

**FOR SALE**

# 114 ACRES OF DEV. LAND

843 N 1500 LAWRENCE, KS



**REECE**

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



**DICK STEPHENS**

913.485.8732

DS@ReeceCommercial.com

Selling Land & Farms Since 1976

REECE COMMERCIAL REAL ESTATE | 11601 Granada Ln, Leawood, KS 66211



# TRACTS 1&2 | 843 N 1500 LAWRENCE, KS

**LOCATION**

At the SWC of the Bob Billings Parkway and K-10 interchange

**ACRES AND USAGE**

The potential usage for each tract is shown on the attached Potential Land Use Plan.

Tract 1 - 37.71 Acres - Multifamily Apartments

Tract 2 - 76.42 Acres - Townhomes, Duplex, Senior Living

**PRICE**

114 Acres - \$7,435,000 [\$65,223 per Acre]

**KDOT**

KDOT is currently building a street to city standards from North to South between Tracts 1 & 2 (See attached K-10 Plan)

**WATER**

City of Lawrence has contracted to extend an upsized water line underneath South Lawrence Trafficway into subject property. Proposed to be completed early 2026

**ZONING**

Present zoning is AG-1, but multi use residential land plans have been shown to the city with a favorable response (see attached proposal plans). Retail development is also possible

**TRAFFIC**

Traffic count on South Lawrence Trafficway is 17,800

**SANITARY SEWER**

With sanitary sewer upgrades proposed to be completed in early 2026, the property will have adequate sewers for development - see attached sewer map.

**BOB BILLINGS  
PKWY**

The city of Lawrence will extend Bob Billings Parkway from the South Lawrence Trafficway (K-10) across the north end of the property all the way to East 800 Road, with the first half expected to be done by early 2027

**SCHOOL DISTRICT**

The Lawrence School District owns the land west of Tract 2 for a future school

# PANASONIC PLANT & MERCK ANIMAL HEALTH

The need for new housing for the 4,000 new employees of the new Panasonic Plant in DeSoto will be fulfilled by the development of this 242 acres. This property is one of the closest locations to the plant that can be used for housing to support the need generated by the new employees at the plant. It is approximately 20 miles from the plant by using K-10 Highway from its front door to the plant. An approximate 20 minute drive by a 4-lane highway.

The Kansas City Metro will have 11.2 million square feet of industrial space under construction in 2025. The Panasonic plant at the former Sunflower Army Ammunition Plant in DeSoto accounts for 4.7 million square feet of that total.

The Panasonic plant currently is the third largest industrial project under construction in the entire US.

Construction has been underway for more than a year, and one part of the plant is expected to soon open. In January, Kansas officials believed that battery production at a portion of the plant would begin this month.

The company in January said it had 400 employees hired and expected to have 1,000 in place by the summer.

