

FULLY ENTITLED INDUSTRIAL LAND FOR SALE
1.9 ACRES
111 S MOONLIGHT RD • GARDNER, KS

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS



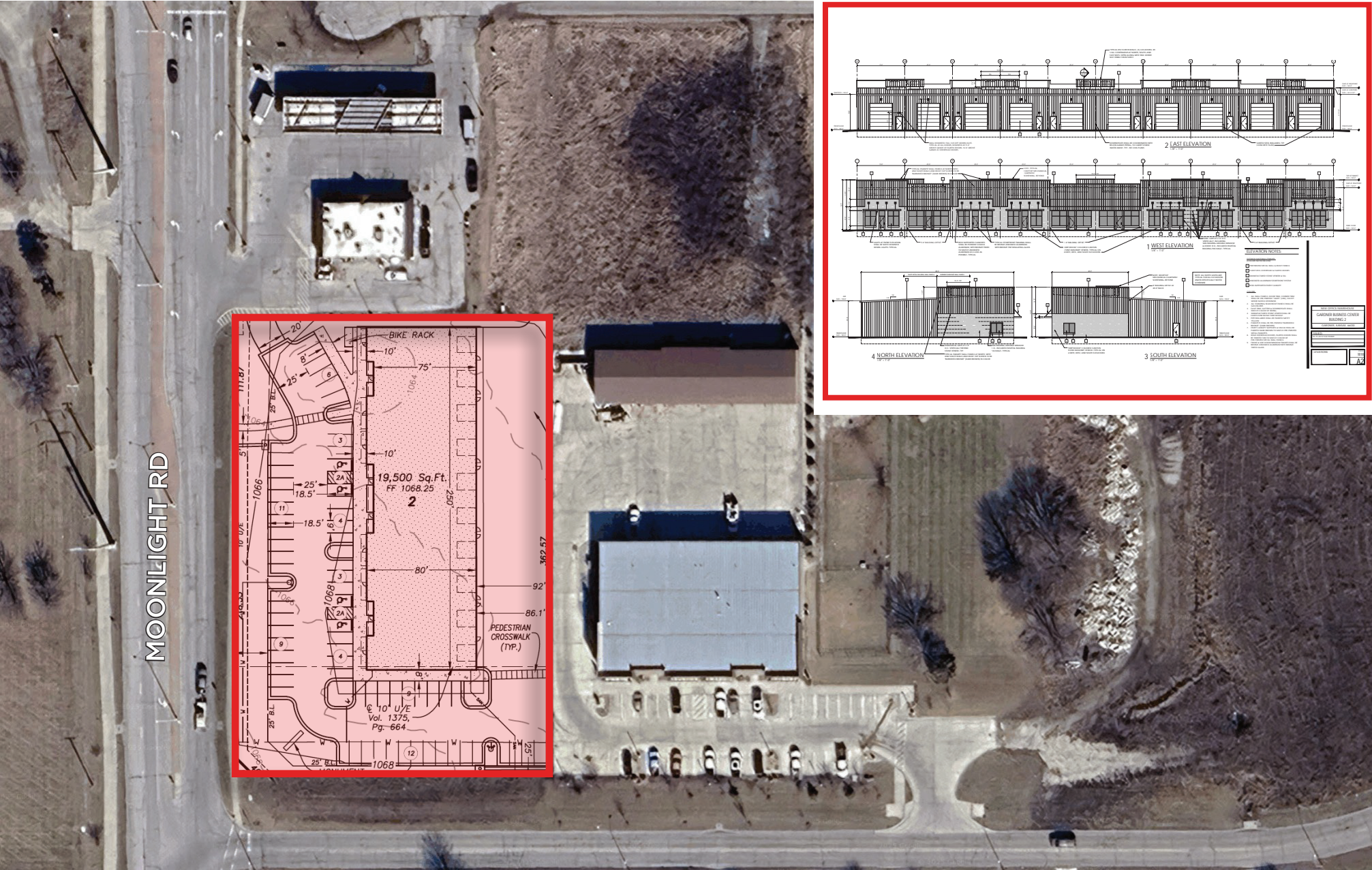
Description: This Industrial site is fully entitled and includes preapproved building plans to erect a 20,000 SF industrial building, eliminating the lengthy and costly entitlement phase reducing risk, and providing immediate clarity on project feasibility.

