

FOR SALE

114 ACRES OF RES DEV. LAND

K-10 & N 1500 STREET LAWRENCE, KS



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REDUCED PRICE

REECE COMMERCIAL REAL ESTATE | 11601 Granada Ln, Leawood, KS 66211

Selling Land & Farms Since 1976



TRACTS 1&2 | K-10 & N 1500 ST LAWRENCE, KS

LOCATION

At the SWC of the Bob Billings Parkway and K-10 interchange.

ACRES AND USAGE

The potential usage for each tract is shown on the attached Potential Land Use Plan.

Tract 1 - 37.71 Acres - Multifamily Apartments; Potential commercial based on recently annexed 162,000 sqft Costco - 1 mile north on 6th and Hwy 10 and opposite intersection. Casey's has existing commercial activity.

Tract 2 - 76.42 Acres - Townhomes, Duplex, Senior Living; Single Family Residential

PRICE REDUCED

\$7,725,000 reduced to **6,750,000** (Potential owner financing could be available)

KDOT

KDOT has built E 875 Road to city standards thru the middle of the property between Tracts 1 & 2 (See attached K-10 Plan).

WATER

City of Lawrence is extending a 12" water line underneath South Lawrence Trafficway near the NE corner of Tract 1. Proposed to be completed early 2026. A new water line will go south along the now E 875 Road.

ZONING

Present zoning is AG-1, but multi use residential land plans have been shown to the city with a favorable response (see attached proposal plans). Retail development is also possible.

TRAFFIC

Traffic count on South Lawrence Trafficway is 17,800.

SANITARY SEWER

An 18" sewer line has been stubbed under K-10 Highway and will be extended to another existing sewer line by Summer 2026.

BOB BILLINGS PKWY

The city of Lawrence will extend Bob Billings Parkway from the South Lawrence Trafficway (K-10) across the north end of the property.

SCHOOL DISTRICT

The Lawrence School District owns the land west of Tract 2 for a future school.

NEW RETAIL

Costco is building a new 162,000 sqft store one mile to the North at the NE corner of K-10 & 6th Street.

PANASONIC PLANT & MERCK ANIMAL HEALTH

The need for new housing for the 4,000 new employees of the new Panasonic Plant in DeSoto, which officially opened July 14, 2025, will be fulfilled by the development of this 114 acres. This property is one of the closest locations to the plant that can be used for housing to support the need generated by the new employees at the plant. It is approximately 20 miles from the plant by using K-10 Highway from its front door to the plant. An approximate 20 minute drive by a 4-lane highway.

The Kansas City Metro will have 11.2 million square feet of industrial space under construction in 2025. The Panasonic plant at the former Sunflower Army Ammunition Plant in DeSoto accounts for 4.7 million square feet of that total.

The Panasonic plant currently is the third largest industrial project under construction in the entire US.