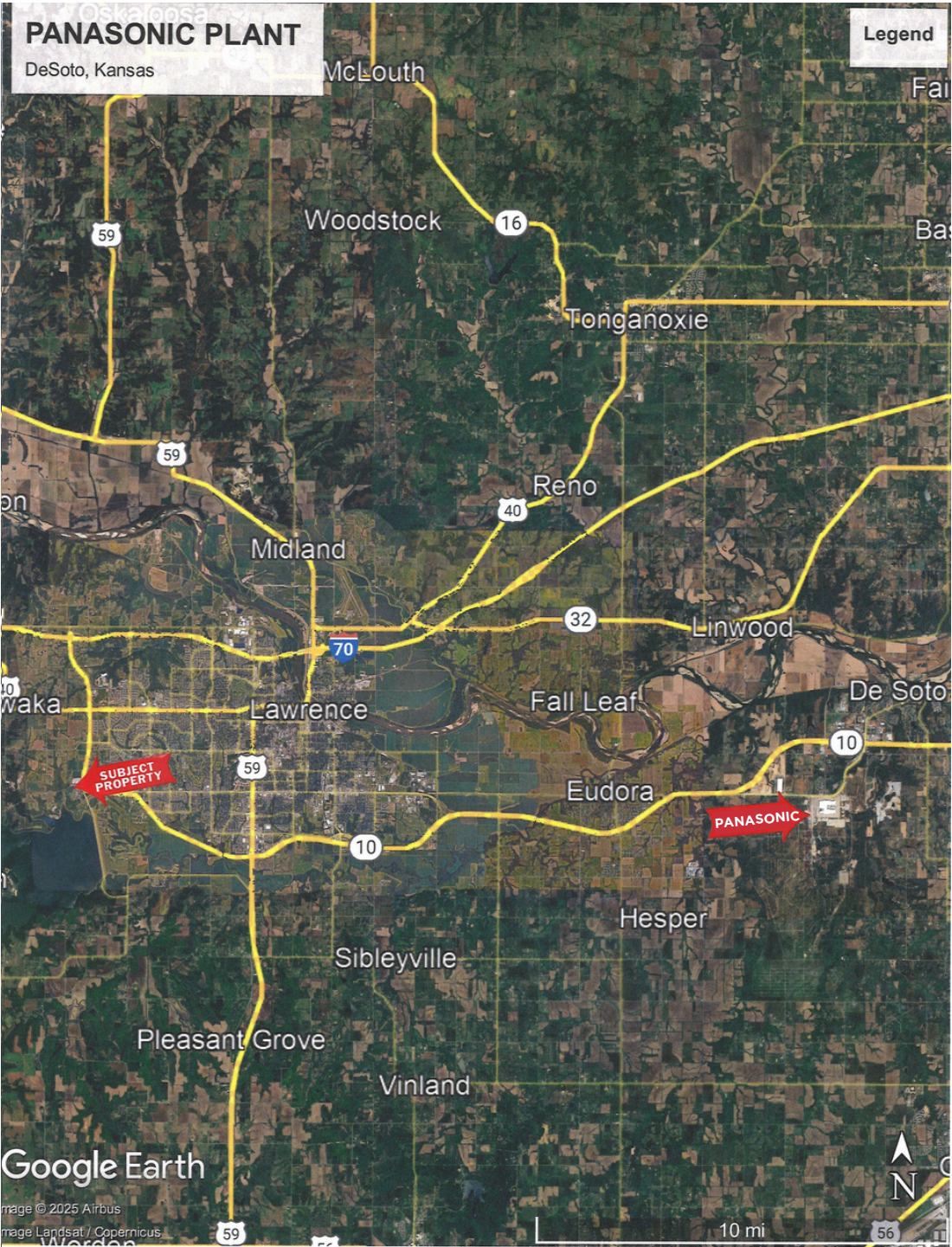
The huge DeSoto plant – you could fit the Eiffel Tower in the building if you placed it on its side – has two wings. Only the first wing is nearing completion. Once both wings are open, the plant is expected to employ 4,000 people.

Kansas officials have acknowledged that one of their ultimate goals is to have an auto company locate an entire vehicle manufacturing plant next to the Panasonic battery plant. The site certainly has room for it in its 9,000 acres.