Purchase Price: \$650,000 (\$7.85 PSF)

Land Size: 1.9 Acres (82,792 SF)

Zoning: CP-3

FULLY ENTITLED PLANS FOR 20K SF



GARDNER, KS

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.



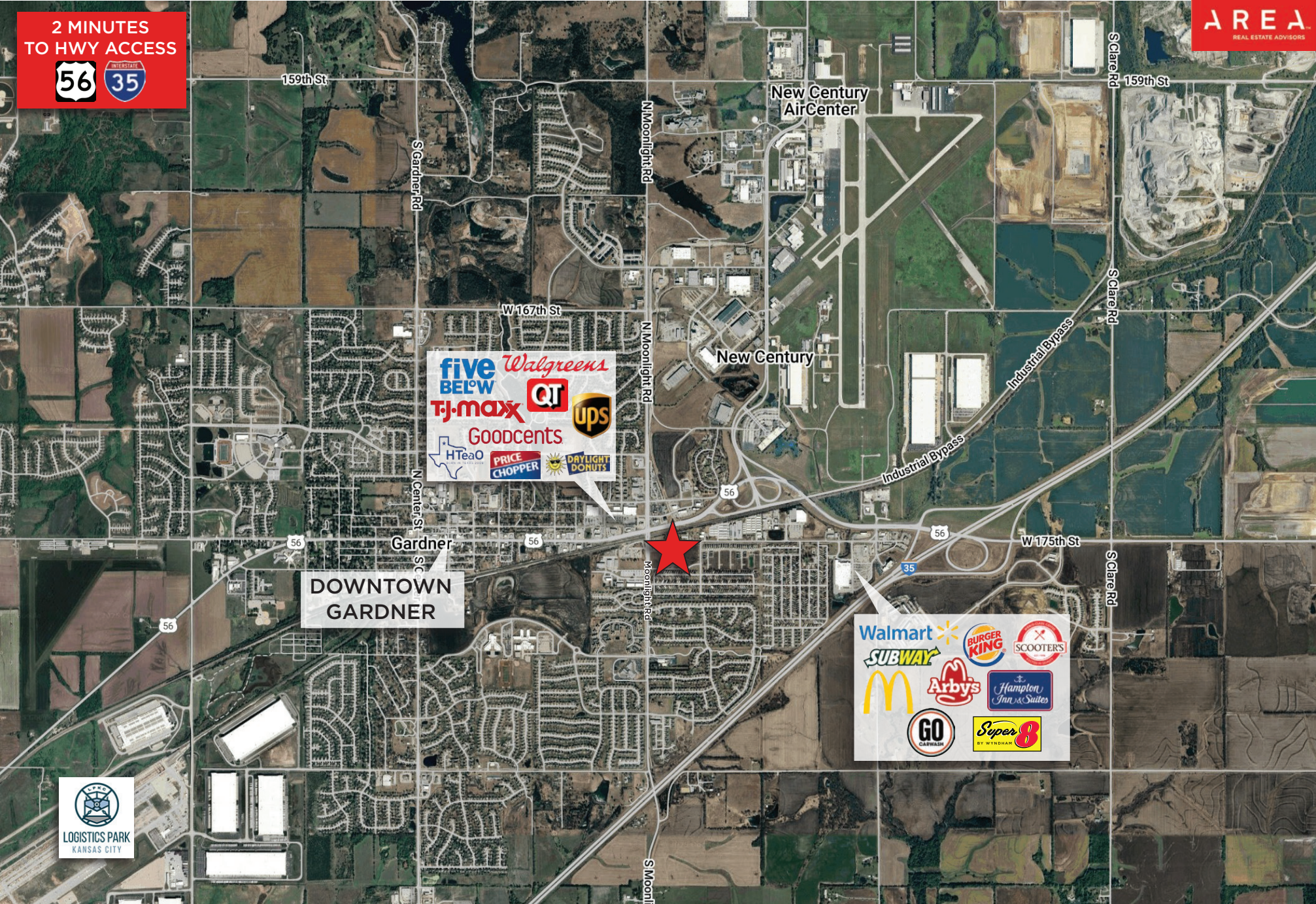
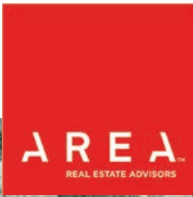
The City of Gardner has a rich and vibrant history with many local attractions in the downtown district and throughout the City. There is an abundant amount of local attractions, which are 20 or more miles outside of City limits.