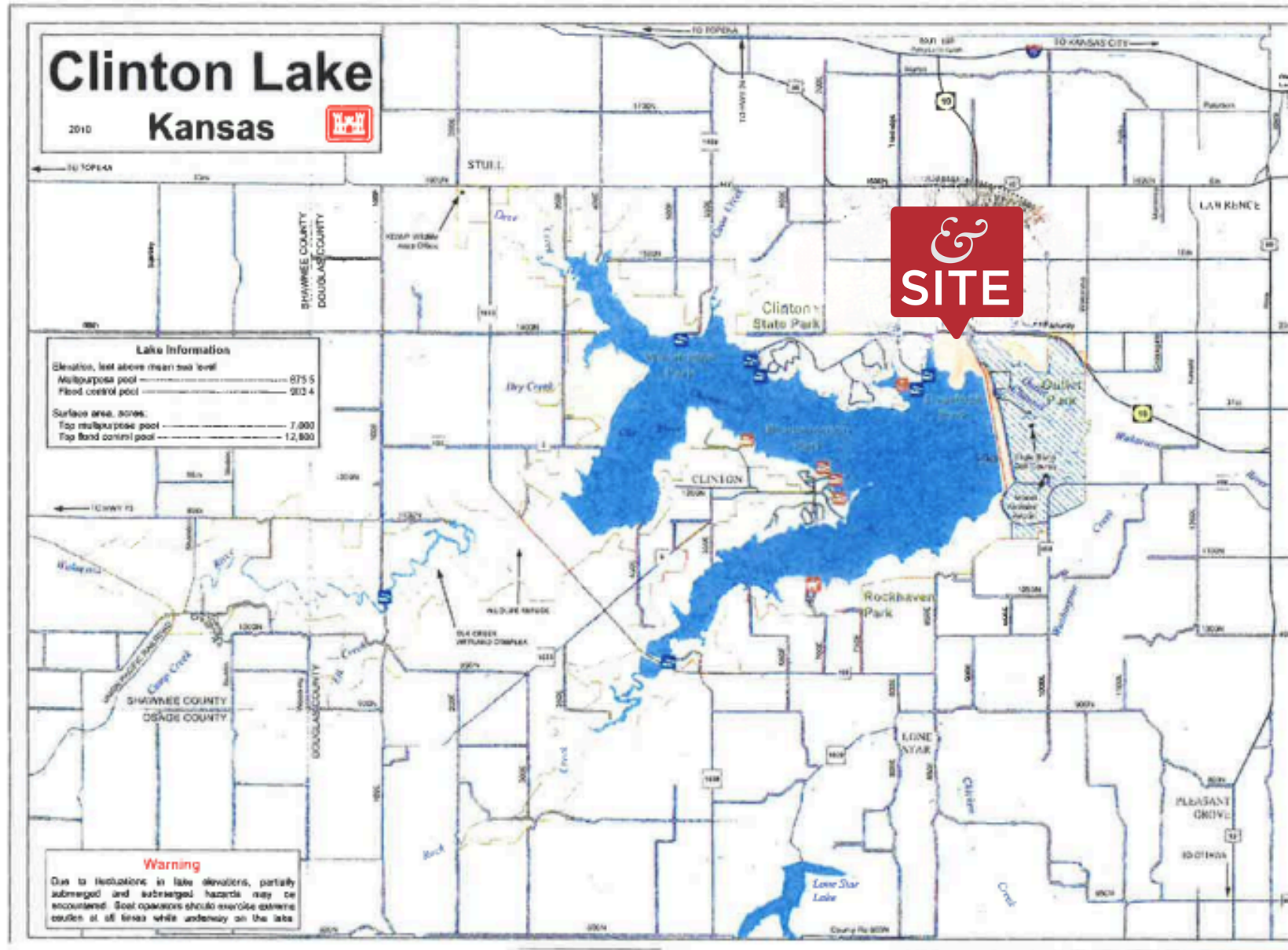
The huge DeSoto plant - you could fit the Eiffel Tower in the building if you placed it on its side - has two wings. The first wing is completed. Once both wings are open, the plant is expected to employ 4,000 people. The plant itself will be a total of 4.7 million square feet.

Kansas officials have acknowledged that one of their ultimate goals is to have an auto company locate an entire vehicle manufacturing plant next to the Panasonic battery plant. The site certainly has room for it in its 9,000 acres.

