

DEVELOPMENT LAND FOR SALE | SW of 10th Avenue and Muncie, Leavenworth, KS 66048



4704 S 10 th Ave	.9041 Acre	39,382.59 SF	\$7.59/SF	\$299,000
4710 S 10 th Ave	1.0483 Acre	45,663.94 SF	\$9.85/SF	\$380,000
4714 S 10 th Ave	19.516 Acres	850,116.96 SF	\$0.92/SF	\$780,640
4816 S 10 th Ave	.9225 Acres	40,185 SF	\$9.95/SF	\$400,000

All lot sizes are approximate and should be confirmed by survey

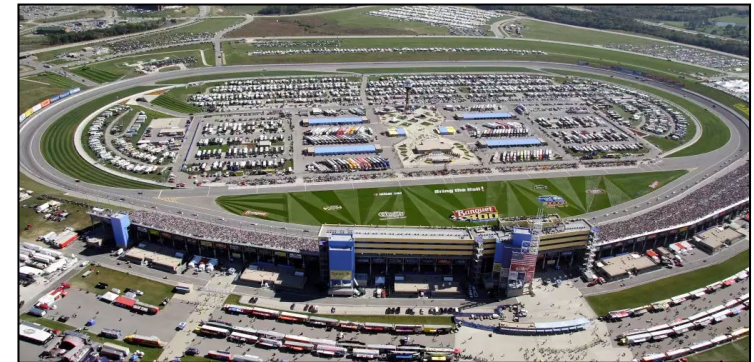
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AREA HIGHLIGHTS

- + Established in 1827, Fort Leavenworth is the oldest active Army post west of the Mississippi. Although it is known for its role in the expansion of the American frontier and as the only U.S. military maximum security prison, Fort Leavenworth's most important role began in 1881 when Gen. William T. Sherman established the School of Application for Cavalry and Infantry. That school evolved into the U.S. Army Command and General Staff College and has graduated officers such as Dwight D. Eisenhower, Omar N. Bradley and George S. Patton.
- + Fort Leavenworth, known as the "Intellectual Center of the Army", is currently home to the U.S. Army Combined Arms Center. It is also home to the U.S. Army Command and General Staff College, School of Advanced Military Studies, the Center for Army Leadership, the Combat Studies Institute, the Combined Arms Doctrine Directorate, the Center for Army Lessons Learned, and the Mission Command Center of Excellence.
- + Leavenworth, Kansas, in Leavenworth County, is located 23 miles northwest of Kansas City, Missouri. The city benefits from easy access to the nearby cities and towns with which it shares the Kansas City metropolitan area.
- + Leavenworth is the largest city and county seat of Leavenworth County. Leavenworth was founded in the year 1854 by the settlers from Missouri. It was the first incorporated city in Kansas. The city was named after Col. Henry H. Leavenworth, who established an Army post in 1827 to protect travelers. It is the hometown of Robert E. Davis, the Supreme Court Justice of Kansas, and Ron Logan, the former Executive Vice President of Walt Disney Entertainment.
- + Just 14 miles south of Leavenworth is Village West, a regional shopping and entertainment area with Kansas NASCAR Speedway, Hollywood Casino, Nebraska Furniture Mart, Cabella's, Legends Outlet Stores, and many restaurants.
- + Industry in Leavenworth includes Hallmark Production Center; Cereal Ingredients, an employee-owned specialty ingredients manufacturer; Cubic Global Defense; Great Western Manufacturing; Heatron, Inc., a heating element manufacturer; Northrup-Grumman; and Peruvian Connection, clothing manufacturer.



