



# LAND FOR SALE

## NW corner I-435 & Shawnee Mission Pkwy

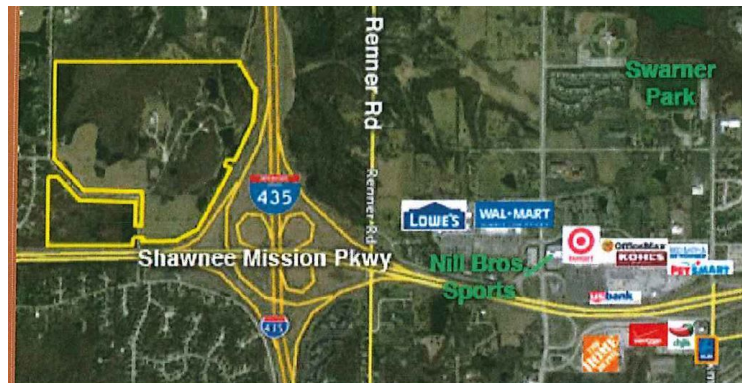
Shawnee Mission, KS 66217

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$5,645,000
Lot Type:	Other
Lot Size:	162.0 Acres
Zoning:	Agriculture / Planned for a Mixed Use for Retail, Hotel, Single Family and Multi-family development
Price / SF:	\$0.80



### PROPERTY OVERVIEW

162 acres M/L of vacant land  
 I-435 frontage, situated between Shawnee Mission Parkway & Johnson Drive.  
 Outstanding exposure on Shawnee Mission Parkway & I-435  
 Excellent demographics showing population growth, high median house hold income  
 There are 68,530 vpd on I-435 and 27,755 vpd on Shawnee Mission Parkway  
 Located in a TIF District, other public incentives possibly available.



For More Information:  
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### PROPERTY SUMMARY



#### PROPERTY DESCRIPTION

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#### PROPERTY HIGHLIGHTS

- Thriving commercial centers--Lowe's, Wal-Mart, Target, Kohl's, Home Depot, Aldi's, banks and restaurants nearby

#### OFFERING SUMMARY

Sale Price: \$5,645,000  
 Lot Size: 162 Acres

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,240	10,868	41,706
Total Population	3,167	29,077	106,597
Average HH Income	\$89,124	\$104,541	\$89,741