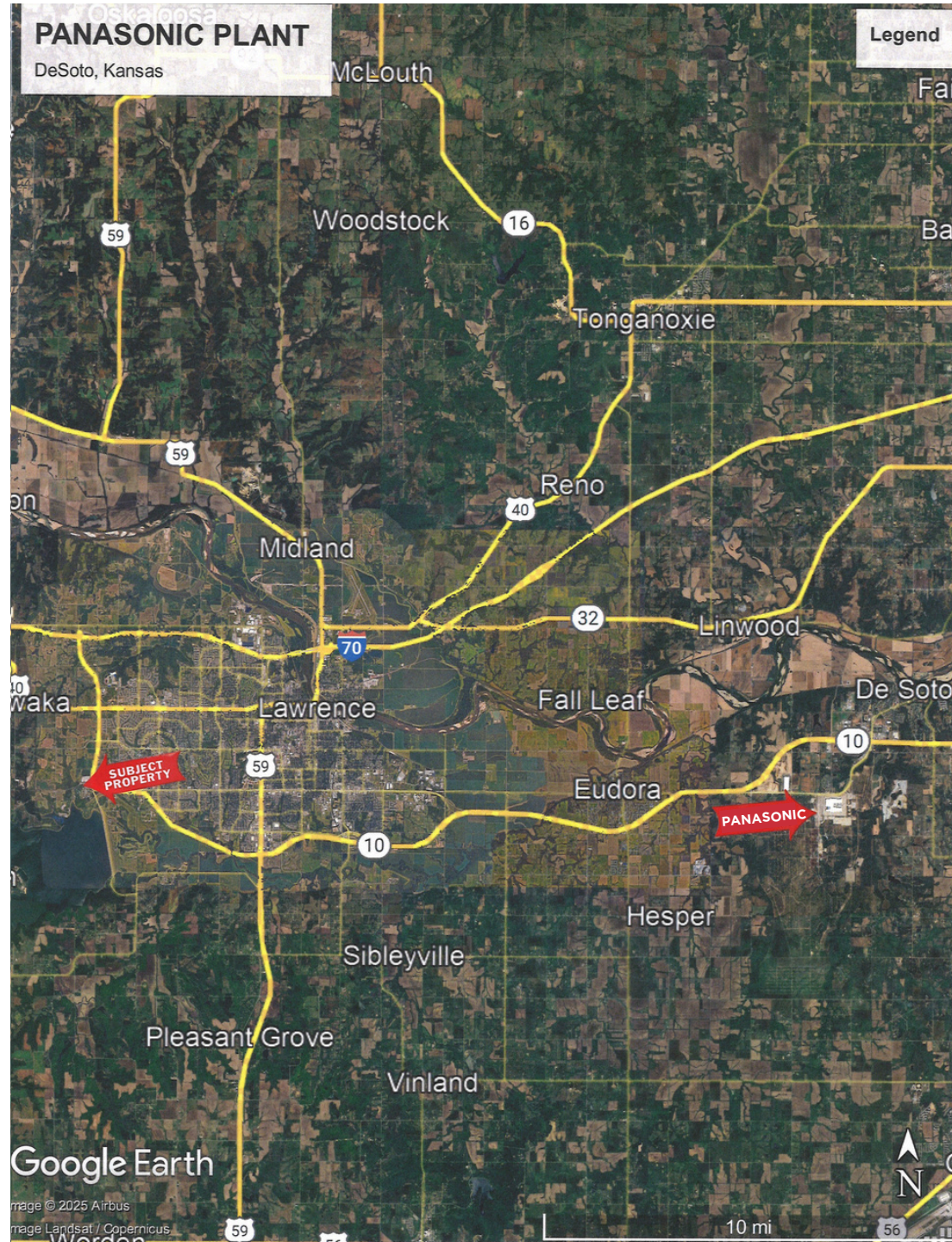
MERCK ANIMAL HEALTH

Just one mile north of the Panasonic Plant, Merck Medical Health is to invest \$895 million in manufacturing and research & development facilities, creating more than 200 full time jobs.

Just south of the property is the Clinton Lake State Park. This is a 7,000 acre lake open to the public which has a marina, boat docks and storage, public sand beach, and more. In addition, there is a 1,500 acre State Park with 25 miles of biking/hiking trails, 5 mile cross country skiing and 383 camp sites. There is also the Eagle Bend Golf Course, an existing 18 hole golf course open to the public. The new E 875 Road on the property is one of the two roads that will give access to Clinton Lake.



