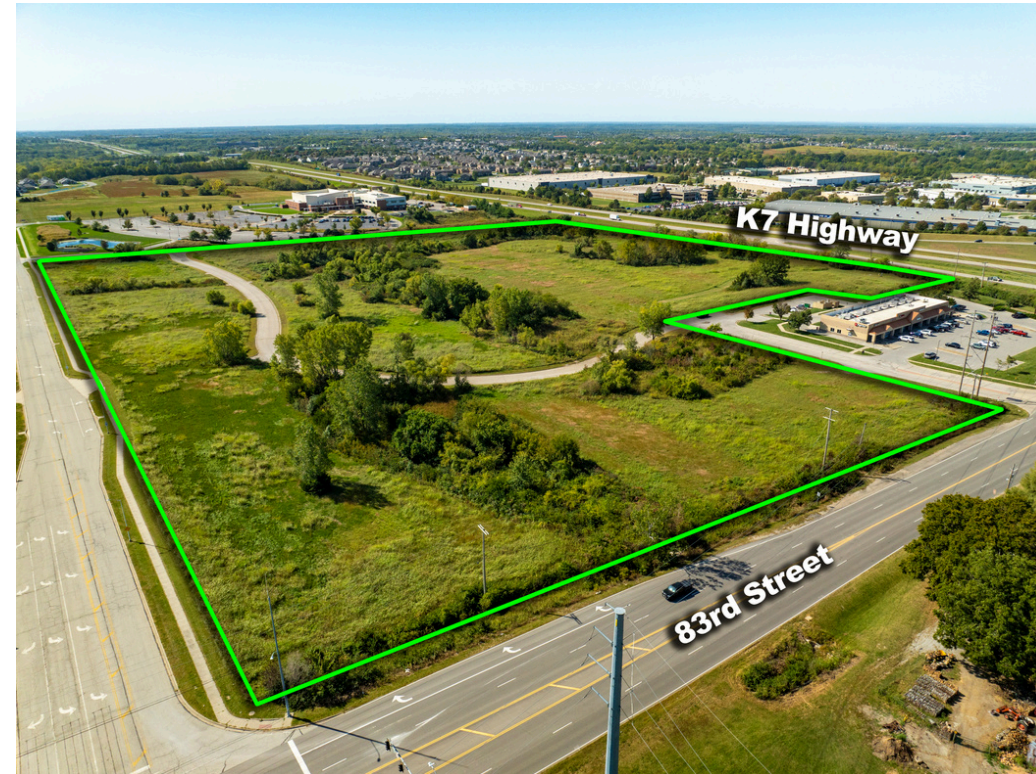


FOR SALE

DEVELOPMENT GROUND



SEC 83RD AND K-7

22939 W 83RD STREET, LENEXA, KS 66227

DRONE FLYOVER

\$9,018,000 (\$6.50 psf)

Property Details

- 31.8482 acres zoned CP-2 (see approved site plan on page 5 of this brochure)
- The City Master Plan illustrates up to 50% of the site might be down zoned to multi-family
- 30,000 VPD on K-7 and 8,300 VPD on W 83rd Street
- The best development site available on the West side of the KC Metro
- Monticello Terrace constructed within the property but may be moved, Woodsonia Drive runs along the East property line, Monticello Rd to the east connects 83rd Street to Prairie Star Parkway

For more information contact:

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913.945.3741

ryans@reececommercial.com

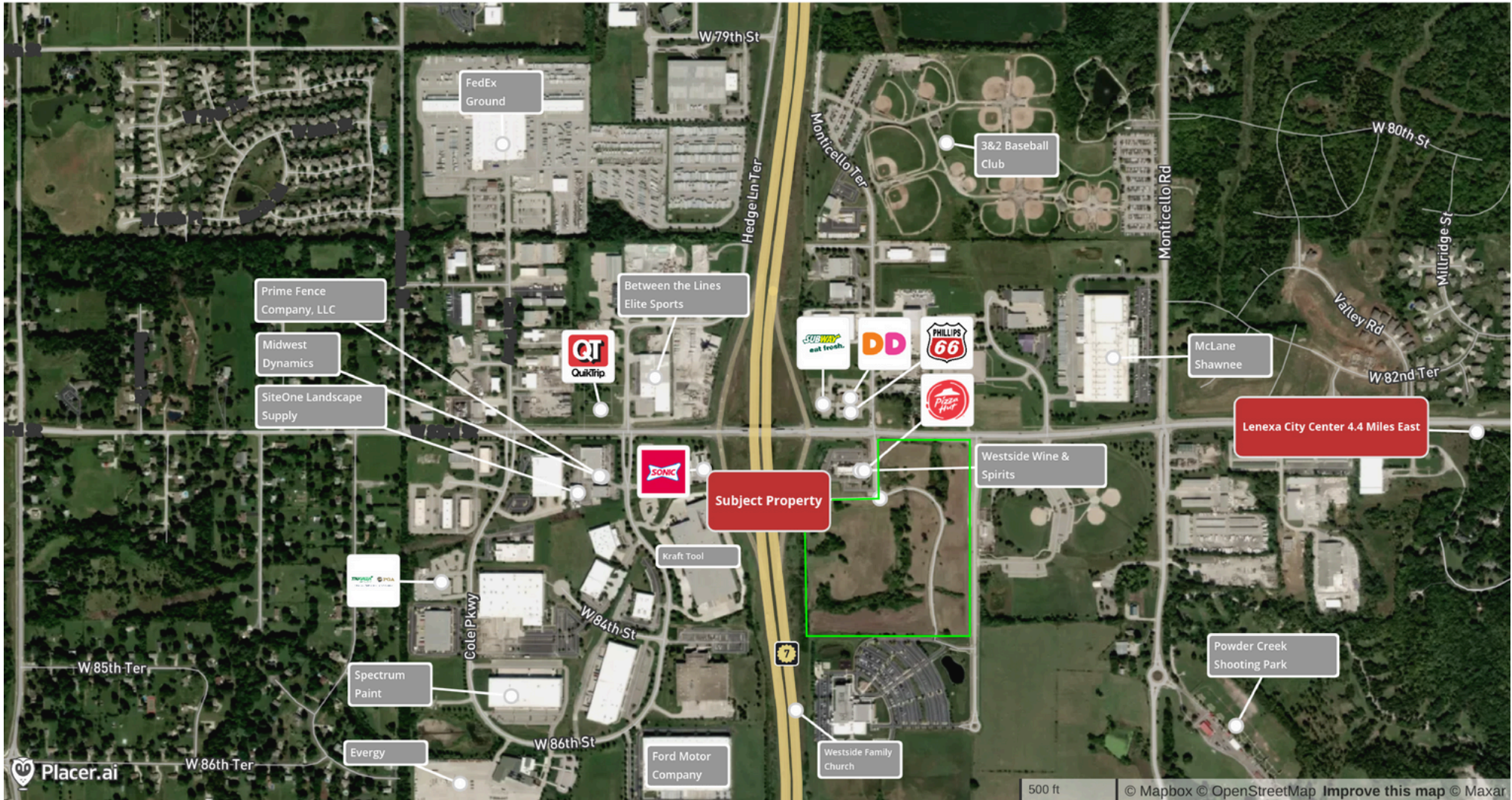
FOR SALE