## **MERCK ANIMAL HEALTH**

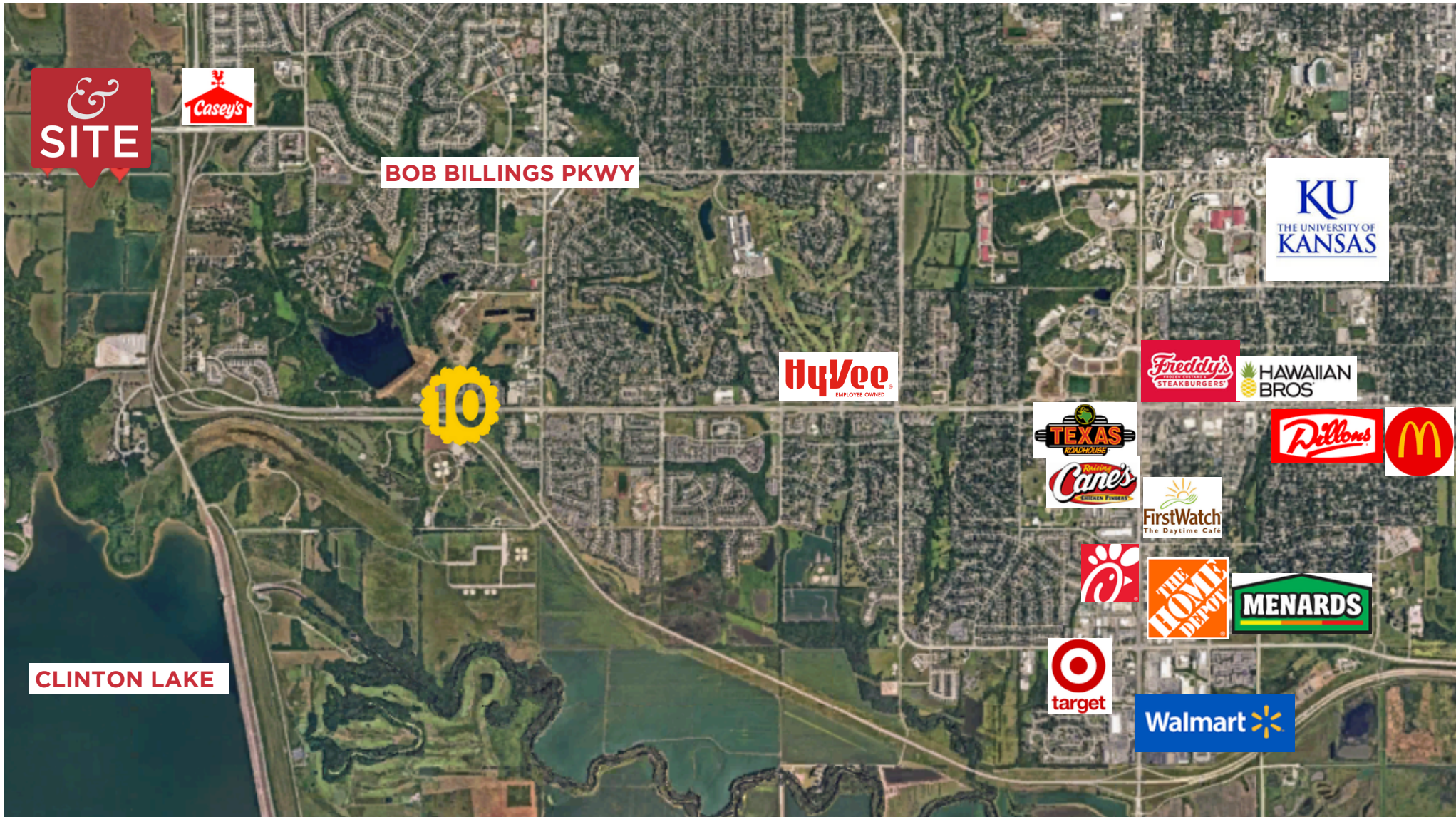
Just one mile north of the Panasonic Plant, Merck Medical Health is to invest \$895 million in manufacturing and research & development facilities, creating more than 200 full time jobs.

# PANASONIC PLANT





# AERIAL



The Information Above 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. © 2024



