

# PRIME DEVELOPMENT GROUND

K-7 Highway & Kansas Avenue, Bonner Springs, KS



## SALE PRICE: \$2,570,040 | 59 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,051	11,048	44,988
Avg. Household Income	\$133,242	\$104,957	\$132,411

- Directly off Interstate 70 Exit 224
- Prime development ground adjacent to Walmart
- Kansas Avenue and K-7 Highway visibility
- Residential zoning - planned for mixed-use
- New \$45 million industrial development for Old Dominion Freight Line to the north (300 employees)
- Proximity to Price Chopper, WalMart Supercenter, Arby's, Taco John's, Quik Trip, and more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

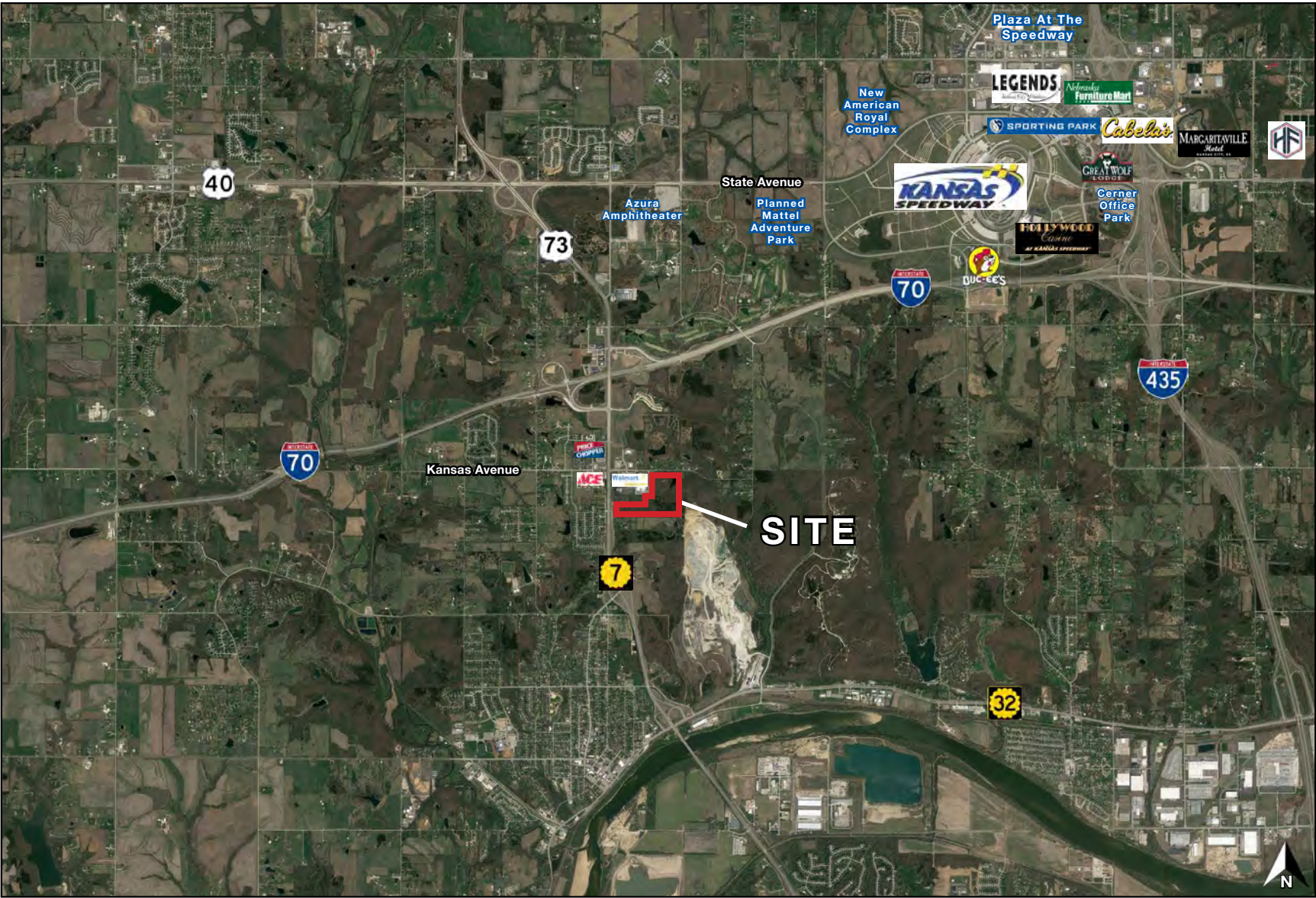




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## K-7 Highway & Kansas Avenue, Bonner Springs, KS

