

PAOLA CROSSINGS

PAOLA, KANSAS



Paola Crossings is a 36 Acre Master Planned Mixed Use Development adjacent to existing retailers including Walmart. Paola Crossings current tenants include Casey's, Scooter's, and Department of Veteran Affairs Medical Clinic.

Pad Sites available for Build to Suit, Ground Lease or Sale.

- **Lot 1: 2.00 AC**
- **Lot 2: 1.23 AC**
- **Lot 3: 1.75 AC**
- **Lot 4: 2.14 AC**
- **Lot 7: 1.70 AC**

25.46 acres of prime land in Paola, KS.

Perfect for investment. Conveniently located with access to I-69 HWY.



(913) 205-7747 | Chris Williams | Chris@Highlandskc.com

Paola KS-NW Corner of US 169 Highway and Baptiste Drive Land



Paola, Kansas offers a prime location with great potential for growth!

Here's why you should consider opening your business in our vibrant community:

Prime Location: Surrounded by popular businesses like McDonald's, Price Chopper, and Walmart, ensuring high foot and vehicle traffic for increased visibility and customer potential.

Proximity to Local High School: Steady flow of students, staff, and parents.

Near the Medical Center: With a medical center close by, there are plenty of opportunities to serve patients, healthcare professionals, and families with essential services or products.

Community Hub: Paola's tight-knit community will have a consistent stream of customers, helping your business grow.

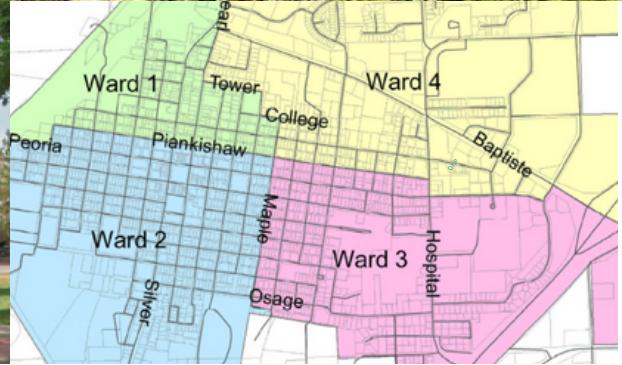
Small-Town Charm with Big Potential: Enjoy the benefits of a small-town atmosphere while being positioned for long-term growth in a thriving area!

Take advantage of this fantastic opportunity to open your business in Paola, KS!

Join our growing community and be part of its bright future.



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5,757

People

Total Population

Paola, KS

\$73,281

USD

Median Household Income

2.8%

People

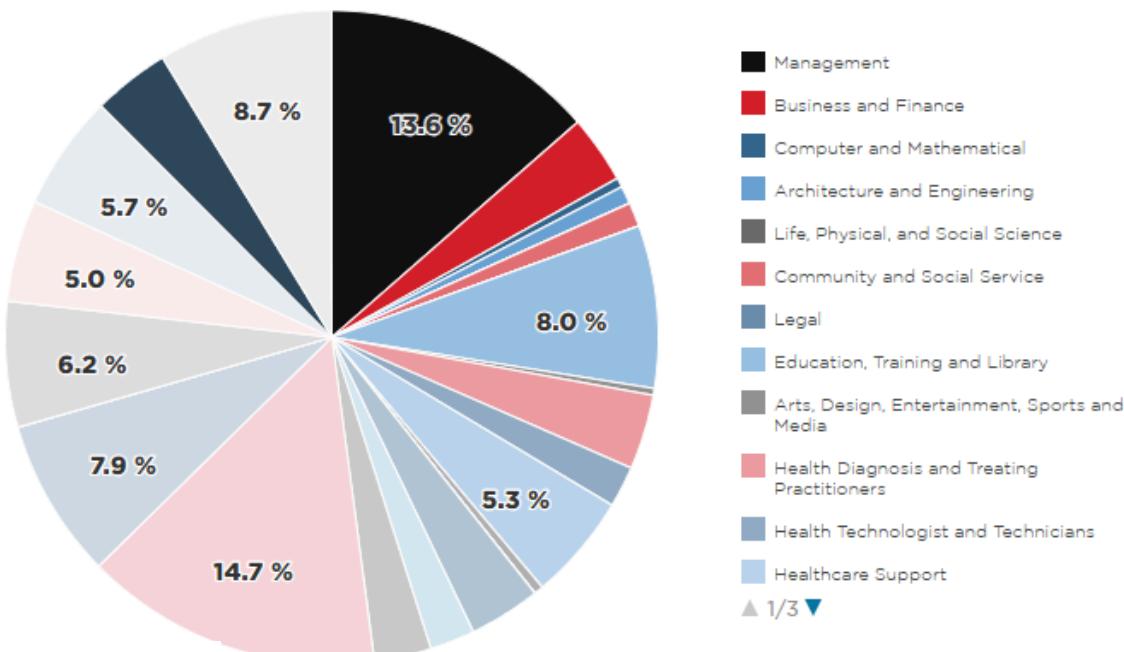
Percent Change in Population

Paola, KS

25.3

Minutes

Commute Mean Travel Time



Paola, KS

Sources: US Census Bureau ACS 5-year 2019-2023

"Paola, KS Community Profile." KC Area Development Council, Data Bank, 4 Apr. 2024, www.thinkkc.com/business/communities/paola-kansas.



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