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PROPERTY HIGHLIGHTS

- + Four parcels totaling approximately 22.4 acres located immediately north of Walmart Supercenter:
 - 4704 S 10th Avenue: 0.9 Acre
 - 4710 S 10th Avenue: 1.0 Acre
 - 4714 S 10th Avenue: 19.5 Acres
 - 4816 S 10th Avenue: .9225 Acre
- + Parcels may be purchased separately or together
- + Currently zoned for medium density residential, but could be rezoned for commercial uses
- + City has plans to extend Muncie Road from 10th Avenue to 20th Street Trafficway in the future

DEMOGRAPHICS

2018 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population	32,149	48,704	78,004
Daytime Population	28,478	44,716	66,747
Households	11,008	16,568	26,705
Average HH Income	\$92,534	\$88,247	\$99,628

TRAFFIC COUNTS

- + 7,305 CPD on 10th Avenue north of Eisenhower Road
- + 15,800 CPD on Eisenhower Road east of 10th Avenue

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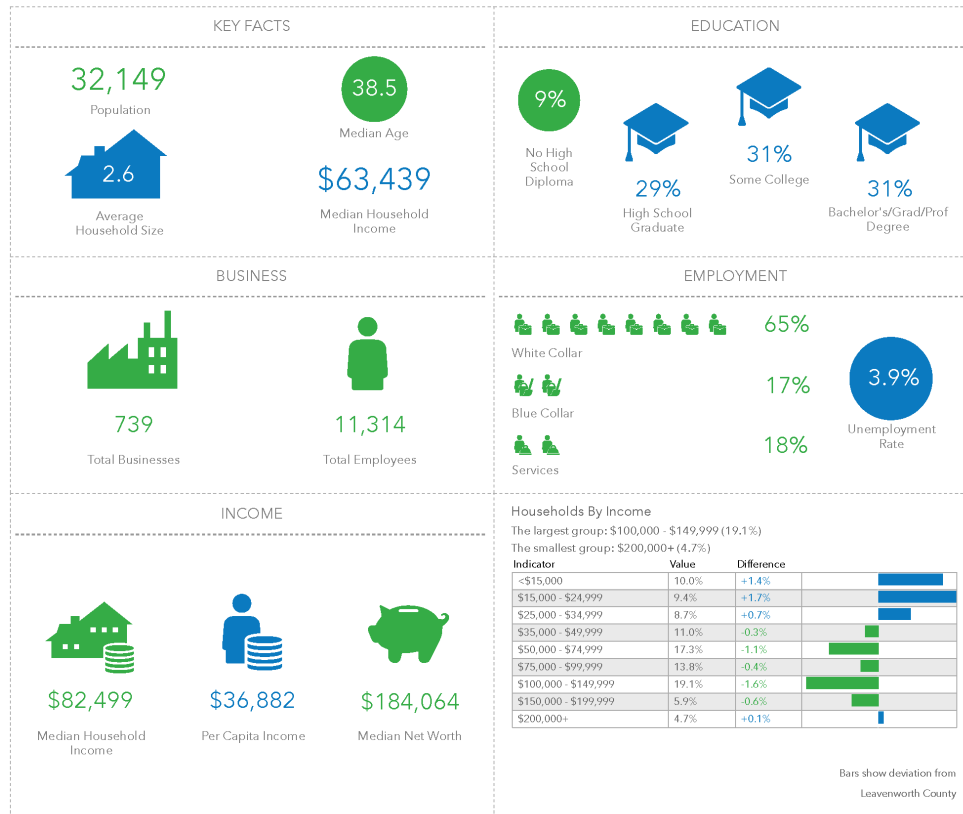
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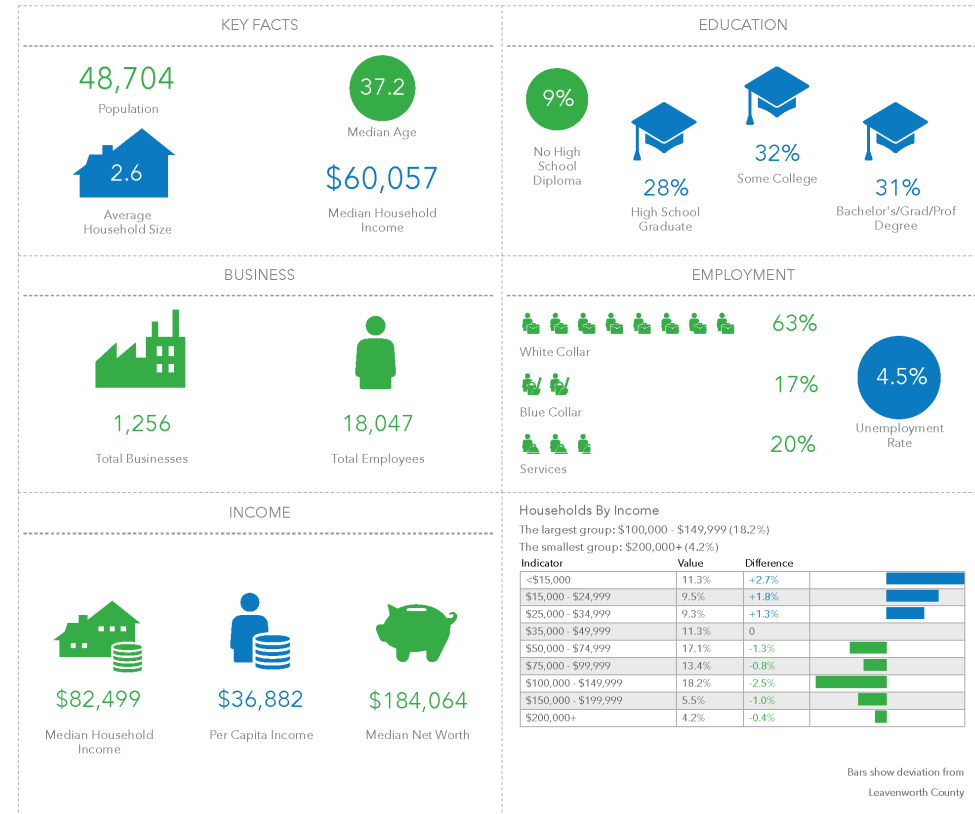
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2018 Demographics