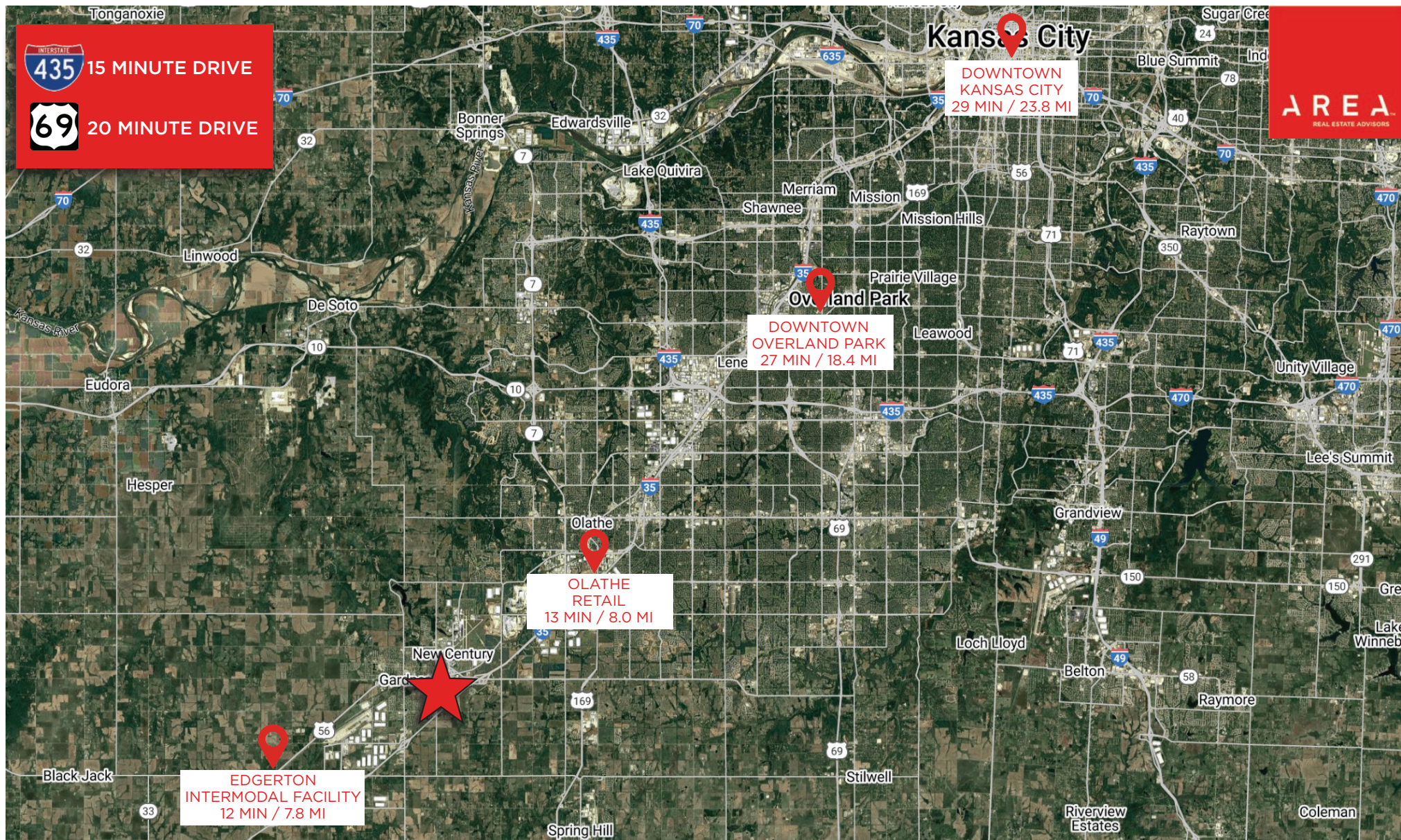


A little over 30 minutes south of Kansas City sits Gardner, Kansas- one of the fastest-growing cities in the metro. About 25,378 people call Gardner home, and in 2024, it was named the fastest-growing city in the metro for cities with populations of at least 20,000. The most recent data from the U.S. 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.



AERIAL VIEW





MORE INFORMATION

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