



ReeceNichols  
REAL ESTATE

For Sale

# 4.41 Acres Land

W 175th Street, Gardner KS 66030

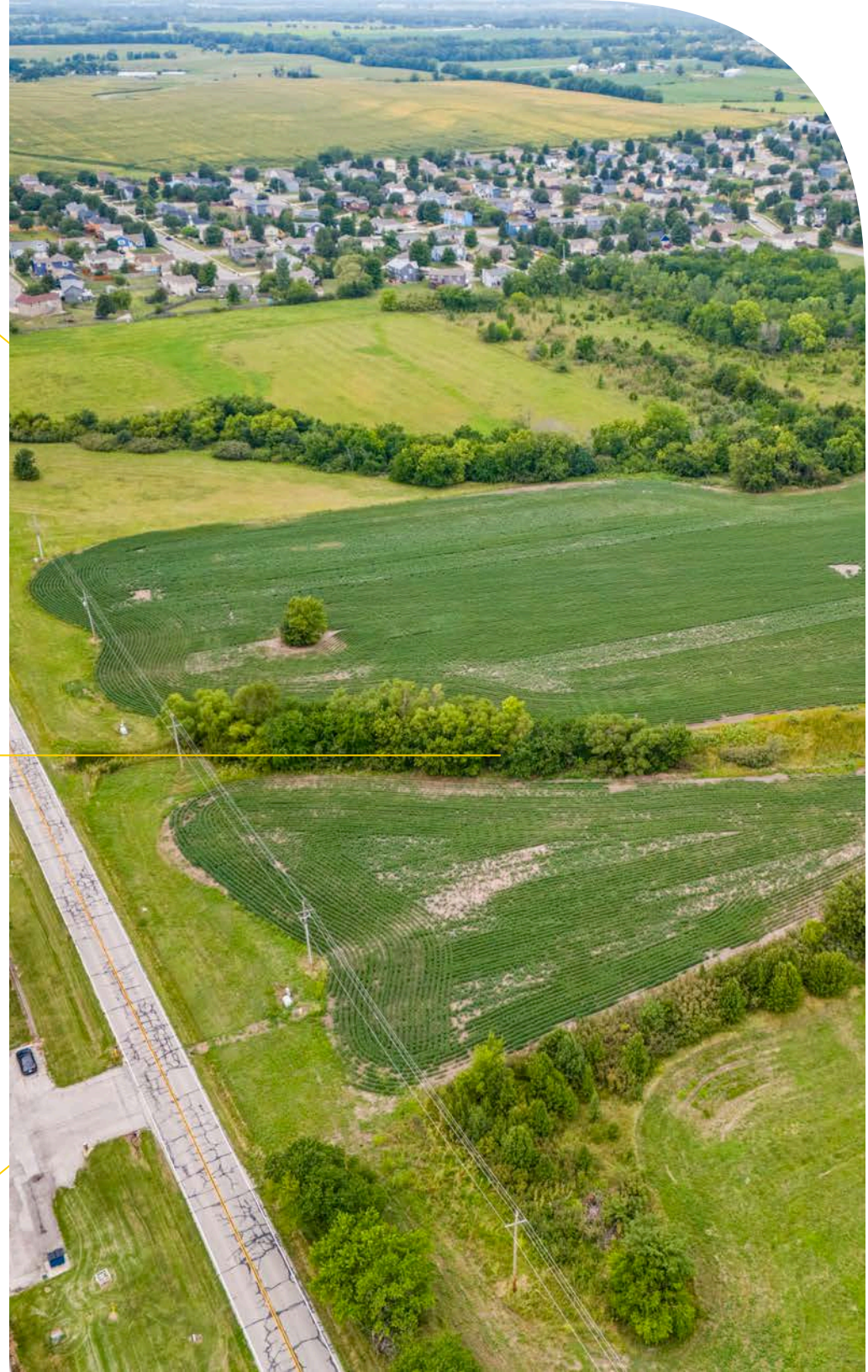


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**LOCATION** Located on W 175th Street, right across from McNett Park

**ACRES** 4.41

**PRICE** \$660,000 (\$3.44/SF)

**ZONING** C-O Office Building District - See Zoning Map

**UTILITIES** Water, Sanitary sewer, Electricity - See Utility Map

**TOPOGRAPHY** Flat land, with some trees on the middle of the property

**TAXES** 2023 Taxes were \$63

**SCHOOLS** Gardner-Edgerton School District

**GENERAL** Mixed-Use Development of 175th St and Clare Rd is approximately five miles to the East.  
104-acre commercial development called New Trails Crossing are approximately five miles to the East.  
The BNSF Kansas City Logistic Intermodal is approximately four mile to the Southeast.

