

FOR SALE

NEW TRAILS - COMMERCIAL PROJECT

SEC 175th Street & I-35 | Gardner, KS 66030



DESOTO PANASONIC PLANT (10 MI.)

- Bringing 4,000 new jobs to the area
- \$4 billion investment
- Mega-factory will produce batteries for Tesla and other car makers
- Relocation payments of \$10 million over five years bringing new employees in

GARDNER TRADE AREA

- 998 Business establishments
- 17,755 workers (111% of the available workforce)

NEW TRAILS DEVELOPMENT

- 262 Acre mixed use development in rapidly growing Gardner community, connecting Gardner and Olathe
- Phase 1 consists of restaurant and retail pads, convenience store and hotel opportunities
- Residential community consisting of approx. 356 single family lots and 450 Class-A apartments - Phase 1 complete, Phase 2 underway; 288 units complete and occupied with 162 under development
- Sites have excellent visibility and access to I-35

46,700 VPD



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Crossroads Real Estate Group
O (816) 298-9998
6200 Mastin Street
Merriam, KS 66203



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FOR SALE



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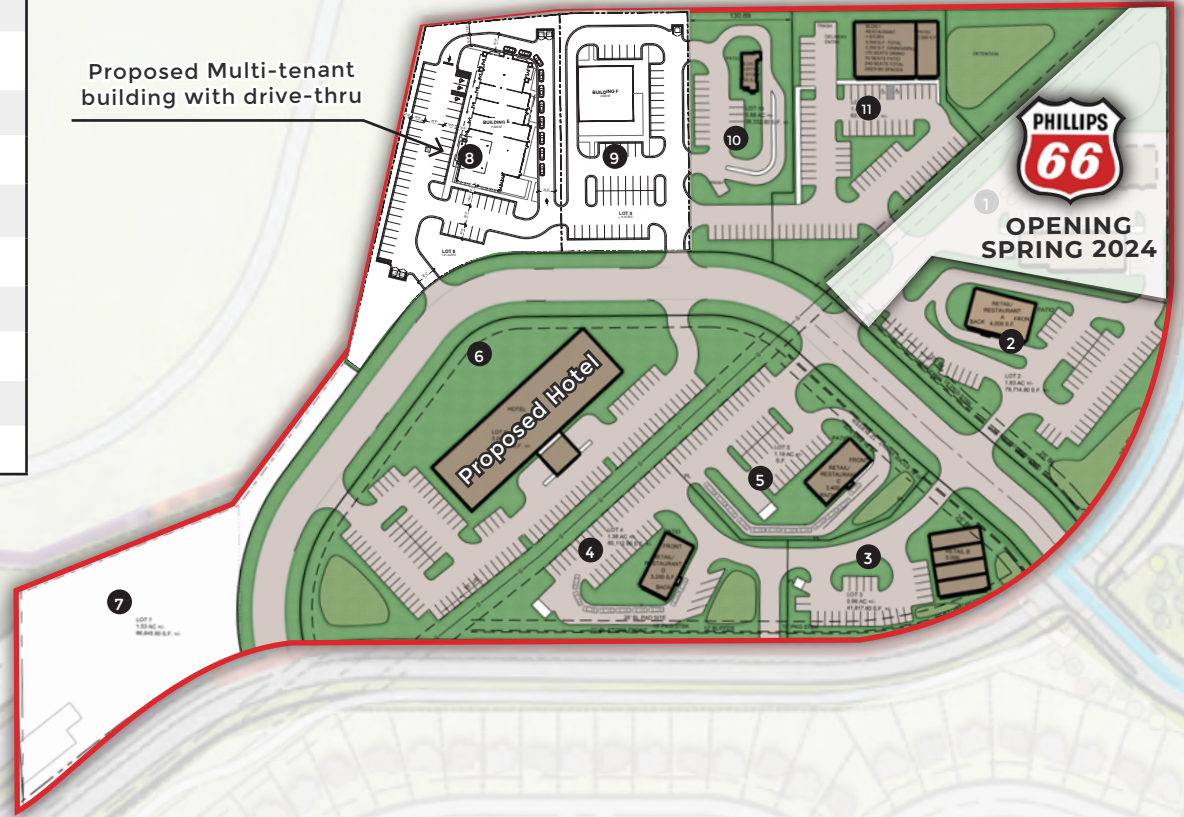
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PHASE 1 SITE PLAN

LOT	ACRES	SF	PRICE /SF	PRICE
2	1.83	79,714	\$15	\$1,195,722
3	0.96	41,817	\$12	\$501,811
4	1.38	60,112	\$12	\$721,353
5	1.19	51,836	\$12	\$622,036
6	3.00	130,680	\$12	\$1,568,160
7	1.53	66,646	\$12	\$799,761
8	1.67	72,745	\$15	\$1,091,178
9	1.08	47,044	\$15	\$705,660
10	0.88	38,332	\$15	\$574,980
11	1.45	63,162	\$15	\$947,430