PHOTOS



FOR SALE

AERIAL



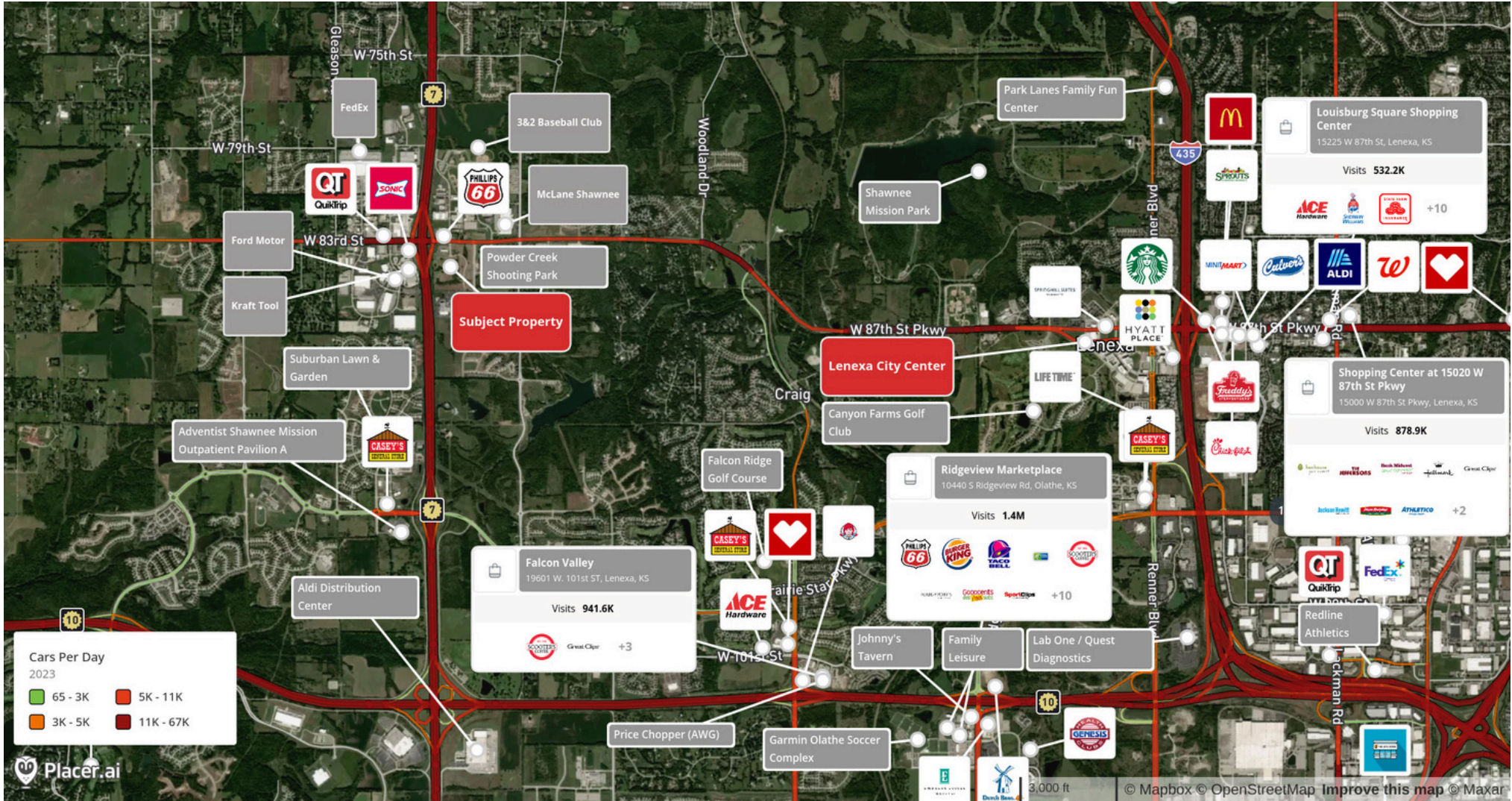
Demographics

1 MILE 3 MILE 5 MILE

2024 TOTAL POPULATION	3,020	24,798	79,260