 [Click this photo for the Video Tour](#)

The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

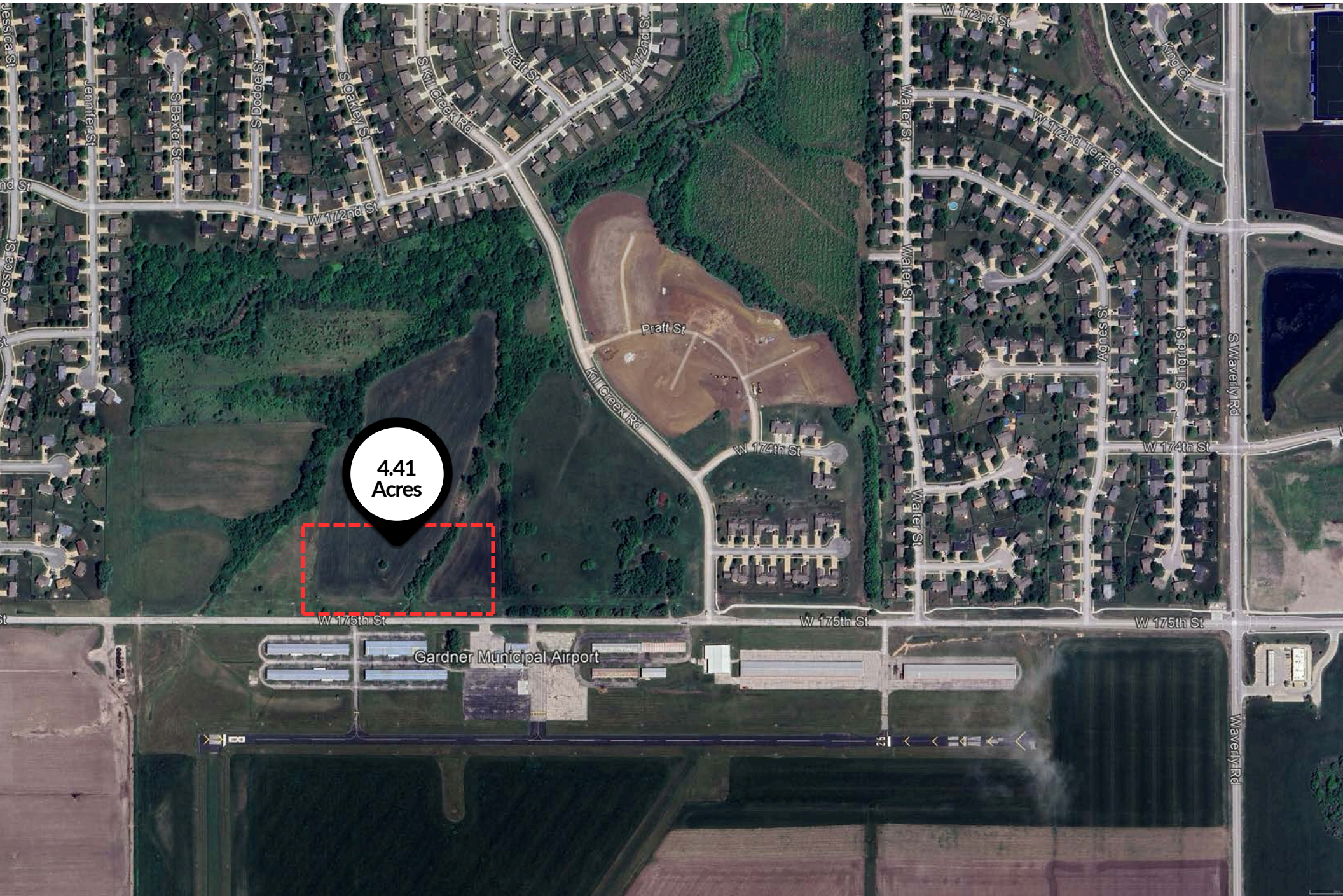


Offering substantial frontage along 175th Street, this commercially zoned land holds great promise. Its strategic positioning ensures outstanding visibility and accessibility, making it a prime location for a diverse range of business endeavors. The proximity to residential neighborhoods guarantees a steady influx of potential clientele, while the adjacency to the municipal airport and the expansive BNSF Intermodal & Logistics Park opens up unique prospects for logistics and transportation-focused businesses.

