

FOR SALE - RARE C-3 ZONING

24 ACRES - W 188TH ST & E GARDNER RD, GARDNER, KS



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Selling Land & Farms Since 1976

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PROPERTY INFORMATION



ZONING

Zoned C-3 for Commercial and Business (See following page)

LOCATION

Approx. 1,100 feet of frontage on the north side of I-35, and approx. 1,100 ft east of Gardner Rd and 188th Street

ACRES

24 +/-

PRICE

\$3,660,000 (\$3.50/PSF)

UTILITIES

All available

TERRAIN

All open with gentle slope from north to south (See topography map)

MUNICIPALITY

City of Gardner, Kansas

PROPERTY FEATURES

Tax Abatements - May be available by petitioning the property into AC-P zoning which is currently in existence for the Plaza South Retail Development

Plaza South - 12 acres directly to the west of the New Life Community Church. There is another 14 acres just to the west of the church site zoned for Plaza South Retail, abutting Gardner Rd with 8 pads for restaurants, hotels, and senior living.

Logistics Center - Property is 1.25 miles east of Logistics Park Kansas City with 16 million sf of warehouse. The Center currently employs over 4,500 employee- 1/2 mile to I-35 via 159th St interchange
Olathe Medical - Owns the land on the south side of 188th St and it is the home of Olathe Gardner Edgerton Campus

Quiktrip - Quiktrip recently opened at the SW corner of 188th & Gardner Rd

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PROPERTY INFORMATION



Prime C-3 Zoned Opportunity – Rare Availability off I-35 in Gardner, Kansas

This highly coveted C-3 zoned property, strategically located just off I-35, presents a rare investment opportunity in the rapidly growing Gardner-Edgerton corridor. C-3 zoning offers unparalleled flexibility for high-impact commercial developments, making it an ideal choice for a broad range of ventures.

Zoning Benefits:

C-3 zoning accommodates a wide variety of commercial uses, including but not limited to:

Retail Centers: From boutique shops to big-box retail.

Hospitality: Hotels, restaurants, and entertainment venues.

Office Space: Corporate offices, professional service hubs, and multi-tenant complexes.

Automotive Services: Dealerships, repair shops, or logistics support.

Distribution and Warehousing: With Gardner's proximity to major transport hubs, this site is perfect for distribution centers or logistics operations.

Why This Property Stands Out:

Proximity to I-35: Offering immediate access to a major interstate, this location guarantees high visibility and accessibility for both local and regional traffic.

Rare C-3 Availability: Zoning of this caliber in Gardner is uncommon, adding immediate value and versatility to the property's development potential.

Growing Economic Hub: Situated near Logistics Park Kansas City (LPKC), the area's infrastructure supports booming commercial, industrial, and residential growth, making this an exceptional site for long-term investment.

Development Potential:

This C-3 property offers the ideal footprint for businesses that require both scale and flexibility, providing the perfect canvas for commercial developments that can meet the demands of the local community and beyond. With increasing demand for space along this key interstate corridor, the potential for successful ventures at this site is immense.

