

# METCALF AVE & 147<sup>TH</sup> ST

FOR SALE | PRIME REAL ESTATE

12 ACRES

ZONED CP-2



**PHASE 1**  
ENVIRONMENTAL STUDY



**PHASE 2**  
ENVIRONMENTAL STUDY



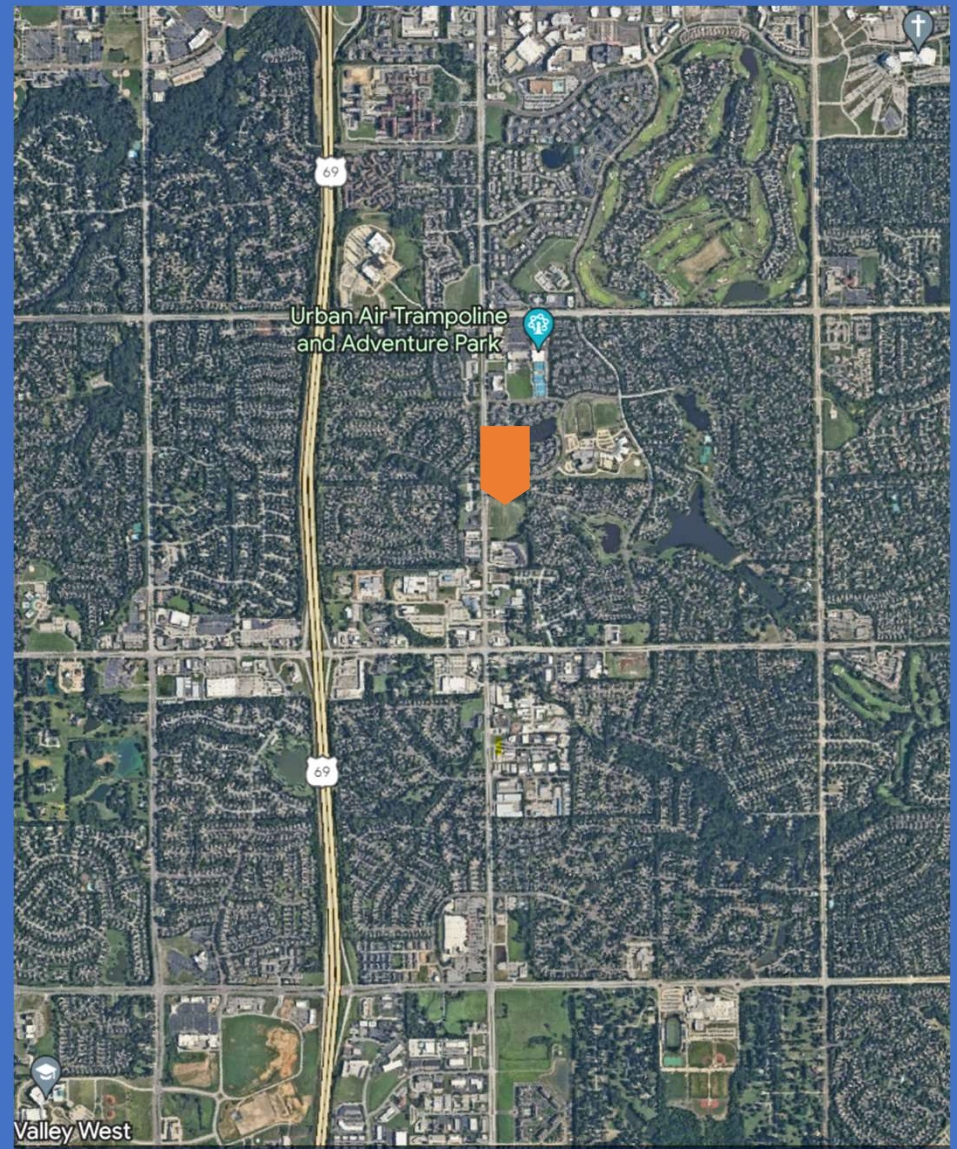
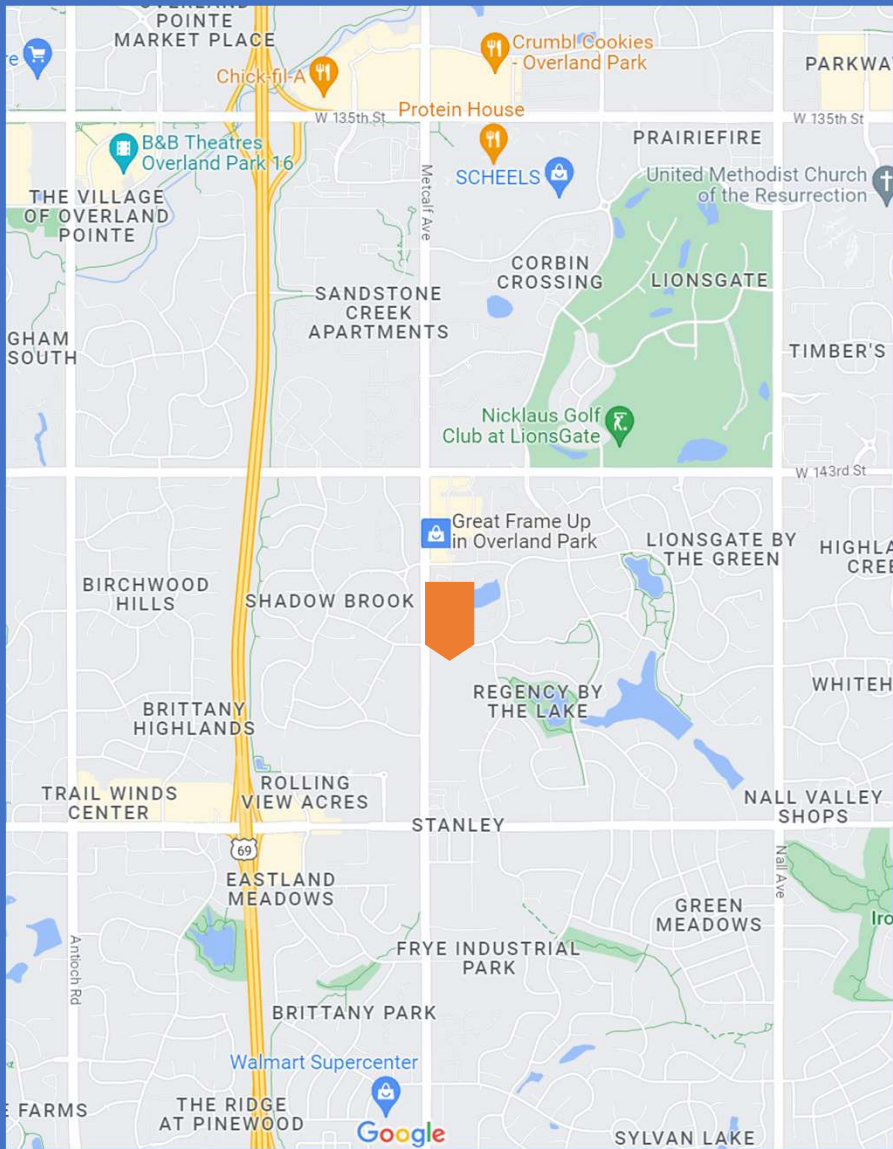
**PHASE 2**  
WETLANDS STUDY