# TRACT 1 AERIAL



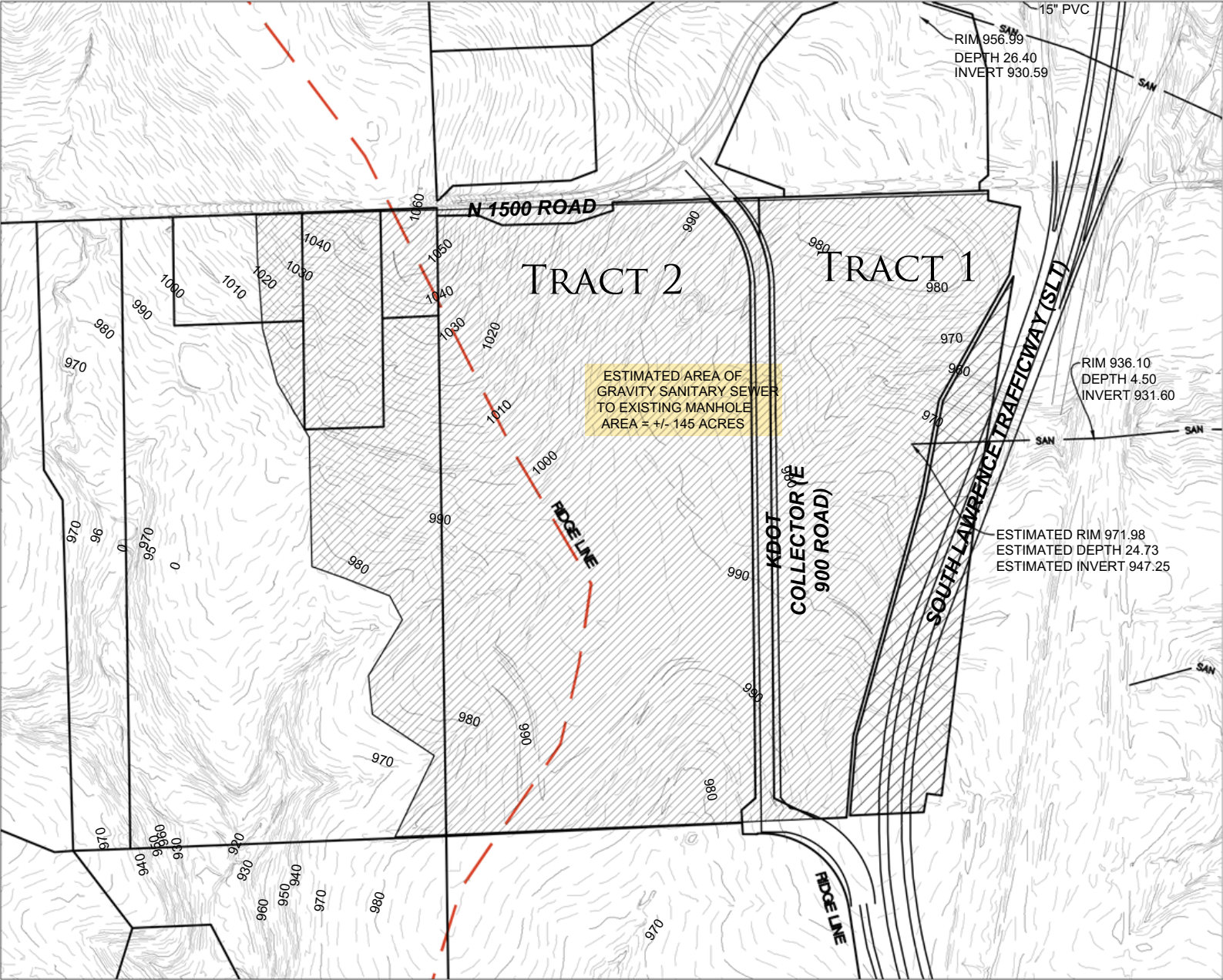


# TRACT 2 AERIAL





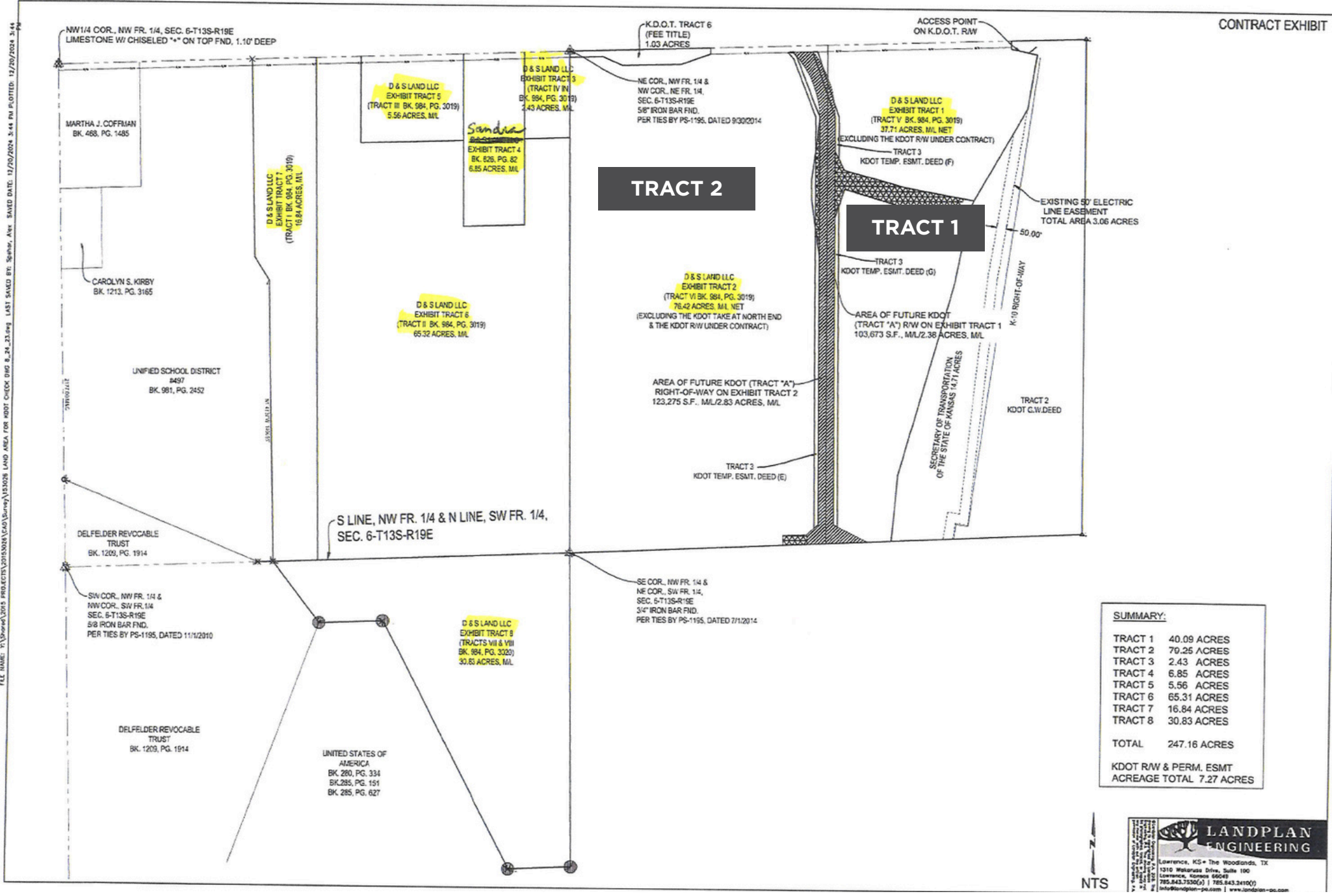
# SEWER MAP



Lawrence, KS • The Woodlands, TX  
1310 Wakarusa Drive, Suite 100  
Lawrence, Kansas 66049  
785.843.7530(p) | 785.843.2410(f)  
info@landplan-pa.com | www.landplan-pa.com

