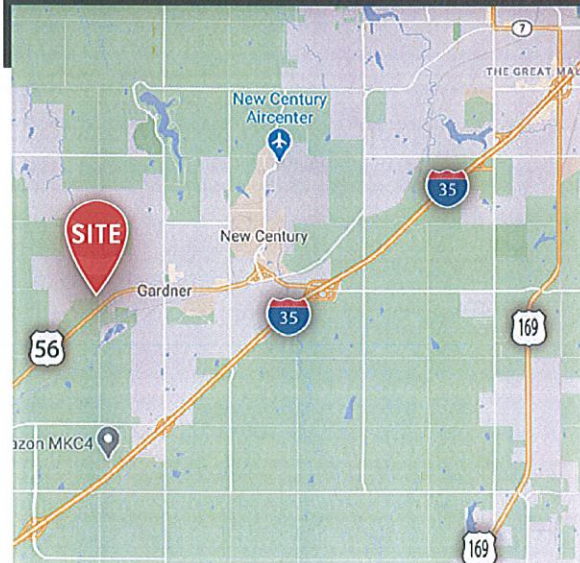


AVAILABLE FOR SALE

6.72 ACRES OF DEVELOPMENT LAND

SEC 175TH AND WAVERLY ROAD | GARDNER, KS 66030



PROPERTY OVERVIEW

- 6.72 Acres (292,723 SF) of development land
- Ideal for storage, flex, office & retail, with drive-thru potential
- Great visibility to 175th Street & Waverly Road and 56 Highway
- C-2 Zoning
- Sale Price: \$805,000

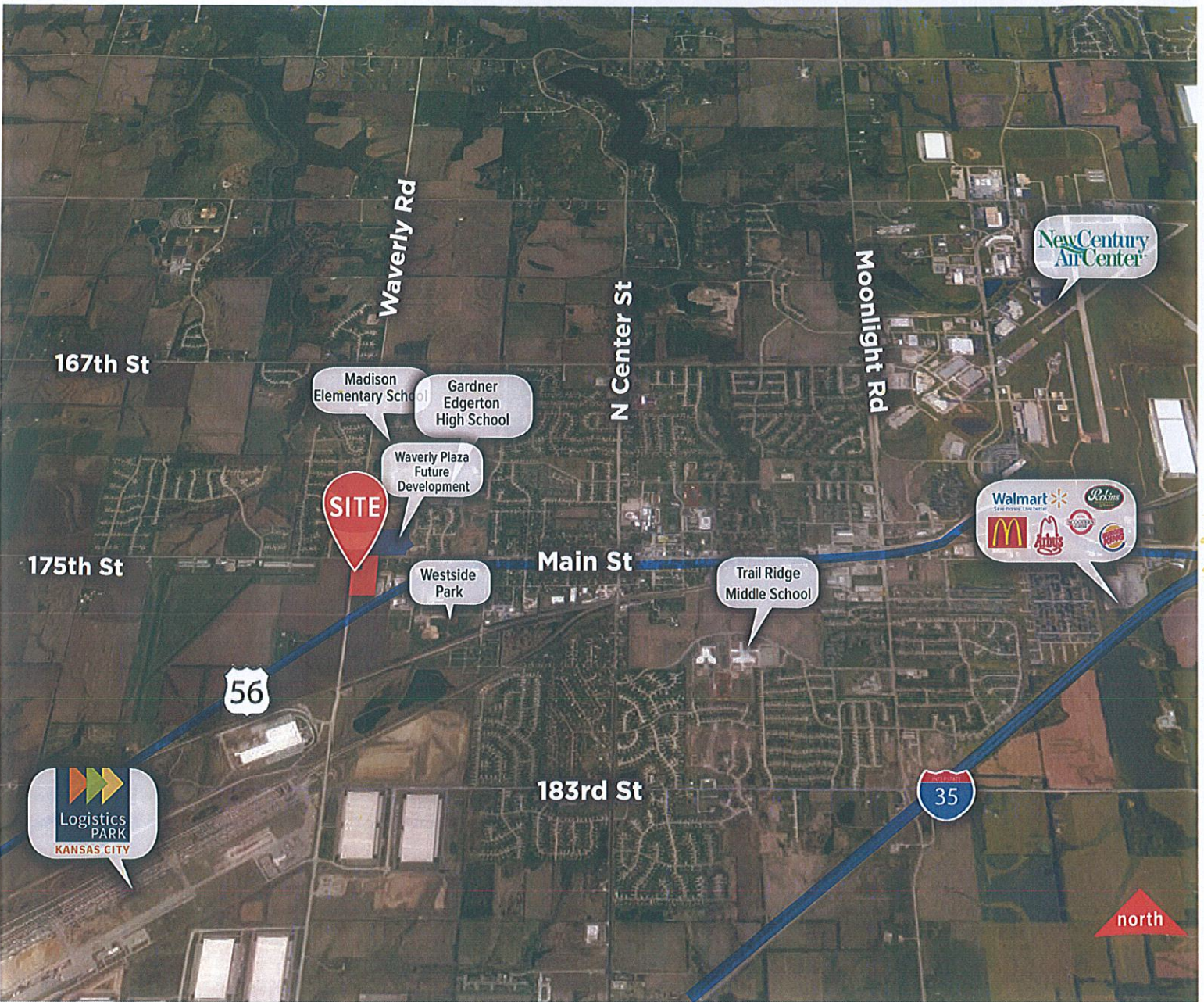
Patrick Dunn | (816) 914-0071
pat@highlandskc.com