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AERIAL PHOTO

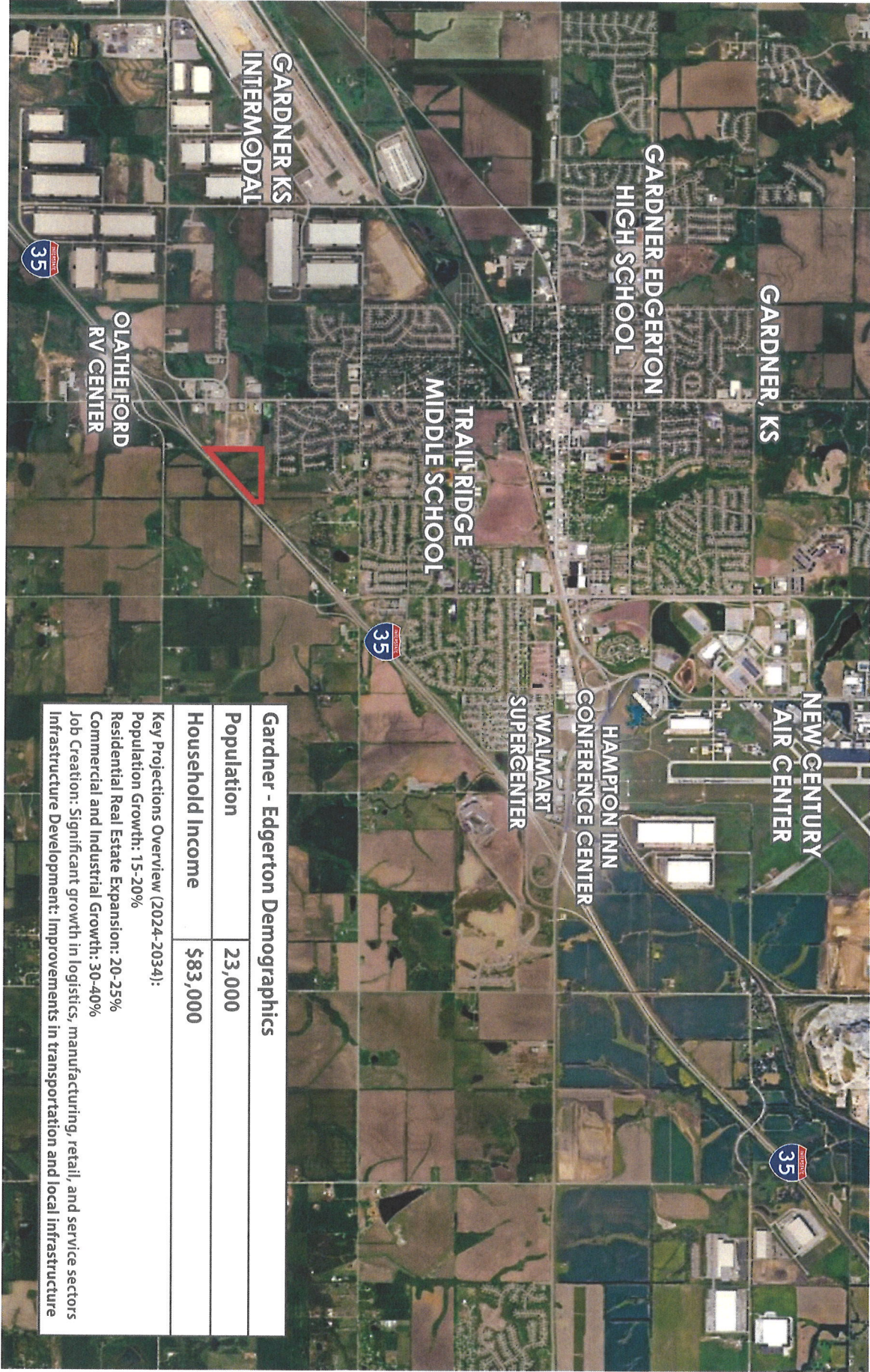
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AERIAL GARDNER AREA

PROPERTY INFORMATION



Gardner - Edgerton Demographics	
Population	23,000
Household Income	\$83,000
Key Projections Overview (2024-2034):	
Population Growth: 15-20%	
Residential Real Estate Expansion: 20-25%	
Commercial and Industrial Growth: 30-40%	
Job Creation: Significant growth in logistics, manufacturing, retail, and service sectors	
Infrastructure Development: Improvements in transportation and local infrastructure	