PANASONIC PLANT



AERIAL



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

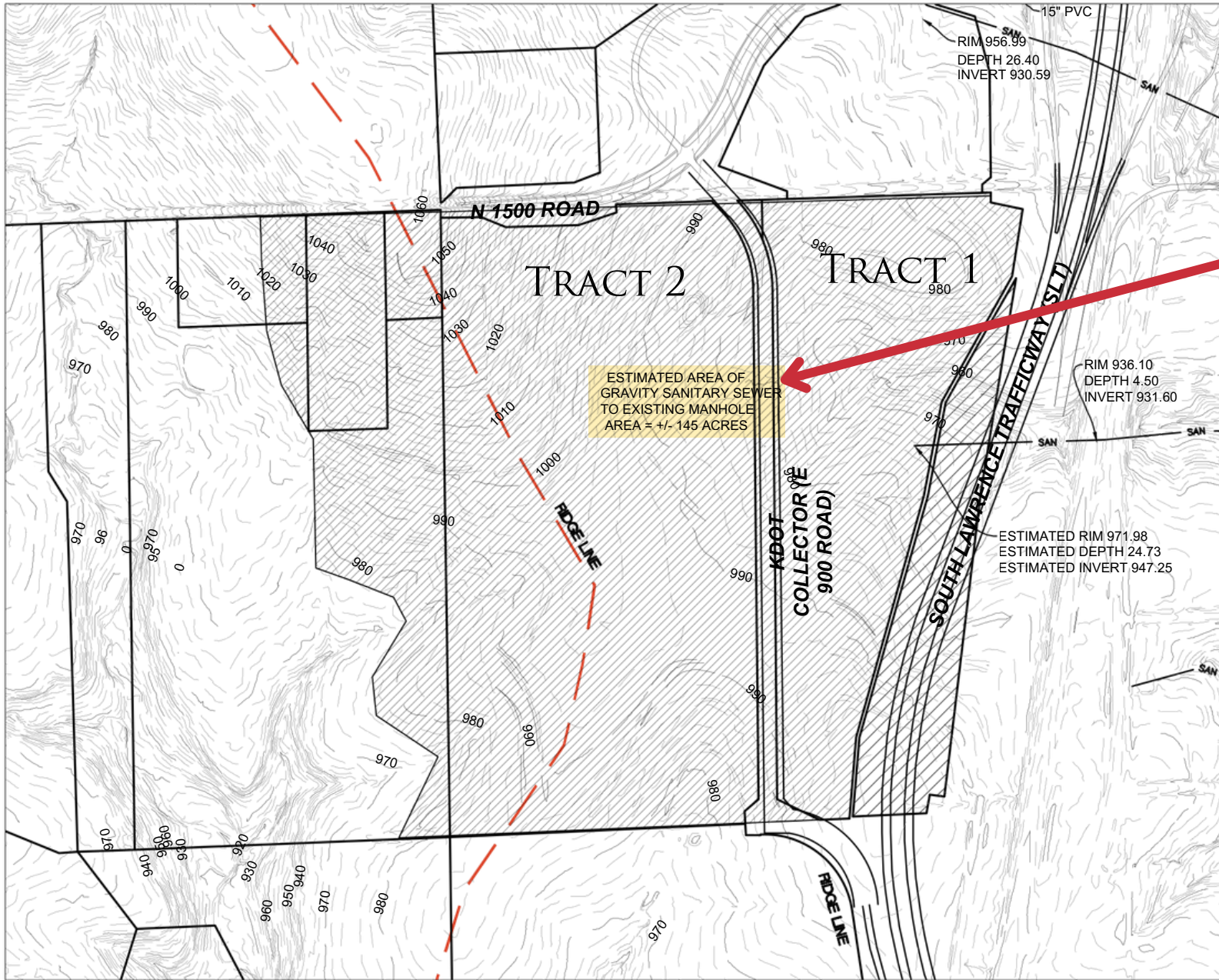