AVAILABLE FOR SALE

6.72 ACRES OF DEVELOPMENT LAND

SEC 175TH AND WAVERLY ROAD | GARDNER, KS 66030



AREA DEMOGRAPHICS

	1 mile	3 mile
2020 Median HH Income	\$78,131	\$75,144
2020 Total Population	5,418	24,056
2020 Median Age	34.3	33.6
2020 Median Age	34.3	33.6

Patrick Dunn | (816) 914-0071
pat@highlandskc.com



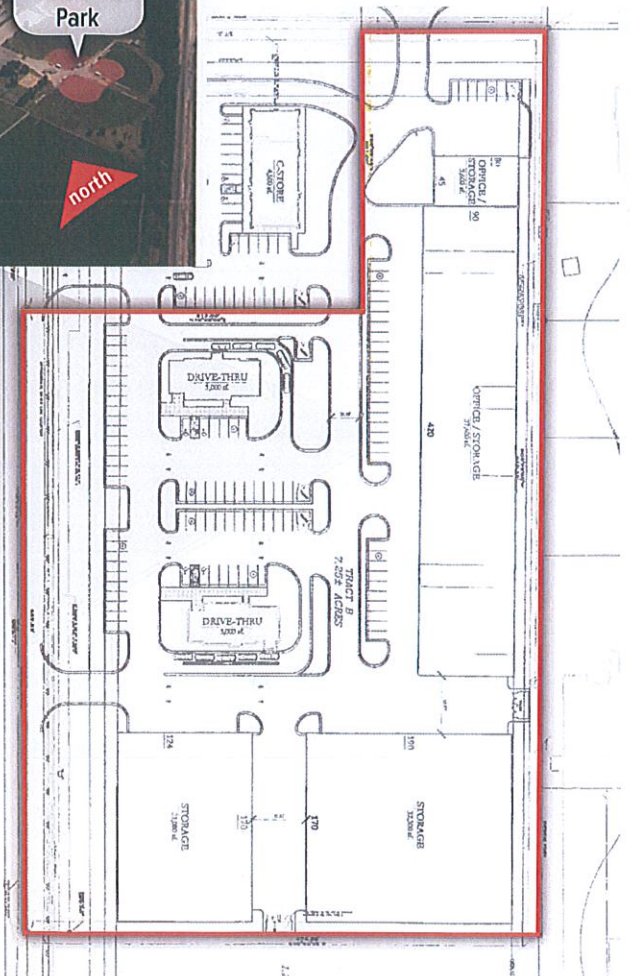
AVAILABLE FOR SALE

6.72 ACRES OF DEVELOPMENT LAND

SEC 175TH AND WAVERLY ROAD | GARDNER, KS 66030



POTENTIAL LOT LAYOUT



DISTANCE TO >

LOGISTICS PARK INTERMODAL > 0.5 MILES

I-35 > 3.5 MILES

NEW CENTURY AIR CENTER > 4.3 MILES

OLATHE > 10 MILES

1-435 > 15 MILES

LENEXA > 17 MILES

DOWNTOWN KANSAS CITY > 30 MILES

Patrick Dunn | (816) 914-0071
pat@highlandskc.com