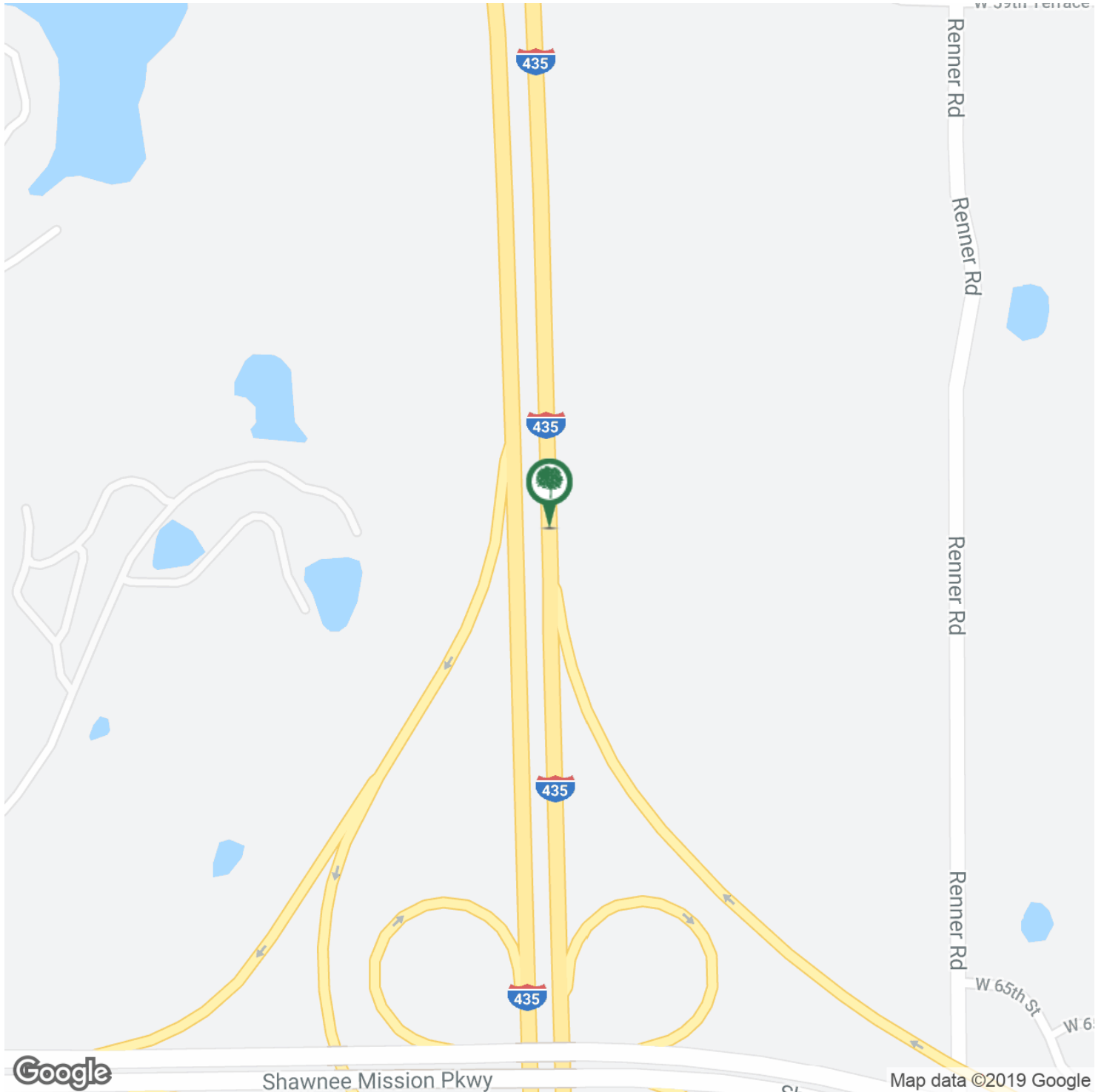


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## LOCATION MAPS



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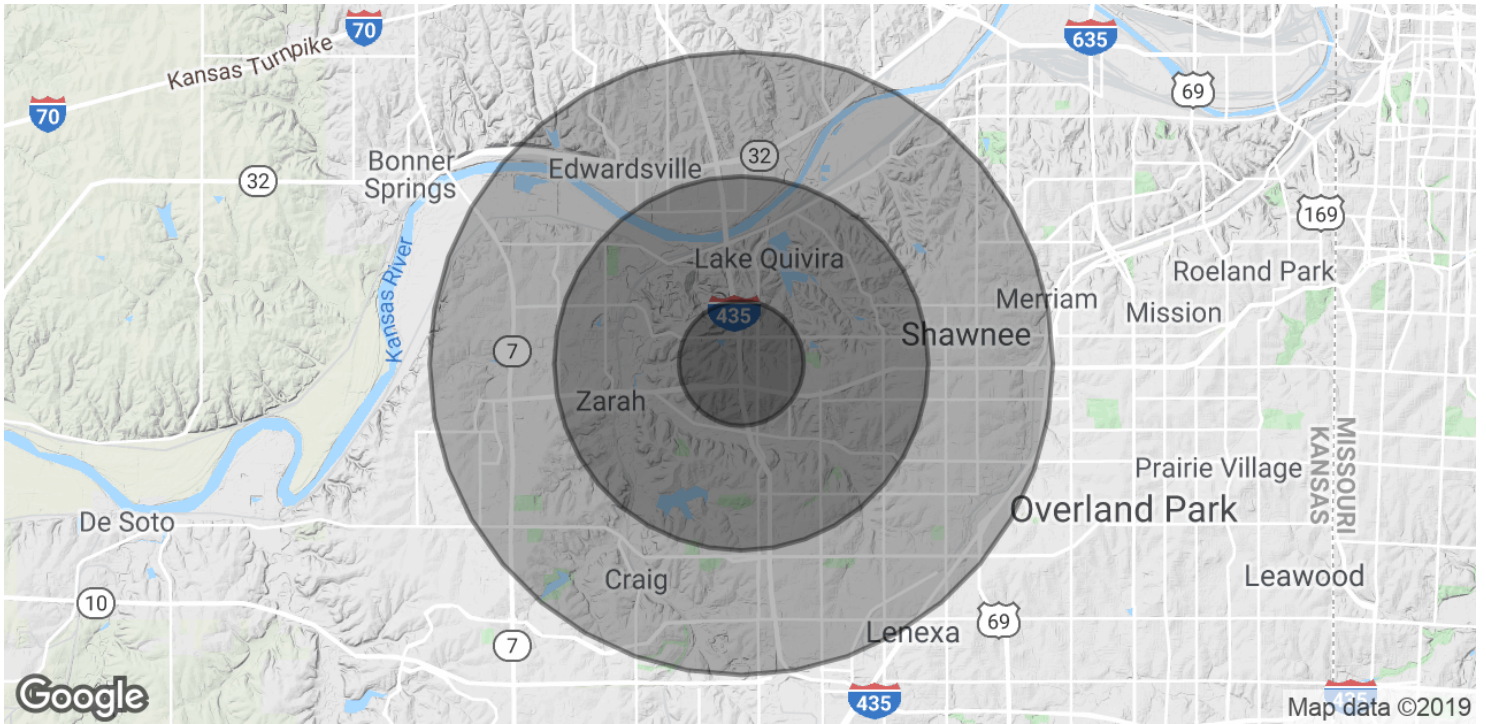


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### DEMOGRAPHICS MAP & REPORT



#### POPULATION

Total Population

Median age

Median age (Male)

Median age (Female)

#### 1 MILE

3,167

36.0

34.2

37.2

#### 3 MILES

29,077

37.5

36.3

38.5

#### 5 MILES

106,597

38.3

37.4

39.0

#### HOUSEHOLDS & INCOME

Total households

# of persons per HH

Average HH income

Average house value

#### 1 MILE

1,240

2.6

\$89,124

\$379,814

#### 3 MILES

10,868

2.7

\$104,541

\$342,928

#### 5 MILES

41,706

2.6

\$89,741

\$232,314

\* Demographic data derived from 2010 US Census



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