TRACT 1 AERIAL



TRACT 2 AERIAL

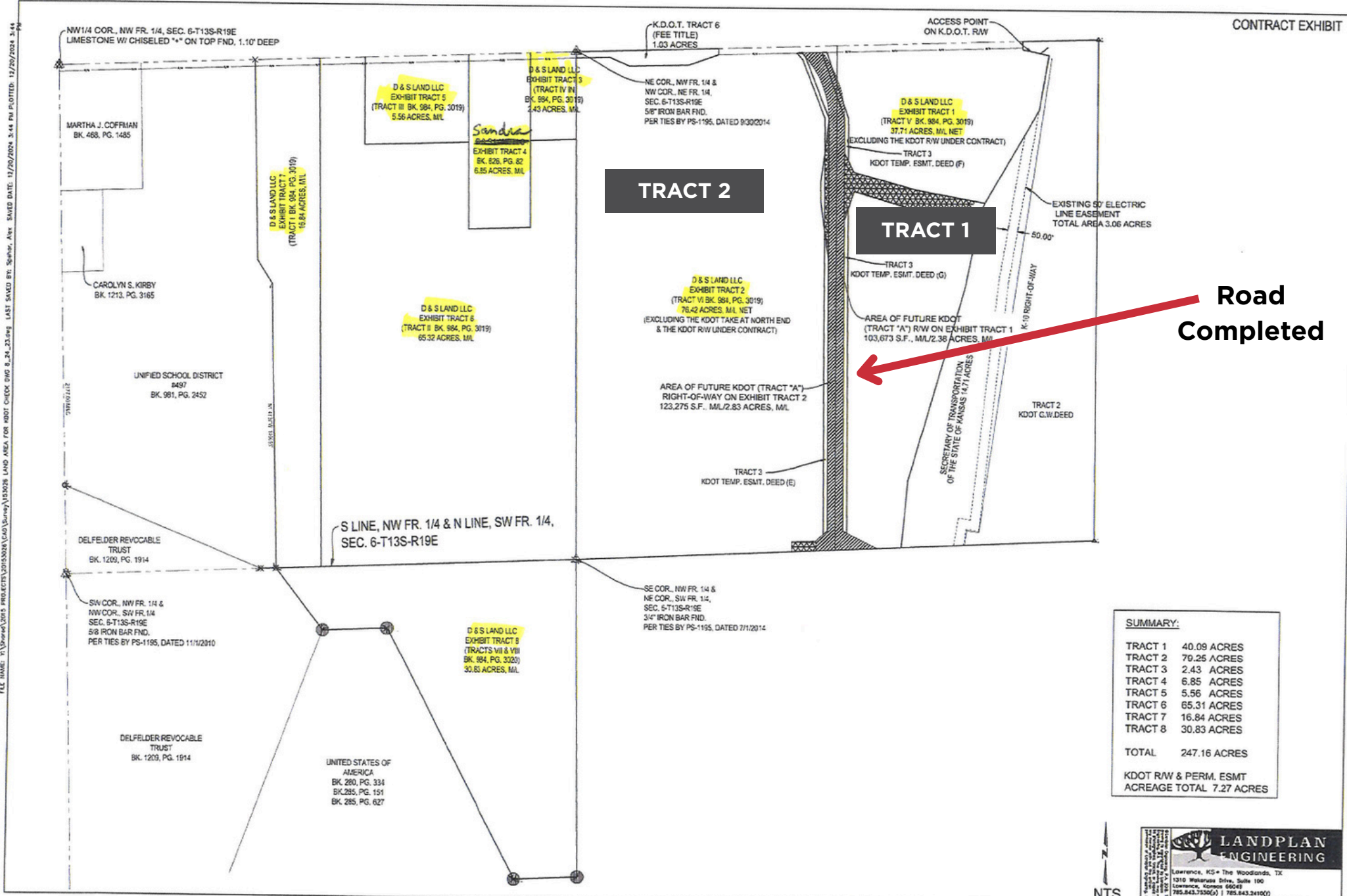


SEWER MAP