AERIAL





sheet  
C1.0  
Civil  
CONCEPT A  
30 JULY 2019

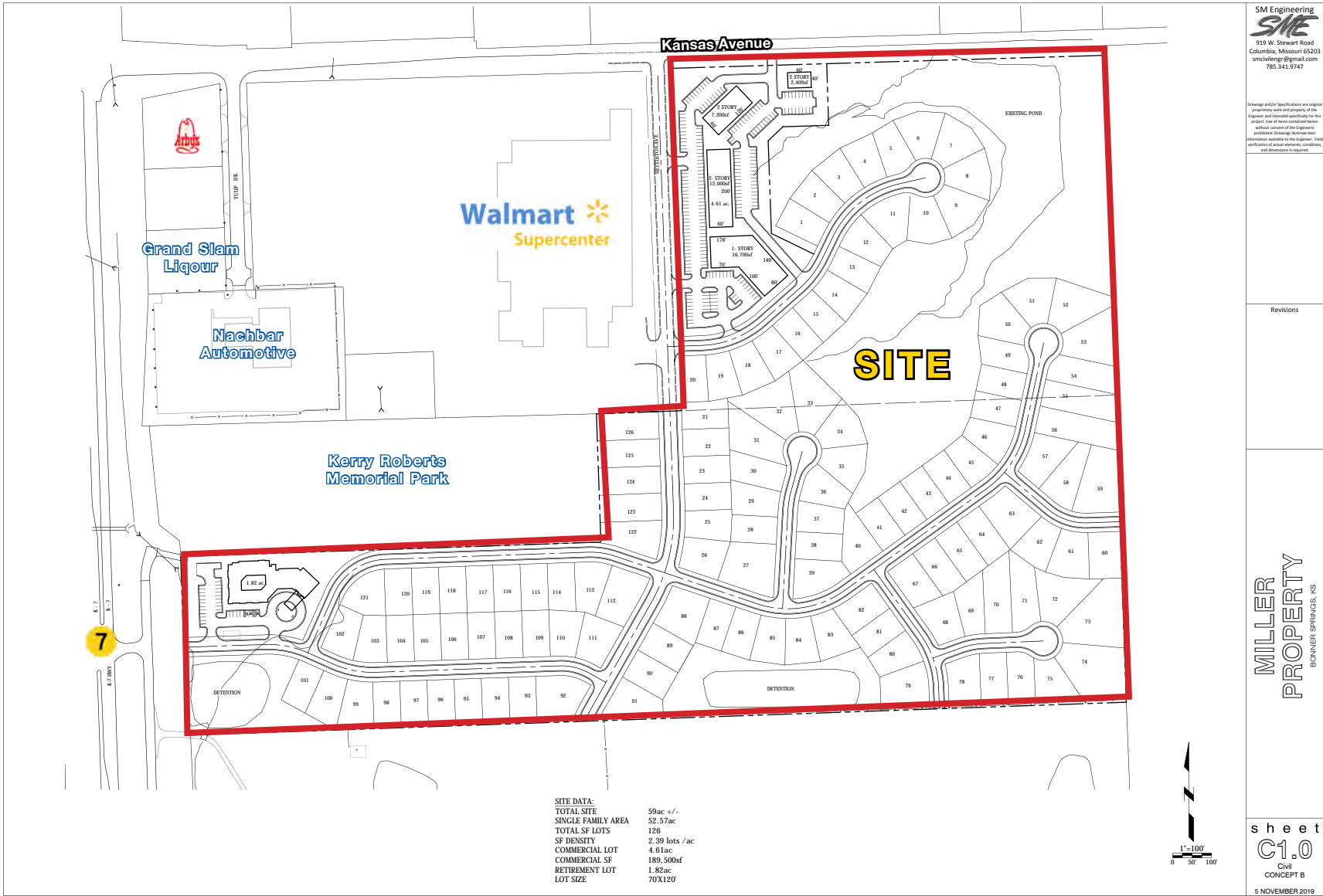




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## K-7 Highway & Kansas Avenue, Bonner Springs, KS