W 175th St



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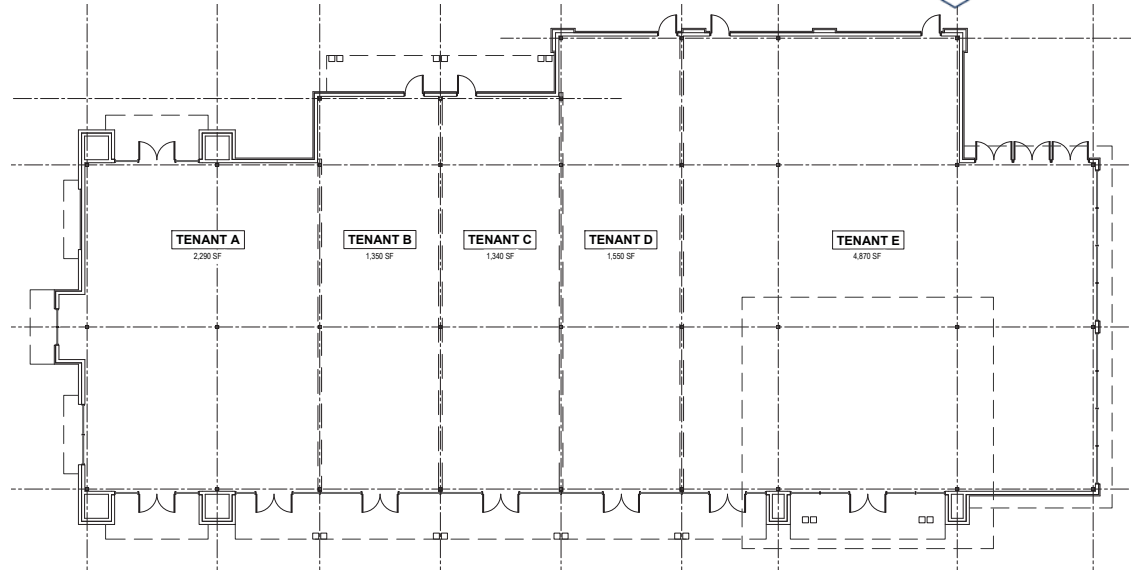
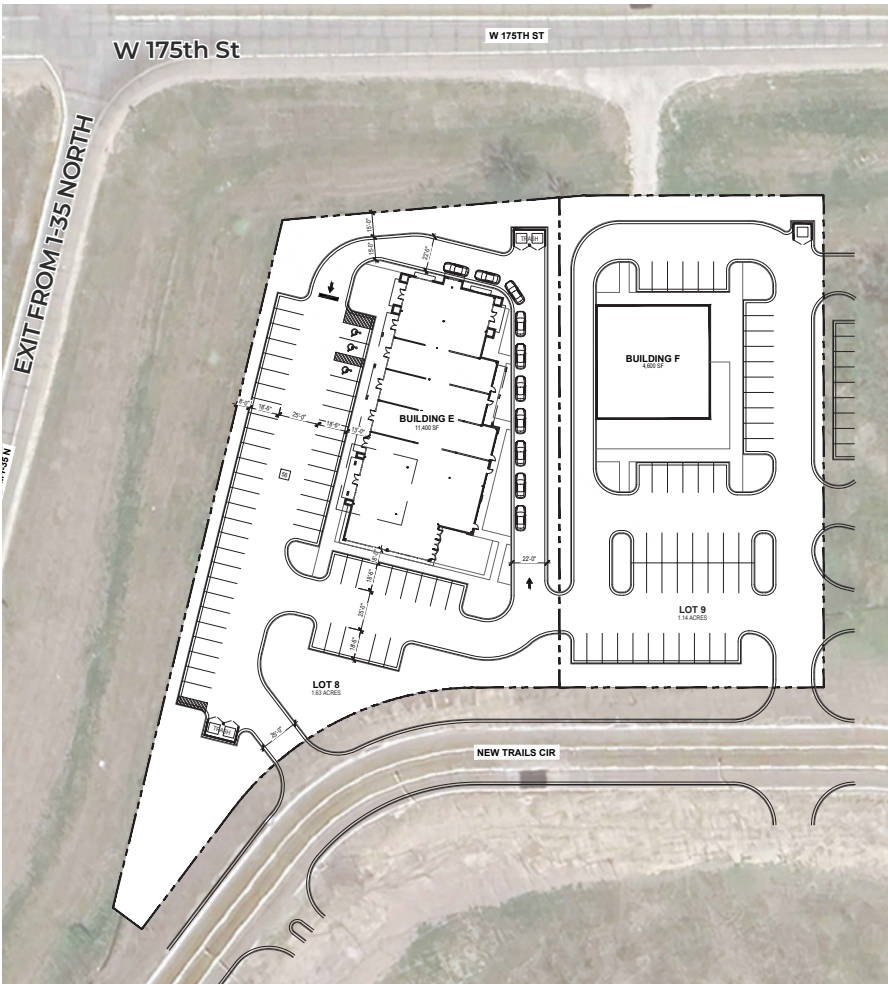


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MULTI-TENANT BUILDING OPPORTUNITY



East Elevation 2



West Elevation 1

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