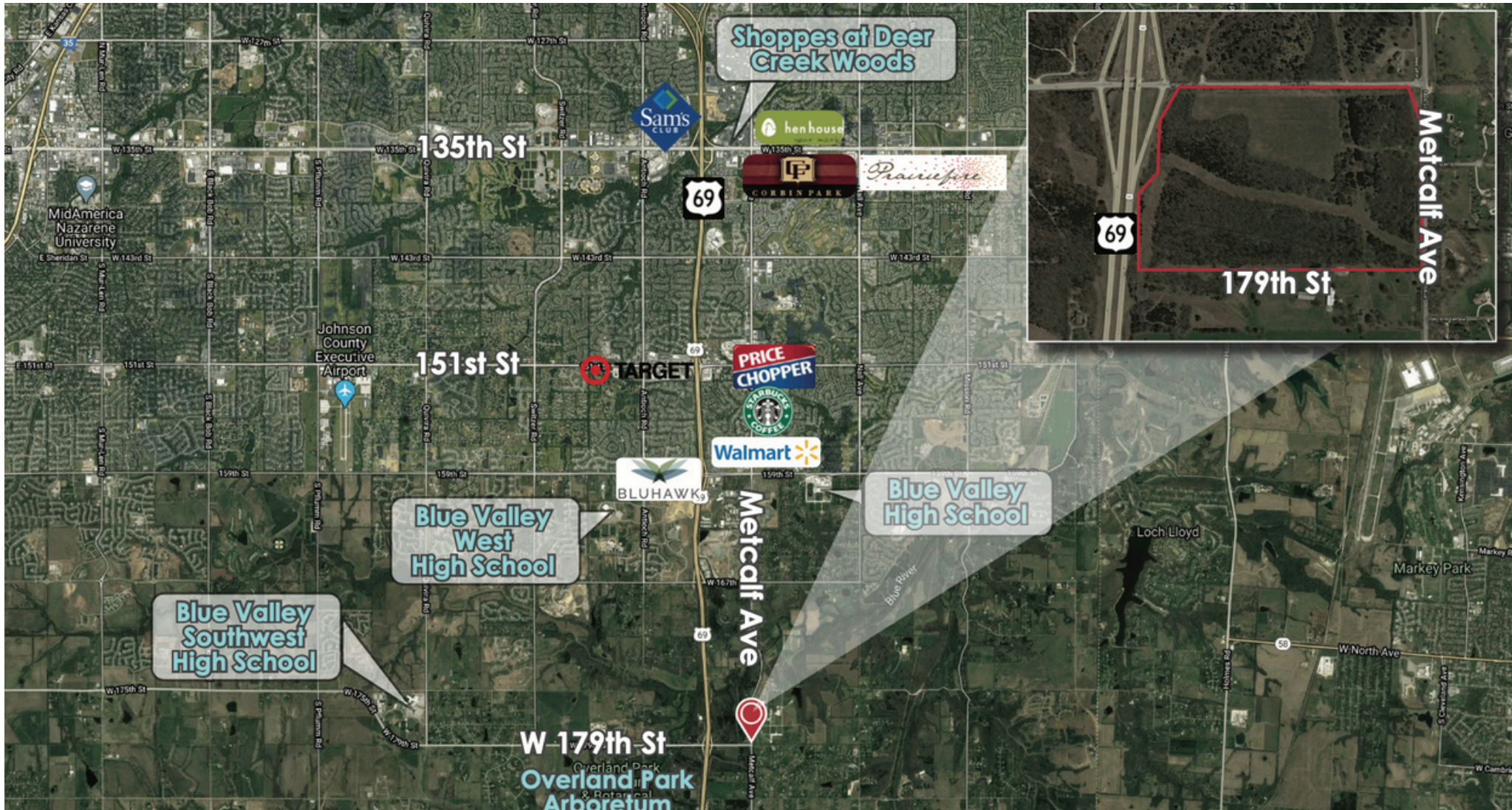


FOR SALE

179TH AND METCALF, OVERLAND PARK, KS 66223



### Property Details

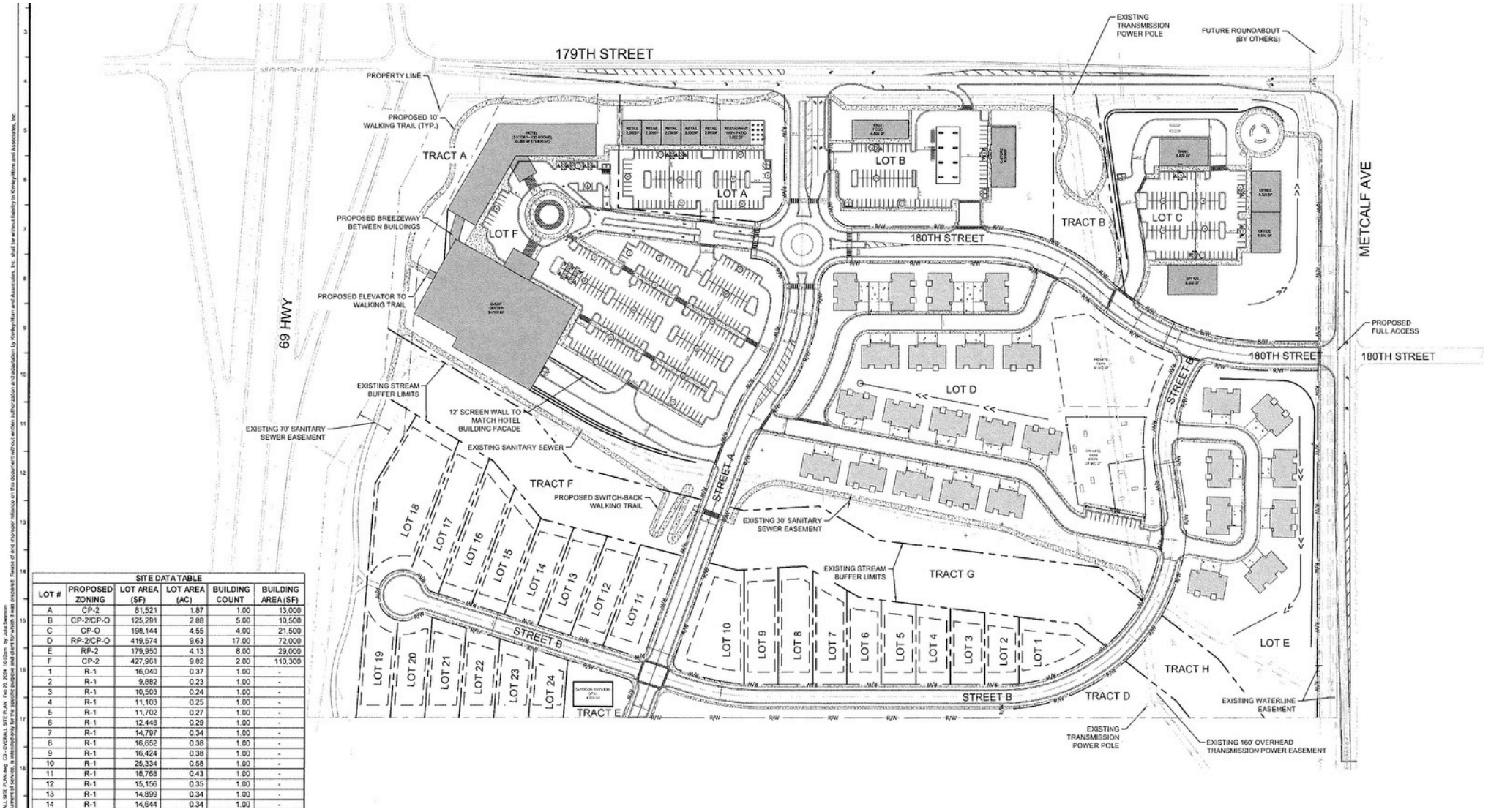
- 57+/- Acres in South Overland Park
- Full Interchange at Hwy 69 & 179th St
- 1,800+/- SF Frontage Along 179th St & 1,350+/- SF Frontage on Metcalf Ave & Hwy 69
- Utilities to Site
- Zoned CP-2, RP-1, RP-2, see site plan

**\$6,900,000 (\$2.78 PSF)**

**JOHN SWEENEY**  
913.945.3718  
john@reeccommercial.com

**FOR SALE**

**SITE PLAN**



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

**FOR SALE**

**PHOTOS**



**DEMOGRAPHICS**

**2023 AVG HOUSEHOLD INCOME**

**2 MILES**  
\$181,720

**5 MILE**  
\$177,422

**10 MILES**  
\$123,596