	62,209	65,239	11.14%	2.0%
SPRING HILLS	2,191	2,727	5,437	6,315	1.08%	3.9%
WESTWOOD	1,772	1,533	1,506	1,624	0.28%	-0.3%
WESTWOOD HILLS	383	378	359	378	0.06%	0.0%
COUNTY TOTALS	357,048	451,086	544,179	585,502	-	1.8%
STATE OF KANSAS	2,477,574	2,688,418	2,853,118	2,911,510	-	0.6%

Source: U.S. Census; American Community Survey (2018 5-year Estimates)

Gardner is one of the fastest-growing cities in the Kansas City metro, but its expansion is being carefully planned. City leaders emphasize intentional development, meaning new housing, businesses, and infrastructure are added in a thoughtful way rather than uncontrolled sprawl. This approach creates positive momentum — more amenities and economic opportunities — while helping the city maintain its character and quality of life.

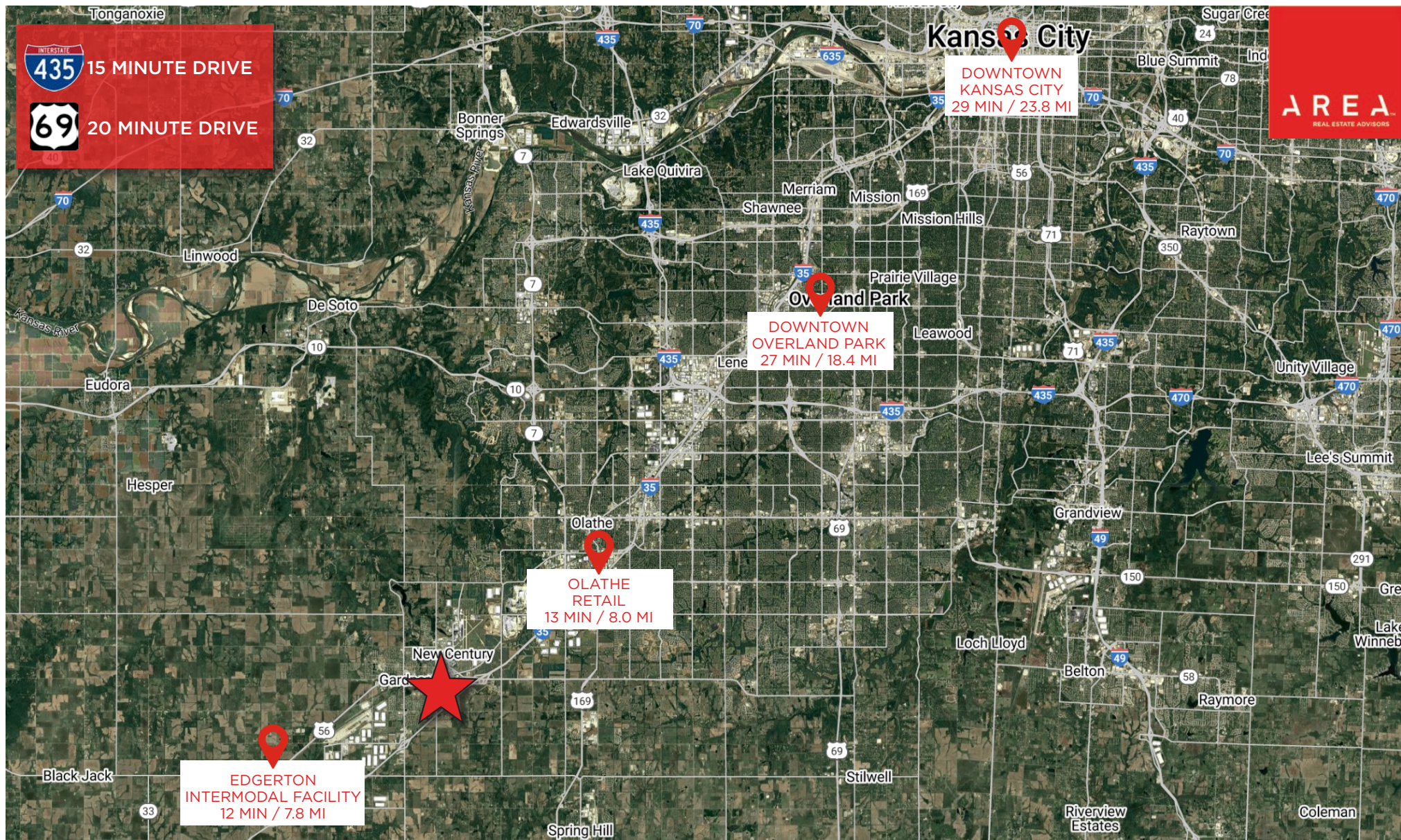


A little over 30 minutes south of Kansas City sits Gardner, Kansas- one of the fastest-growing cities in the metro. About 25,378 people call Gardner home. The most recent data from the U.S. Census Bureau show from April 1, 2020, to July 1, 2023, Gardner's population grew by 8.8%. It's also considered the 6th safest city in Kansas for 2024 by Safewise. But while the population continues to rise, the city's leaders are clear — they're not growing for the sake of growth, they're developing opportunities with intention.

Anchored by BNSF's state-of-the-art intermodal facility in Edgerton/Gardner, KS — is a world-class inland port offering seamless domestic and international intermodal connections, large rail-served development sites, and direct access to the Kansas City consumer and transportation market.







## MORE INFORMATION

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