Road Completed

TRACT LAYOUT



Road Completed

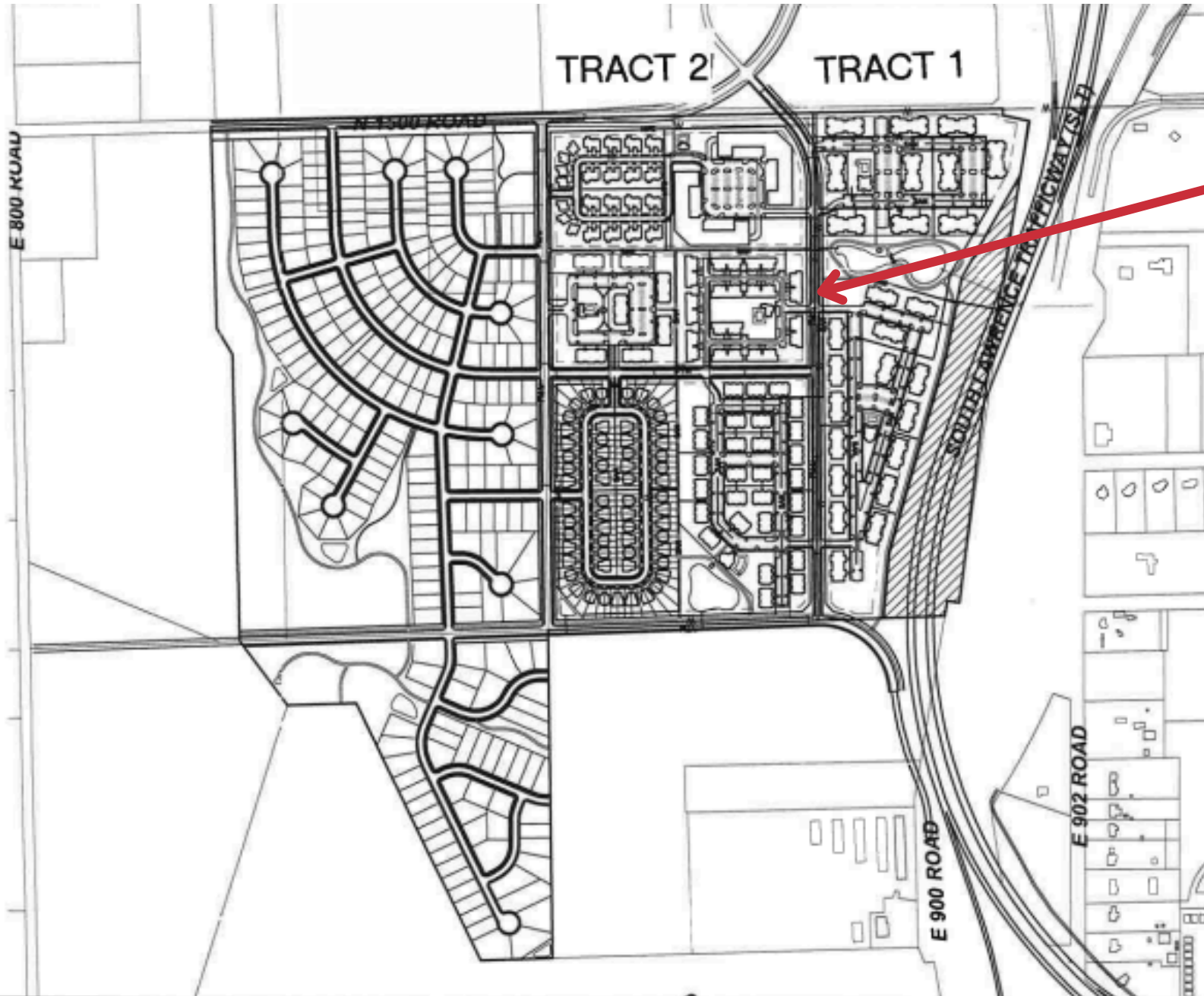
SUMMARY:

TRACT 1	40.09 ACRES
TRACT 2	70.26 ACRES
TRACT 3	2.43 ACRES
TRACT 4	6.85 ACRES
TRACT 5	5.56 ACRES
TRACT 6	65.31 ACRES
TRACT 7	16.84 ACRES
TRACT 8	30.83 ACRES
TOTAL	247.16 ACRES
KDOT R/W & PERM. ESMT ACREAGE TOTAL 7.27 ACRES	

FILE NAME: Y:\Projects\0105 PROJECTS\CONSOBANK\Survey\105026 LAND AREA FOR KDOT CHECK DWG B_24_23.dwg LAST SAVED BY: Sphkr, Awh. SAVED DATE: 12/20/2024 3:44 PM PLOTTED: 12/20/2024 3:44

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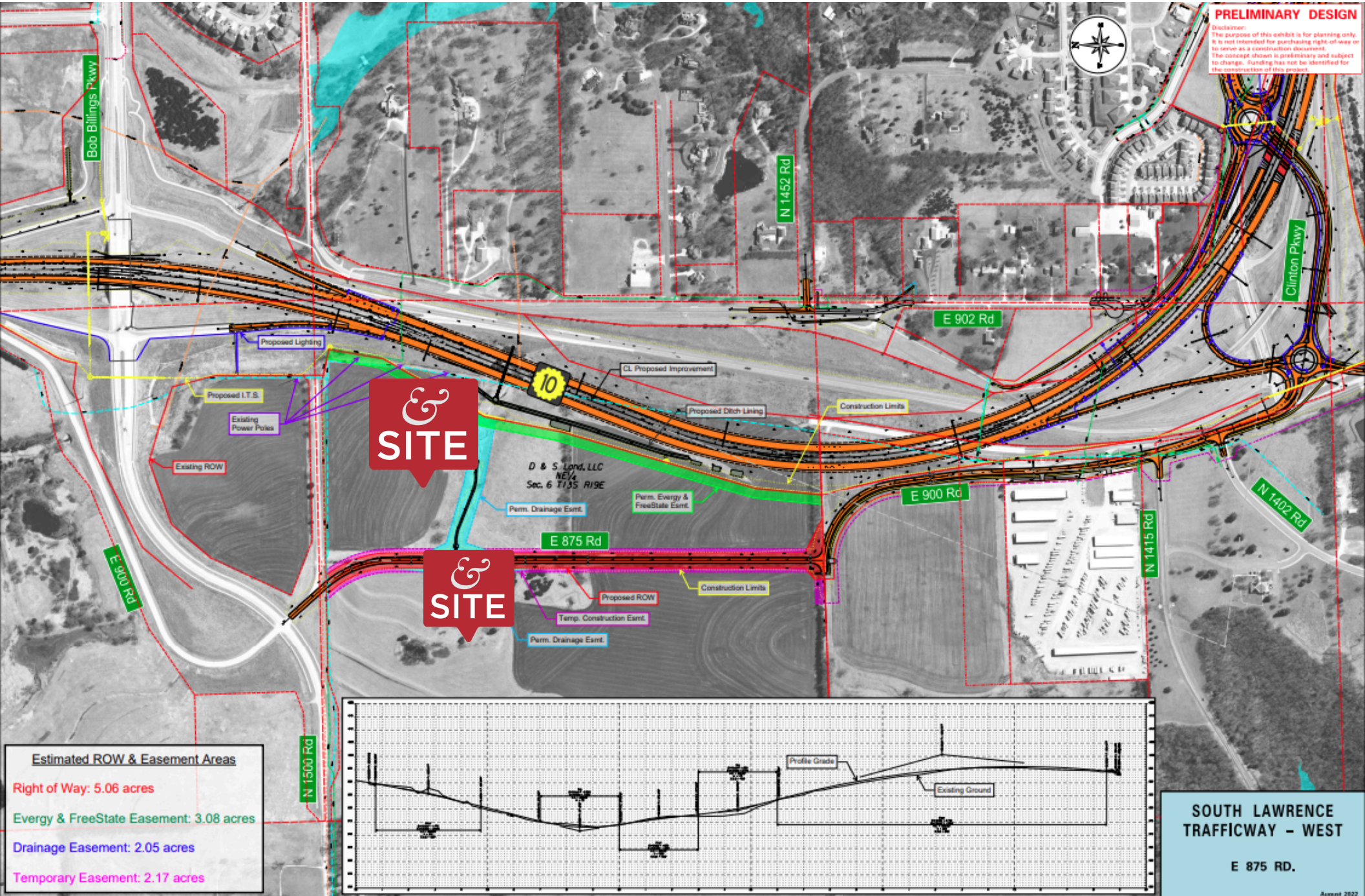
**Road
Completed**

AN EXHIBIT OF
D&S/HAZLETT LAND
245 ACRES, WEST OF LAWRENCE,
DOUGLAS COUNTY, KANSAS



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K-10 PLANS: NEW STREET ON PROPERTY BY KDOT



ADDITIONAL INFORMATION:



Pro-Growth City Leadership & West Lawrence Development:

In the past year, newly elected members of the Lawrence City Commission have publicly positioned themselves as strong advocates for growth, development, and change, signaling a clear shift toward proactive economic expansion in Lawrence. Speaking to the Lawrence Home Builders Association, Commissioners-elect emphasized that this incoming commission is likely “one of the most pro-growth commissions ... in a very, very long time,” underscoring a commitment to economic development, smart planning, and more responsive city government that fosters investment and housing growth. Local momentum is already visible in northwest Lawrence, where Costco has filed for a building permit for its planned store near Rock Chalk Park and the K-10 corridor, a project moving forward through city review and permitting — a move that local development experts say is likely to attract a wave of complementary retail and commercial activity. This visible endorsement of major commercial development, coupled with broad support among city leadership for growth, positions Tract 1 and Tract 2 favorably for annexation, zoning approvals, and development partnerships, reflecting a community eager to expand its economic base and enhance the quality of life across Lawrence’s western growth corridors.

Lawrence’s momentum is inseparable from the University of Kansas—one of the region’s most powerful, year-round economic and talent engines. KU recently posted record-high enrollment (31,169 students, Fall 2025), reinforcing a steady pipeline of renters, employees, faculty, researchers, and visitors that supports sustained housing demand across multiple price points. Beyond enrollment, KU’s growth is physical and long-range: its 2024 campus master plan lays out a forward-looking framework to expand and modernize facilities over the next decade and beyond, while marquee projects like the KU Gateway District are already reshaping the university’s northern entrance—Phase 1 opened in 2025, Phase II began December 2025, and full completion is targeted for 2028. KU’s impact extends well beyond campus borders: a Lightcast-based study places KU’s annual statewide economic impact at \$7.8 billion, supporting nearly 88,000 jobs, and KU research activity reached a record \$546.1 million in FY2024—fueling innovation, new companies, and sustained regional investment.