



Land for Sale

**188TH STREET AND GARDNER ROAD
GARDNER, KANSAS**

Property Highlights

- 1.1 acre pad site
- Just off I-35 with a newer Quick Trip, Whataburger, and many other national retailers
- New Stay APT Suites being built directly behind the pad
- Gardner population has grown over 14% since 2020, supported by massive industrial, logistics, and tech hubs within and near the city
- Sale price \$17.00/sf

For information, please contact:

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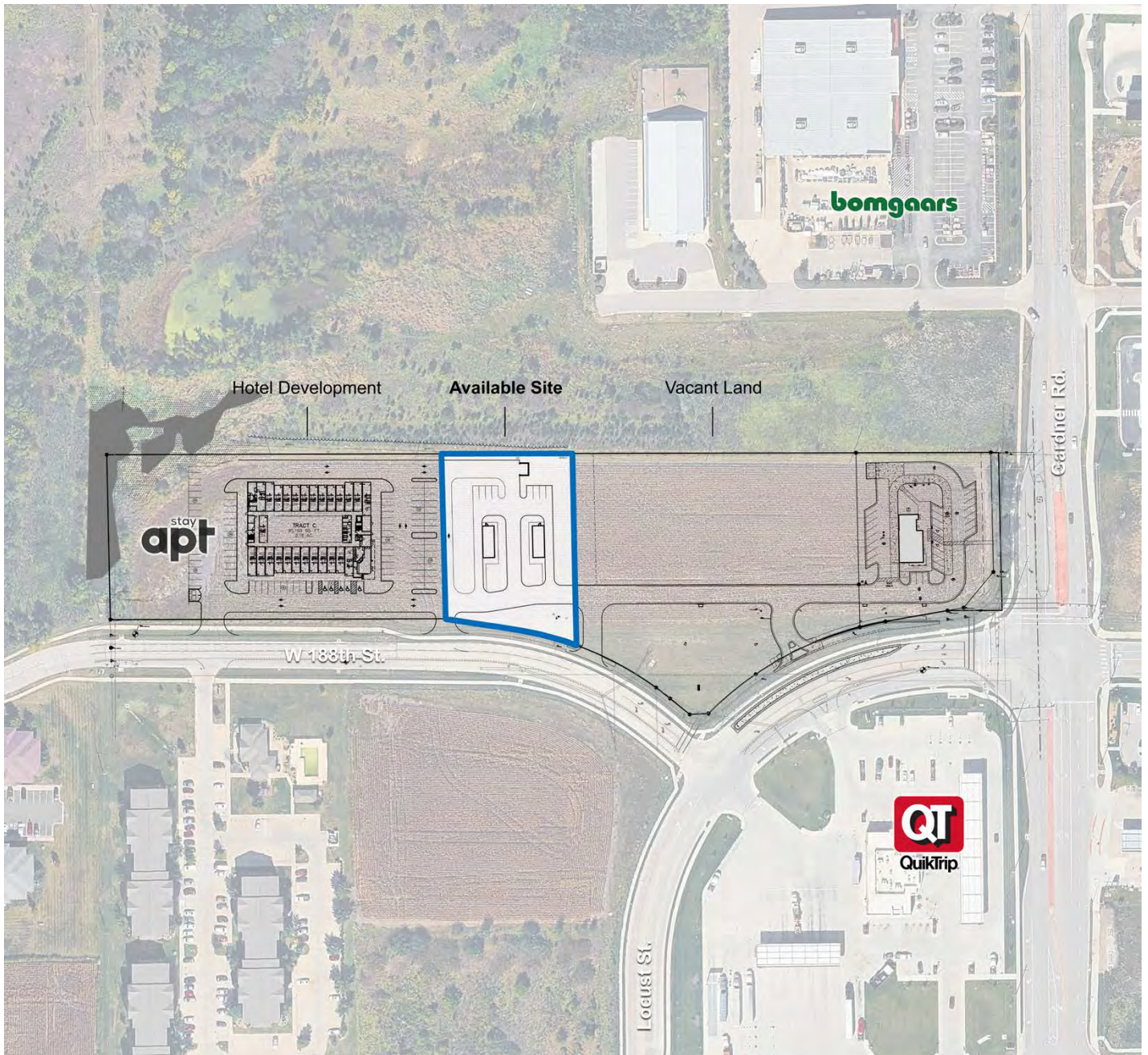