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TOPOGRAPHY - 2 FT CONTOURS

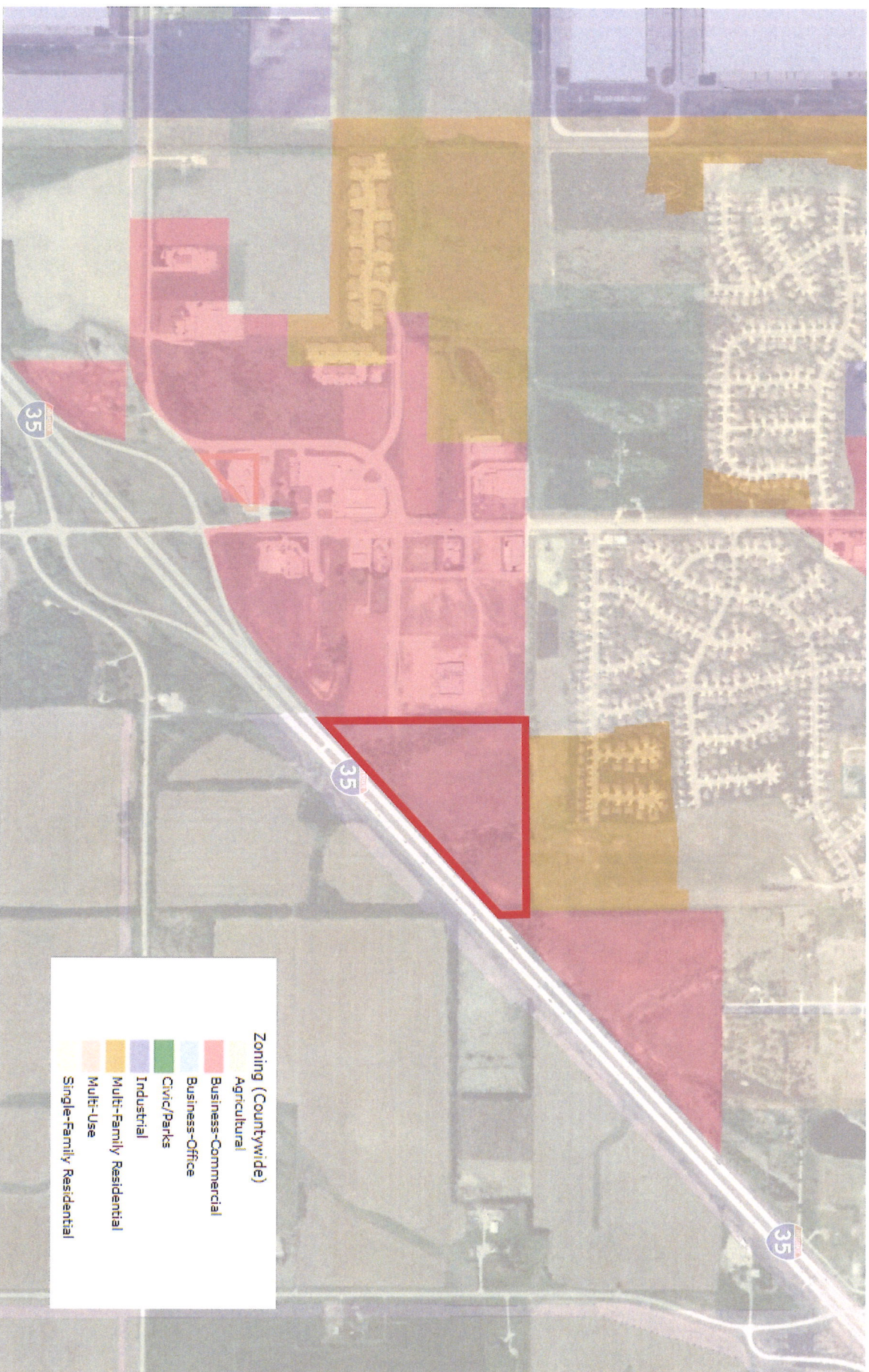
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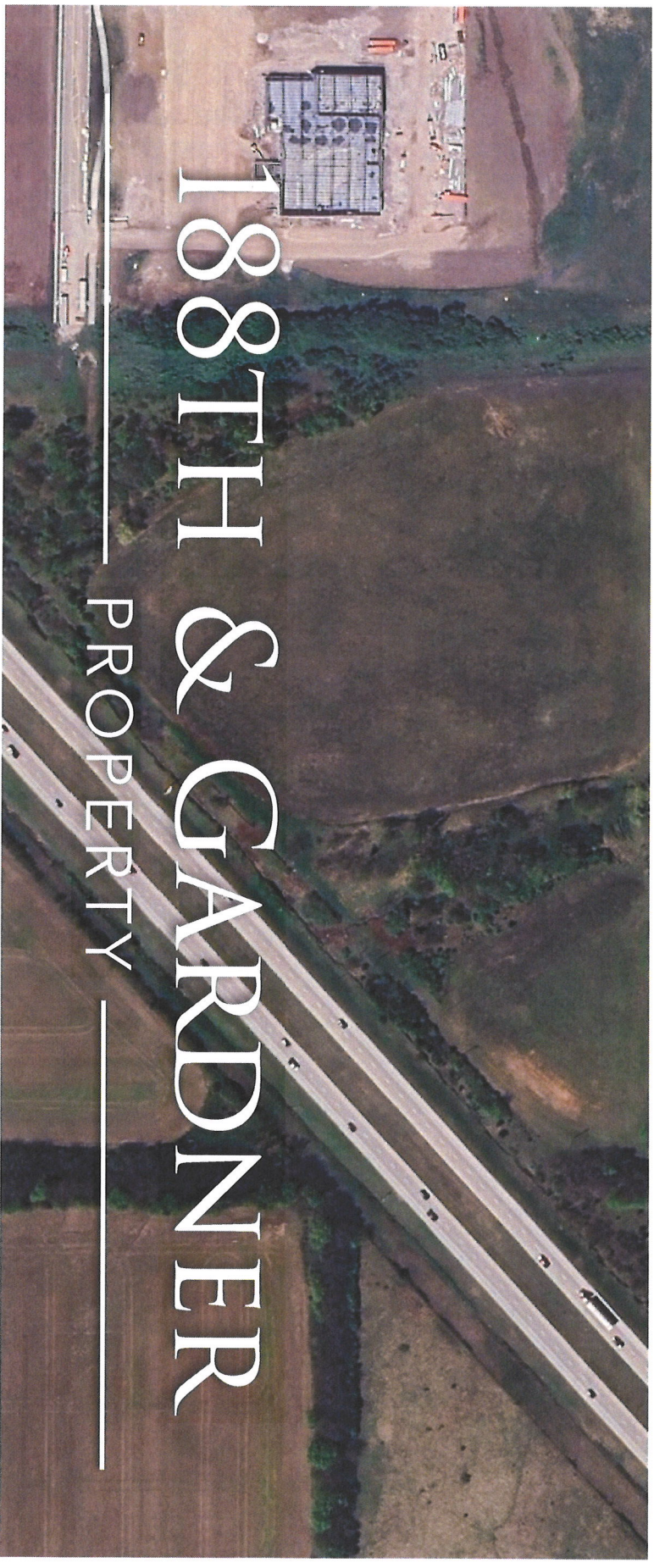
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ZONING MAP

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188TH & GARDNER PROPERTY

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