Equipped with crucial amenities such as sewer, water, and electricity already in place, this site facilitates a seamless and efficient development process. Whether your vision entails retail spaces, office establishments, or specialized services, this property provides a rare combination of convenience and strategic benefits. Seize the opportunity to establish your business in this vibrant and expanding community.











Nearby Trade Area



Walgreens Walmart

TACO BELL PRICE CHOPPER Casey's SONIC

DOLLAR TREE ACE Hardware MCDONALD'S

DOLLAR GENERAL QT

NEW CENTURY AIRCENTER

BNSF KANSAS CITY LOGISTIC INTERMODAL

CVS pharmacy ARVEST

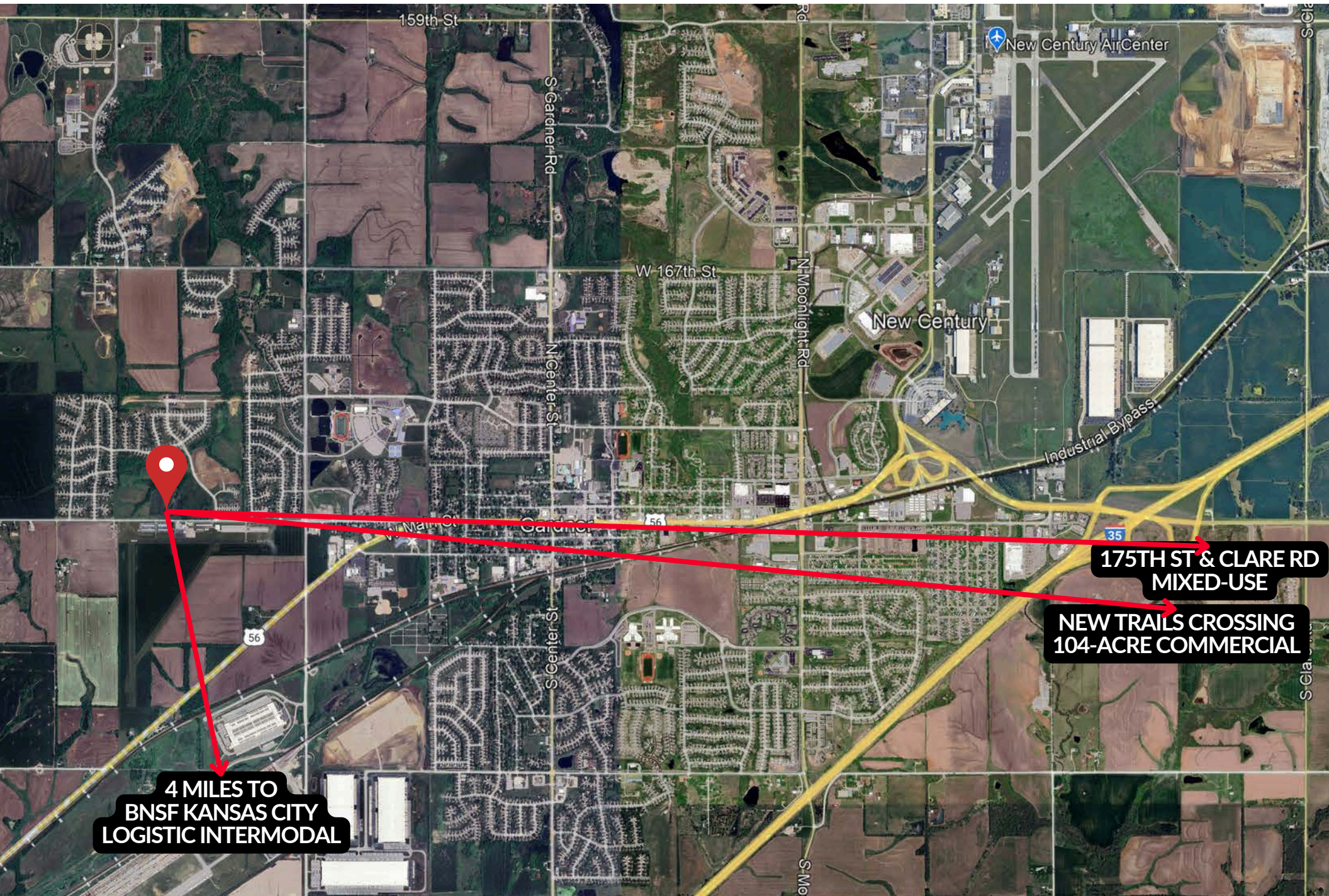