MEDIAN HOUSEHOLD INCOME	\$136,979	\$139,035	\$128,308

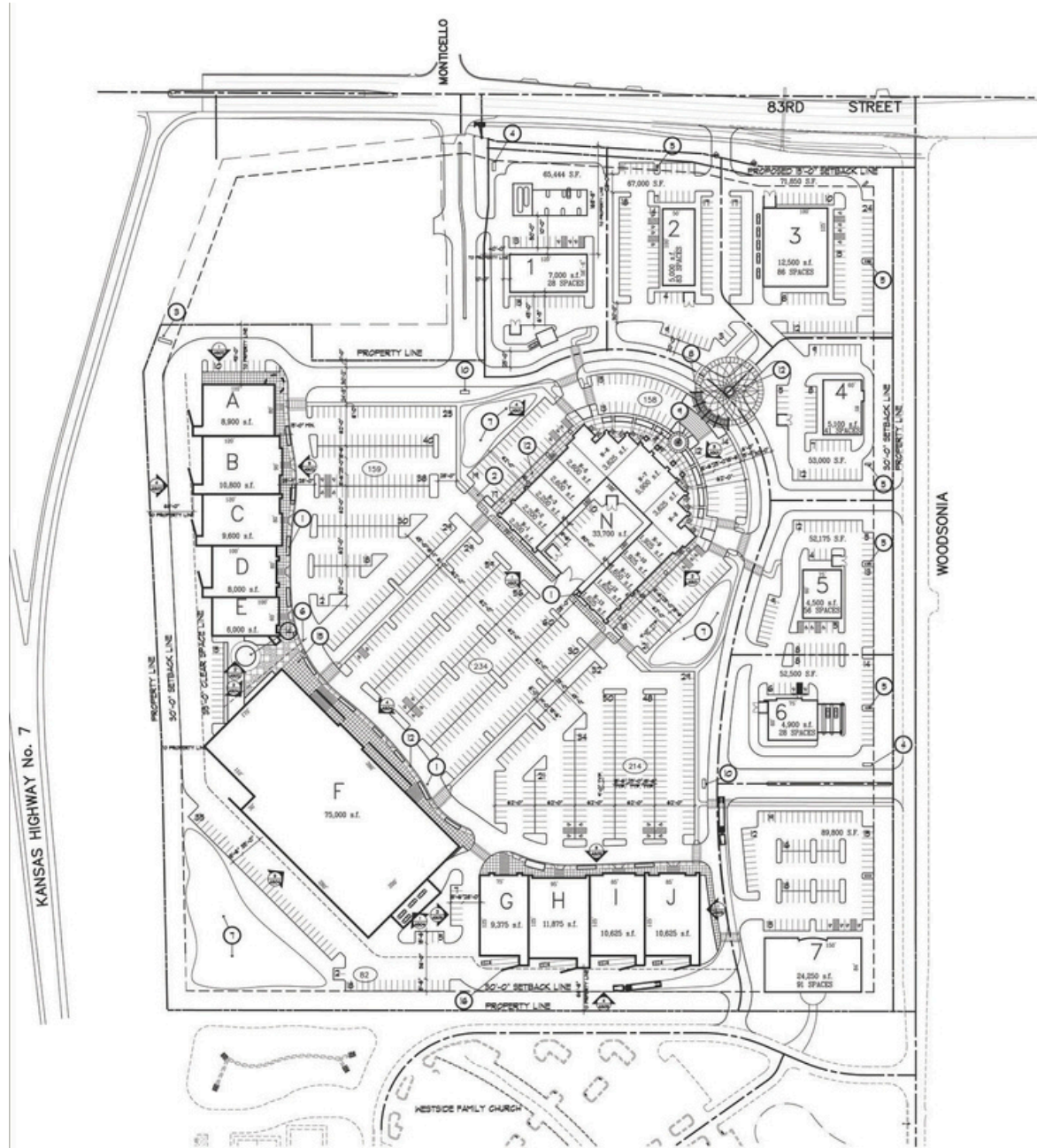
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