CALL (913) 991-7271



# METCALF AVE & 147<sup>TH</sup> ST

## OVERLAND PARK, KS 66223



# METCALF AVE & 147<sup>TH</sup> ST

OVERLAND PARK, KS 66223

## Lot 1

0.9 acres

Zoned CP-2, Planned General Business District

## Lot 2

1.3 acres

Zoned CP-2, Planned General Business District

## Lot 3

0.8 acres

Zoned CP-2, Planned General Business District

## Lot 4

1.2 acres

Zoned CP-2, Planned General Business District

## Lot 5

0.9 acres

Zoned CP-2, Planned General Business District

## Lot 6

1.15 acres

Zoned CP-2, Planned General Business District

## Lot 7

3.5 acres

Zoned CP-2, Planned General Business District

## Tract A (streets)

0.9 acres (nondevelopable)

Zoned CP-2, Planned General Business District

## Tract B (stream corridor/east side)

0.9 acres (nondevelopable)

Zoned CP-2, Planned General Business District

## Tract C (stream corridor/west side)

0.9 acres (nondevelopable)

Zoned CP-2, Planned General Business District



# METCALF AVE & 147<sup>TH</sup> ST

## OVERLAND PARK, KS 66223

### CP-2, PLANNED GENERAL BUSINESS DISTRICT

#### Permitted use includes:

The retail sale of goods and services including or similar to the following: alterations and tailoring; apparel; antiques; appliances; appliance and electronics repair; art galleries and studios (incl. photo); automotive parts; bakeries (retail only); barber shops and hair salons; books and periodicals; cameras and photo equipment; carpet & floor coverings; clubs and drinking establishments; consumer electronics; drugs and cosmetics; flowers and plants; food (incl. candy, meat & specialty items); furniture and home furnishings; greeting cards and stationery; hardware; health or fitness clubs; housewares and kitchenware; interior decorating; jewelry; junior department stores; mortuaries and funeral parlors; music and musical instruments; office supplies; optical shops; retail sales of alcoholic liquor or cereal malt beverages; paint and wallpaper; pet stores; photocopying and retail printing; picture framing; restaurants; shoe repairs; sporting goods & bicycles; toys and hobby supplies; veterinarian (domesticated pets only); video rental; motorcycles; building supplies; communication & specialty electronics; delivery services; department stores; gasoline and other motor vehicle fuels; glass; medical equipment; newspaper publishing and printing; office equipment; theaters, movie and stage.

Retail or wholesale sales of new passenger cars, including used car lots accessory and subordinate thereto, and recreational vehicles where sold in conjunction with new passenger cars.

Rental or leasing of new and used passenger cars.

Rental or leasing of furniture and home furnishings.

Passenger car repair in connection with new passenger car sales, and automotive services limited to glass installation and replacement, brake and muffler repairs, window tinting, radio and stereo installation, tire and battery stores, and tune-up, quick lube and auto diagnostic centers.

Tunnel car washes and single-bay automatic car washes operated in conjunction with a gas station.

Services such as pest control, custom maintenance and small equipment repair.

Classrooms and training facilities for business and trade schools.

Entertainment or recreational uses including or similar to the following, but excluding any other use specifically requiring a special use permit: bowling alleys; pool or billiard parlors; skating rinks; indoor tennis and racquet courts; or indoor miniature golf.

Plumbing and electrical supplies and services.