### POSSIBLE CONCEPT PLAN B

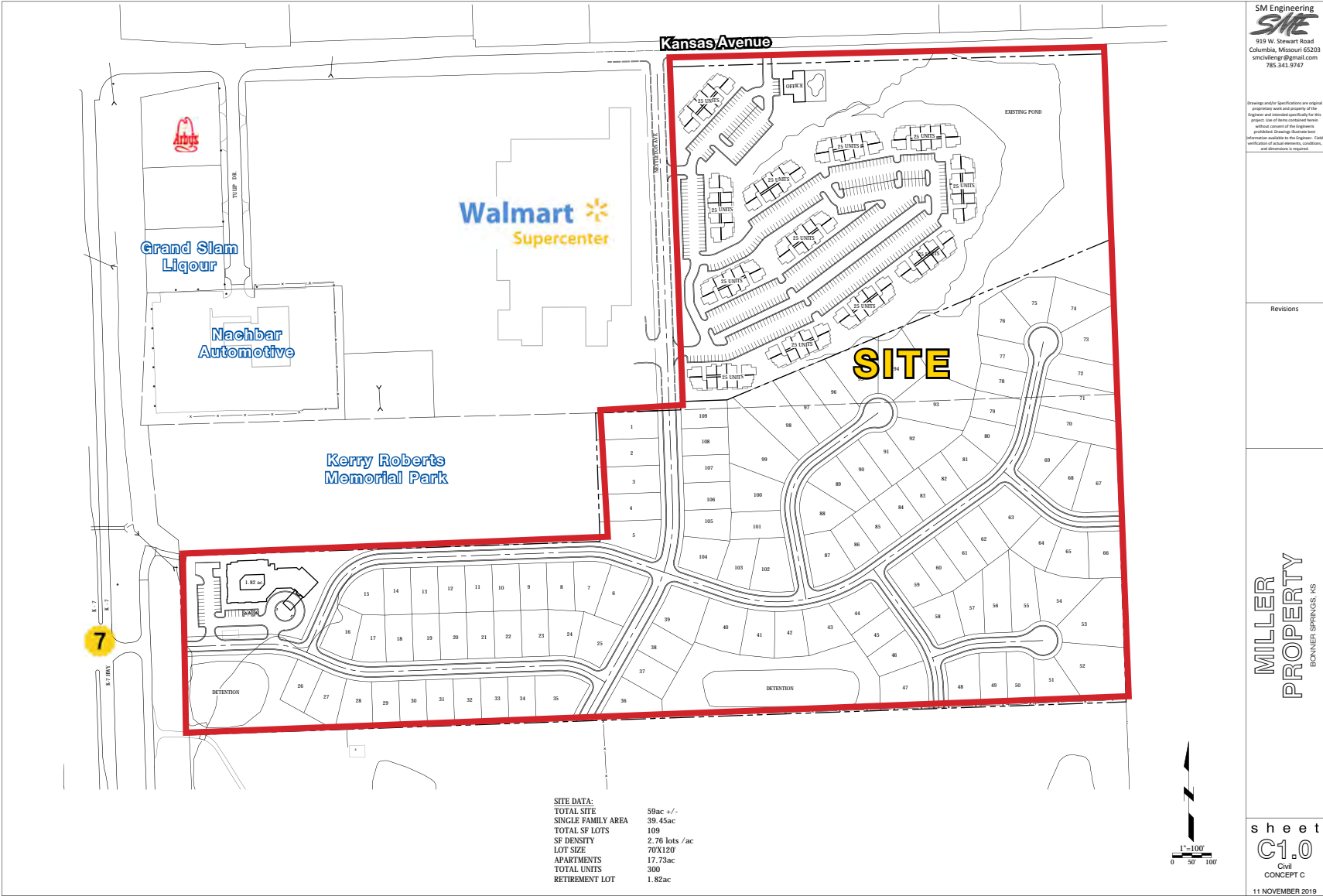




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