O'Reilly AUTO PARTS DQ Central Bank

BIG TIRES

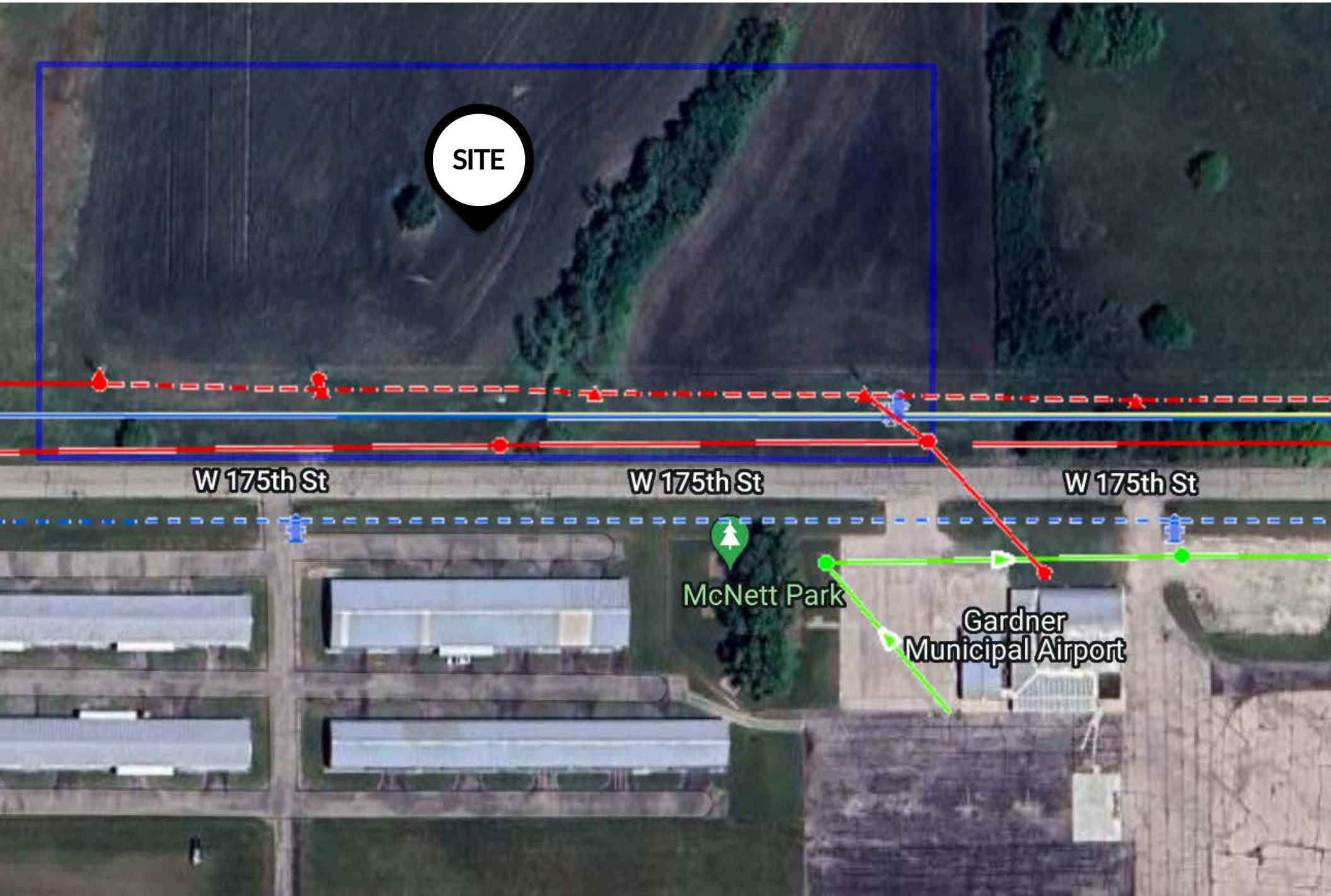




# Proximity to Local Developments















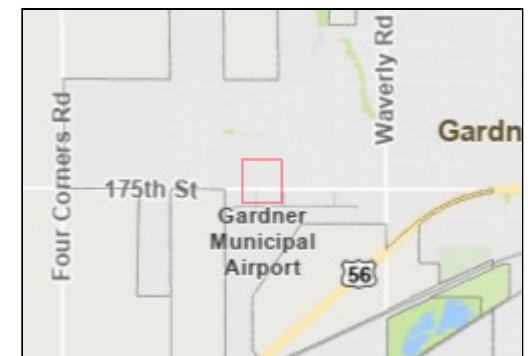
# Topography Map



## Johnson Co AIMS Map

### LEGEND

Property



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POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	6,138	26,249	30,782
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2023 Households	2,222	9,213	10,782
2023 Avg Household Income	\$104,786	\$97,996	\$102,853

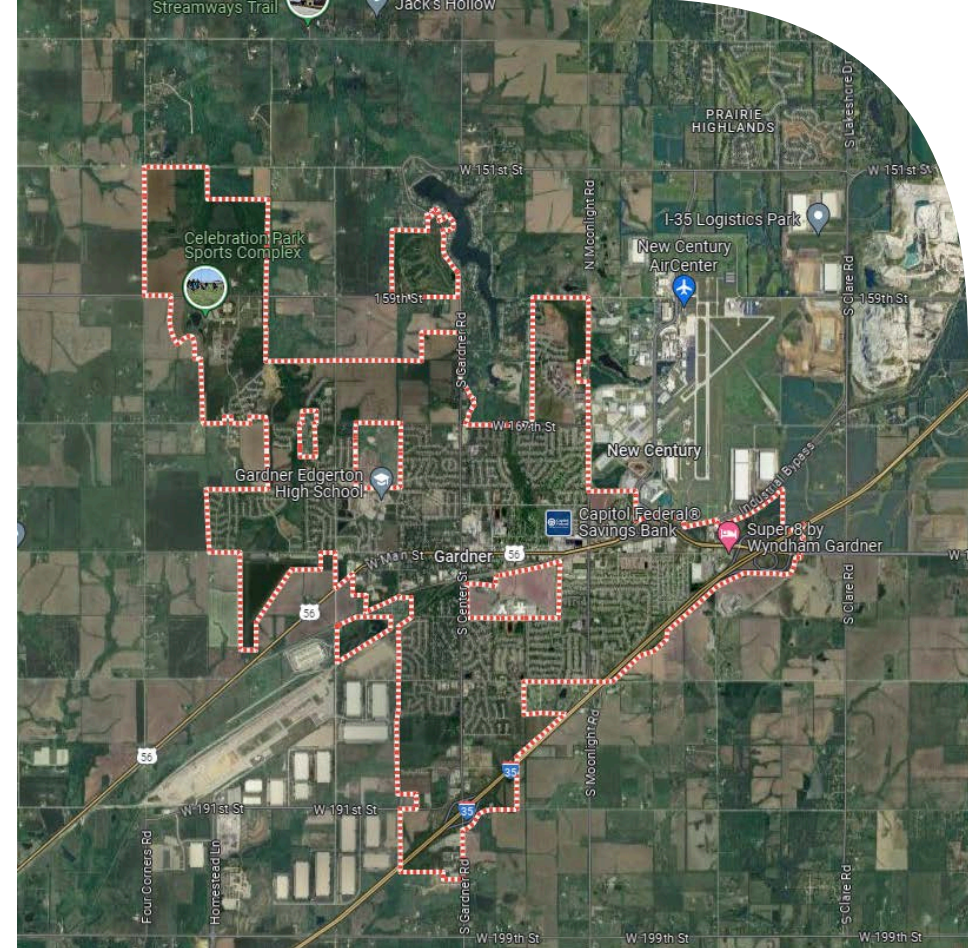


## ACCESSIBILITY

- Gardner is a suburb just 30 minutes southwest of downtown Kansas City and just minutes away from other major Johnson County cities. Also in regards to accessibility, Gardner has three different ways to perform transport: air, land and rail. Accessibility is very important to the community as it seeks to promote economic development and welcomes new businesses to the city.

## BUSINESS & ECONOMY

- Once recognized as Kansas' hidden treasure due to its small geographical area cozily tucked in the northeast corner of Kansas and for its modest population, Gardner has become the third fastest growing city in Kansas doubling in size in just a mere decade.



Kansas City Union Station



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