3 Miles



5 Miles

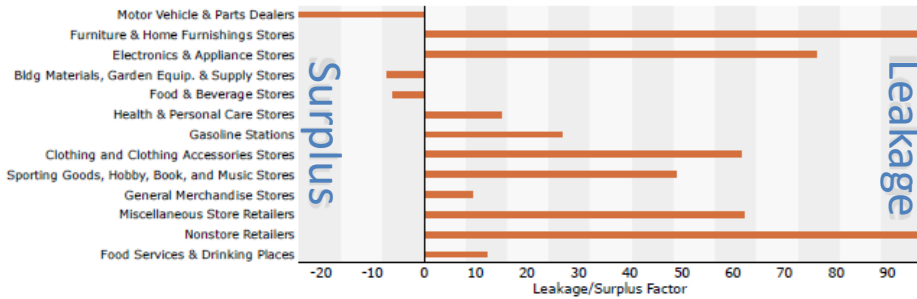


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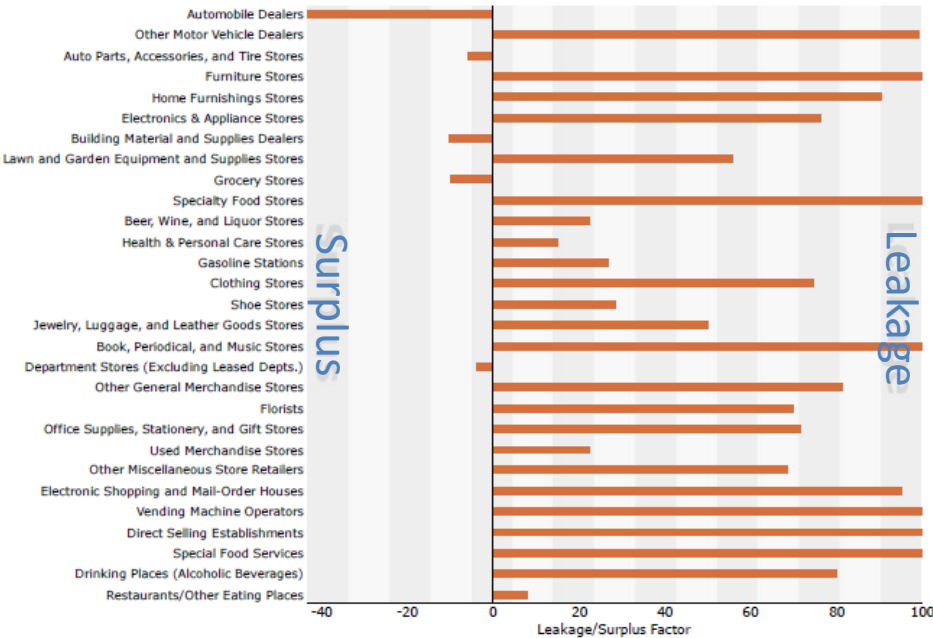
Retail Opportunity Gap

