



# 13470 Briar Drive

Prime Leawood, KS Retail/Office Development Site

## 1.82 Acres

Offered at \$635,000

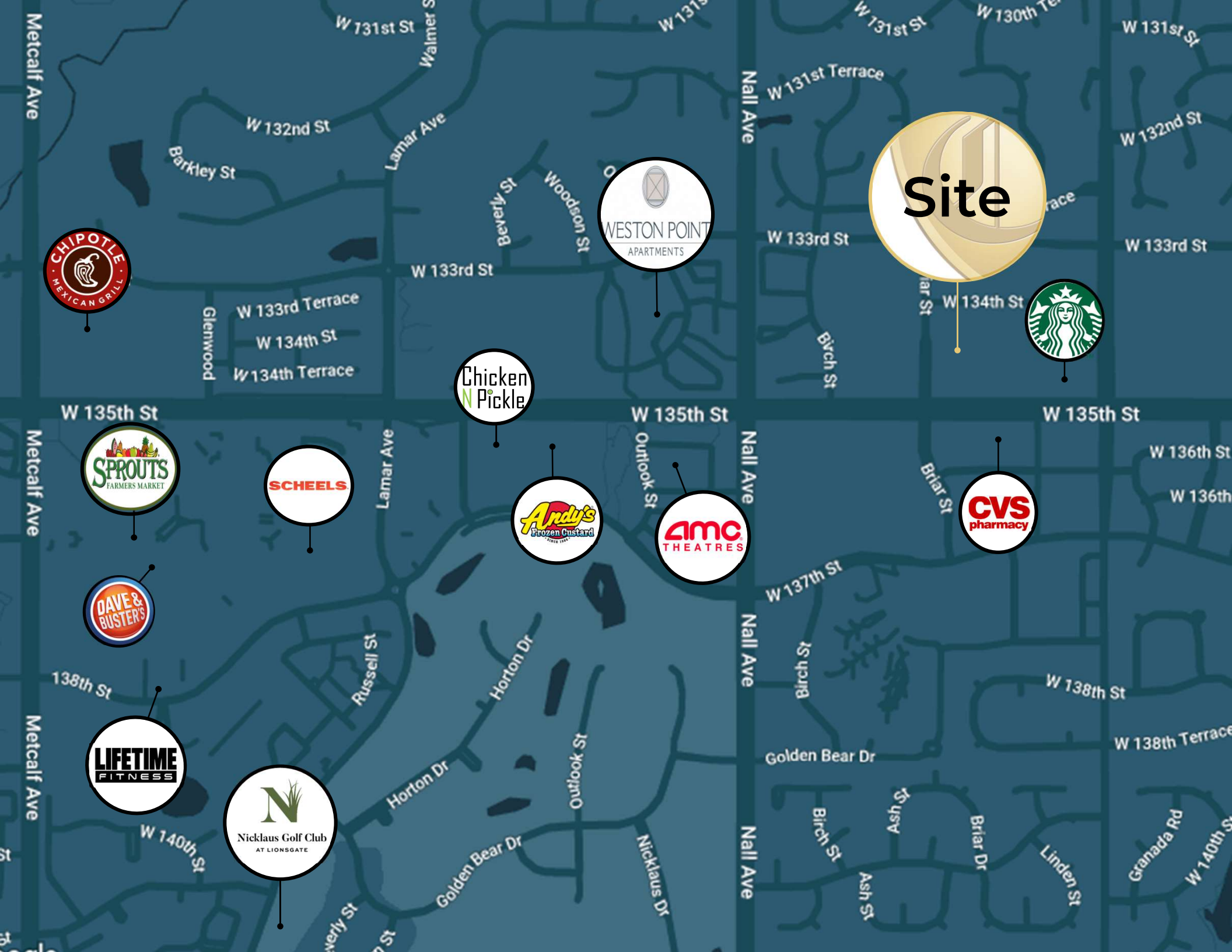
Leawood, Kansas





## INVESTMENT HIGHLIGHTS

- Presents a premier opportunity as a 1.82-acre retail/office site within the affluent city of Leawood, Kansas, with an average household income exceeding \$150,000 within 2 miles.
- This area experiences high traffic volumes, with over 28,000 vehicles passing daily along 135<sup>th</sup> St. and Birch St., and 22,000 vehicles per day along Nall Avenue and 133<sup>rd</sup> St.
- Located in the busy retail corridor along 135<sup>th</sup> St. & Roe Ave., this property is situated within the Parkway Plaza, an upscale and innovative 60-acre mixed-use development.
- In addition to its adjacency to Starbucks and other retail, professional, and medical businesses, this property is located within one of the best real estate investment markets in the country, Johnson County, Kansas.



Metcalf Ave

Metcalf Ave

Metcalf Ave

W 131st St

W 132nd St

W 133rd St

W 133rd Terrace

W 134th St

W 134th Terrace

W 135th St

W 135th St

W 135th St

W 136th St

W 136th St

W 137th St

W 138th St

W 138th Terrace

W 140th St

Granada Rd

W 140th St

Barkley St

Lamar Ave

Beverly St  
Woodson St

Nall Ave

W 131st Terrace

W 133rd St

W 134th St

Birch St

Lamar Ave

Nall Ave

Briar St

138th St

Russell St

Horton Dr

Nall Ave

Birch St

Golden Bear Dr

Horton Dr

Outlook St

Nall Ave

Birch St

Ash St

Briar Dr

Linden St

Beverly St

137th St

Golden Bear Dr

Nicklaus Dr



Cates Auction proudly offers a prime 1.82-acre retail/office site in affluent Leawood, Johnson County, Kansas, boasting an average household income exceeding \$150,000 within 2 miles. Nestled in a bustling retail corridor along 135th St. & Roe Avenue, this property is part of the upscale 60-acre mixed-use development, Parkway Plaza, adjacent to established brands like Starbucks. With over 172,993 residents within a 5-mile radius and high daily traffic counts, including 28,000 cars per day on 135th St. & Birch St., and 22,000 cars per day on Nall Ave. & 133rd St., this site promises exceptional exposure and accessibility. Contact Cates Auction today to seize this unparalleled investment opportunity.



[CATESAUCTION.COM](http://CATESAUCTION.COM)

## CONTACT

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