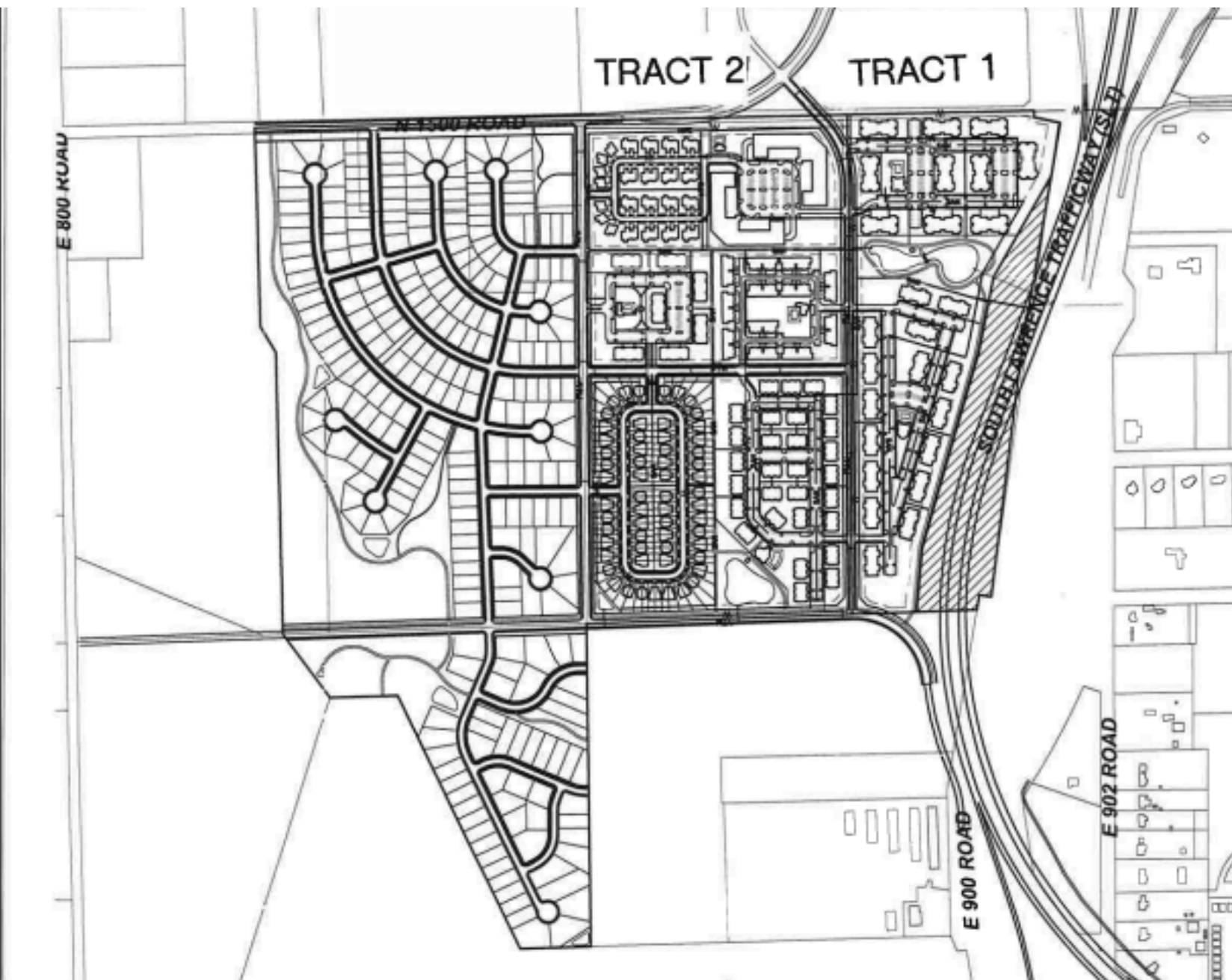


# TRACT LAYOUT





**REECE**  
COMMERCIAL REAL ESTATE  
a Berkshire Hathaway Affiliate



AN EXHIBIT OF  
D&S/HAZLETT LAND  
245 ACRES, WEST OF LAWRENCE,  
DOUGLAS COUNTY, KANSAS



**LANDPLAN  
ENGINEERING, INC.**

Lawrence, KS • The Woodlands, TX  
1310 Wokrus Drive, Suite 100  
Lawrence, Kansas 66049  
785-843-7530(p) | 785-843-2410(f)



# K-10 PLANS: NEW STREET ON PROPERTY BY KDOT



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