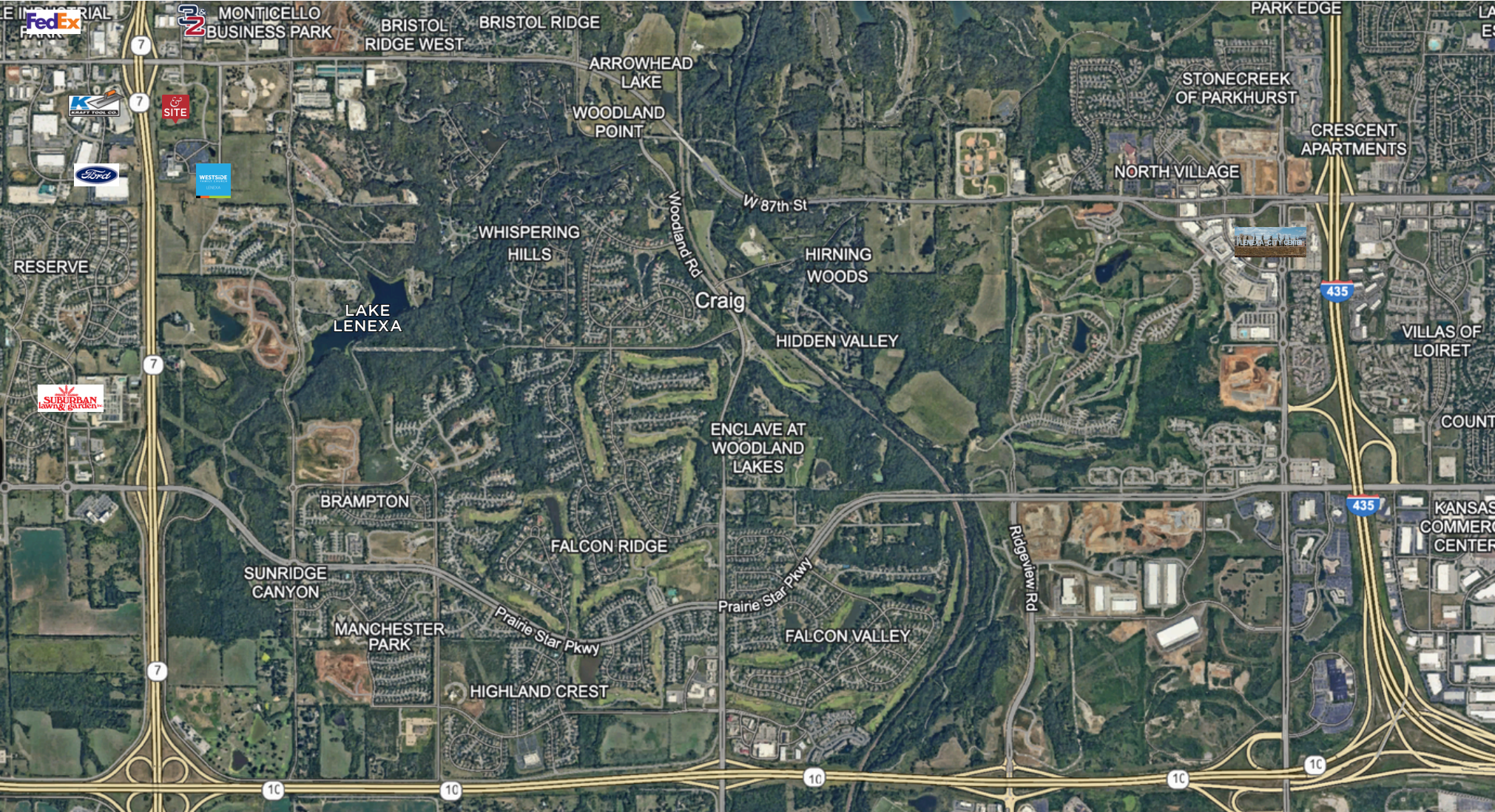
FOR SALE

SITE PLAN



FOR SALE

AERIAL



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