3 Miles

2017 Leakage/Surplus Factor by Industry Subsector

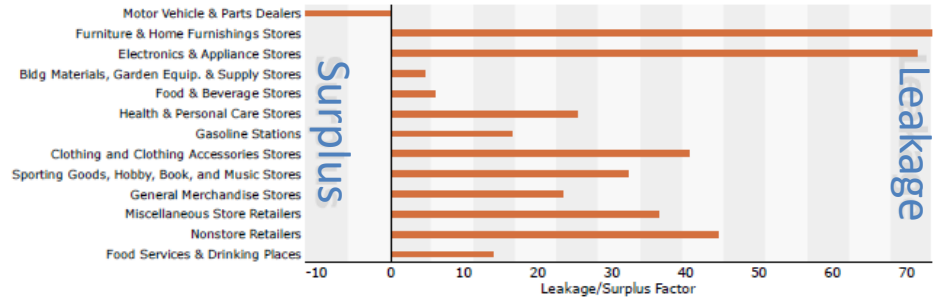


2017 Leakage/Surplus Factor by Industry Group

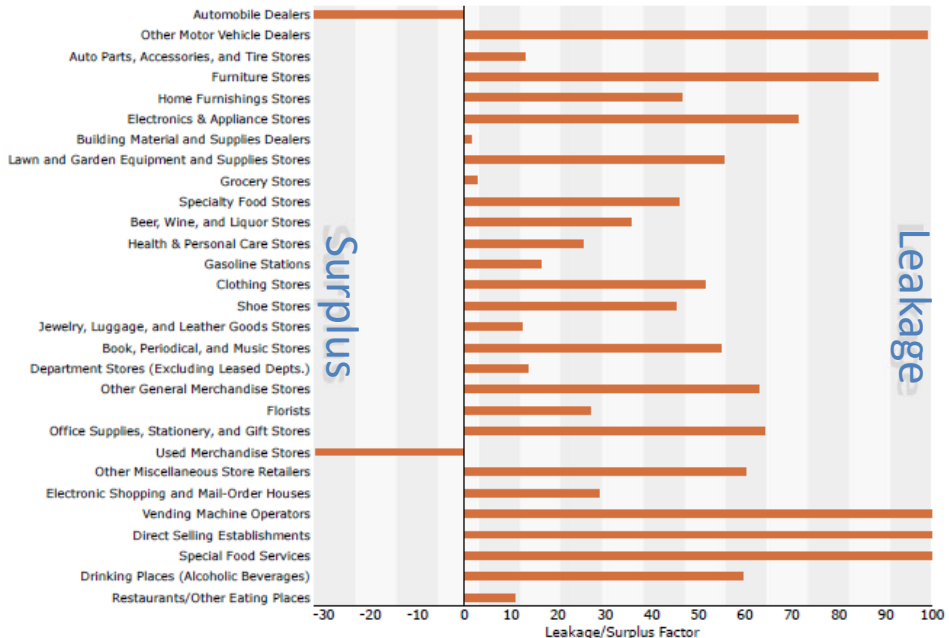


5 Miles

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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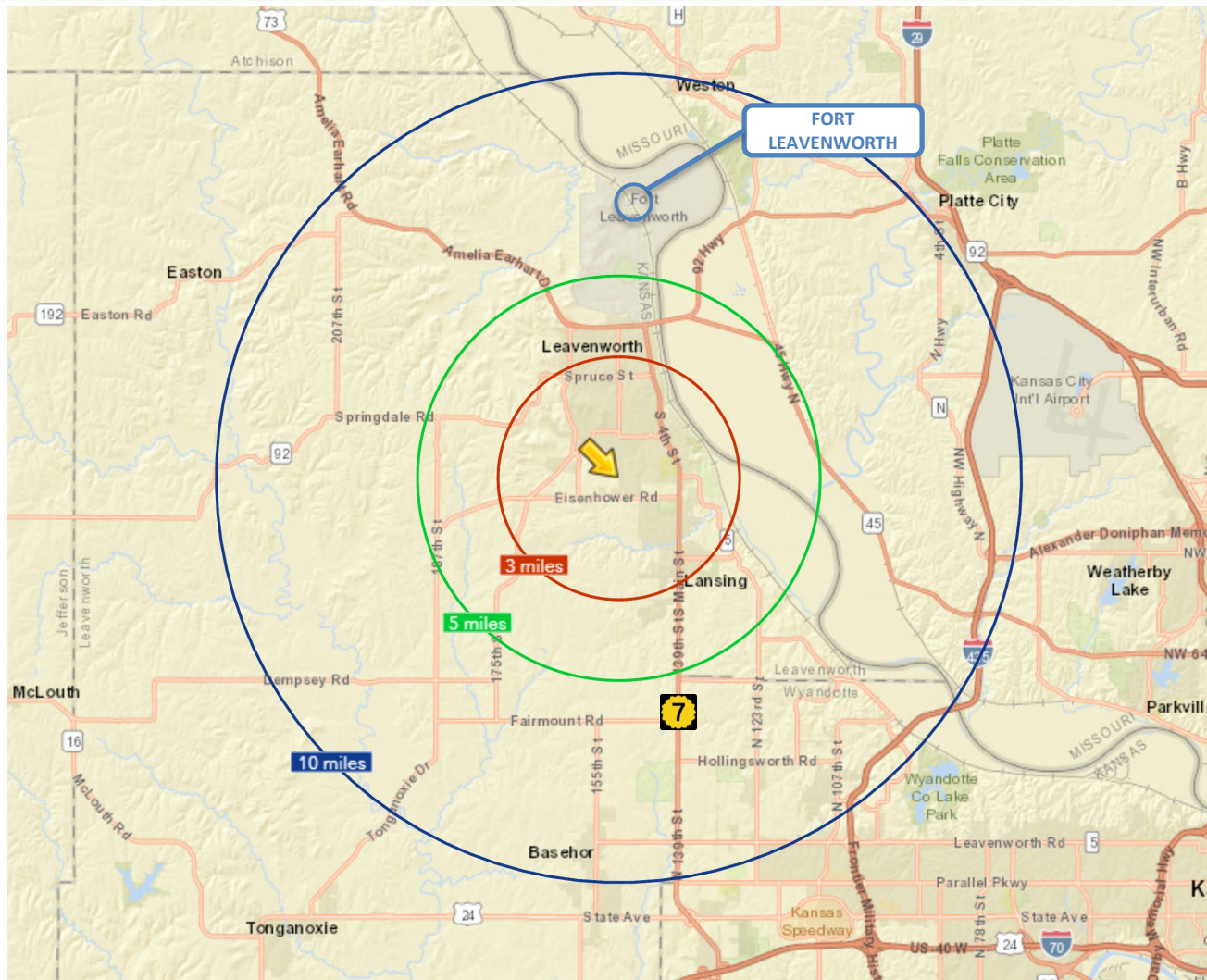
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3 – 5 - 10 MILE RINGS



- + Fort Leavenworth - 6.5 miles
- + Speedway/Legends Shopping - 14 miles
- + KCI Airport – 18 miles
- + Hwy 7 & I-70 – 14 miles

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