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Site Plan



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Demographics

Population	1 mile	3 miles	5 miles
2010 Population	3,041	19,572	24,356
2020 Population	3,995	22,729	28,414
2025 Population	4,370	23,613	30,854
2030 Population	4,566	24,203	31,772
2010-2020 Annual Rate	2.77%	1.51%	1.55%
2020-2025 Annual Rate	1.72%	0.73%	1.58%
2025-2030 Annual Rate	0.88%	0.49%	0.59%

Age			
2025 Median Age	34.8	34.0	35.3
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	82.0%	77.7%	79.4%
Black Alone	4.2%	4.2%	4.3%
American Indian Alone	0.6%	0.6%	0.5%
Asian Alone	1.5%	1.8%	1.6%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	1.8%	4.0%	3.5%
Two or More Races	9.7%	11.6%	10.5%
Hispanic Origin	7.2%	11.2%	10.0%
Diversity Index	40.7	50.3	47.1

Households			
2010 Total Households	1,070	6,829	8,190
2020 Total Households	1,384	7,889	9,637
2025 Total Households	1,542	8,373	10,678
2030 Total Households	1,635	8,693	11,126
2010-2020 Annual Rate	2.61%	1.45%	1.64%
2020-2025 Annual Rate	2.08%	1.14%	1.97%
2025-2030 Annual Rate	1.18%	0.75%	0.83%
2025 Average Household Size	2.83	2.80	2.81
Wealth Index	99	72	84

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Demographics

Median Household Income			
2025 Median Household Income	\$115,233	\$87,769	\$92,609
2030 Median Household Income	\$125,930	\$99,024	\$104,639
2025-2030 Annual Rate	1.79%	2.44%	2.47%
Average Household Income			
2025 Average Household Income	\$127,731	\$104,087	\$111,490
2030 Average Household Income	\$139,715	\$113,605	\$122,298
Per Capita Income			
2025 Per Capita Income	\$43,304	\$36,891	\$38,645
2030 Per Capita Income	\$48,036	\$40,773	\$42,894
2025-2030 Annual Rate	2.10%	2.02%	2.11%
Income Equality			
2025 Gini Index	34.8	37.0	37.8
Socioeconomic Status			
2025 Socioeconomic Status Index	64.4	54.3	54.6
Housing Unit Summary			
Housing Affordability Index	109	100	97
2010 Total Housing Units	1,126	7,504	8,988
2010 Owner Occupied Hus (%)	89.3%	72.5%	75.2%
2010 Renter Occupied Hus (%)	10.7%	27.5%	24.8%
2010 Vacant Housing Units (%)	5.0%	9.0%	8.9%
2020 Housing Units	1,432	8,179	10,039
2020 Owner Occupied HUs (%)	76.8%	65.8%	69.9%
2020 Renter Occupied HUs (%)	23.2%	34.1%	30.1%
Vacant Housing Units	3.4%	3.5%	4.1%
2025 Housing Units	1,602	8,637	11,078
Owner Occupied Housing Units	69.8%	63.6%	66.1%
Renter Occupied Housing Units	30.2%	36.4%	33.9%
Vacant Housing Units	3.8%	3.1%	3.6%
2030 Total Housing Units	1,708	8,980	11,549
2030 Owner Occupied Housing Units	1,132	5,541	7,385
2030 Renter Occupied Housing Units	503	3,152	3,741
2030 Vacant Housing Units	73	287	423

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