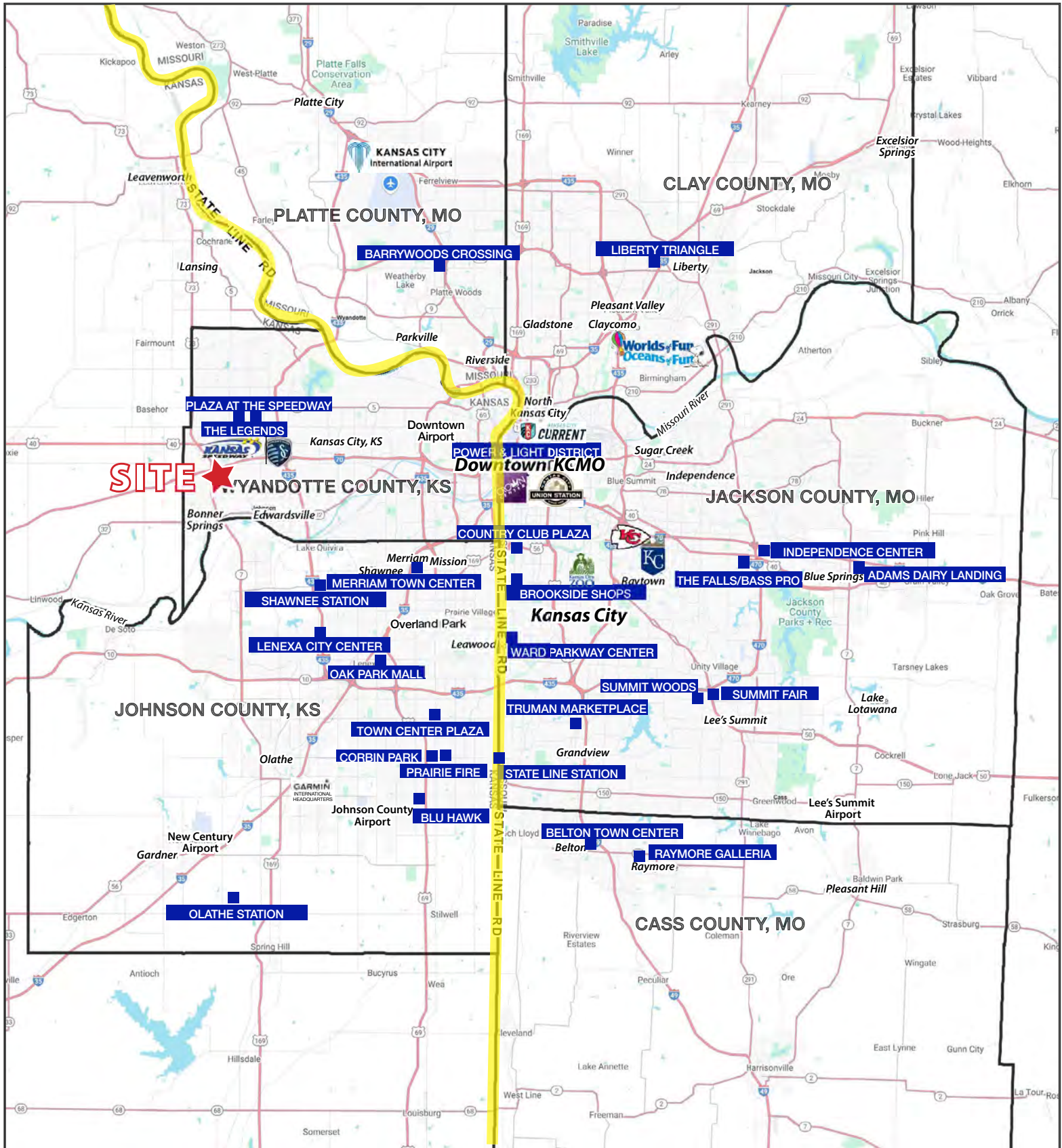
## K-7 Highway & Kansas Avenue, Bonner Springs, KS

### POSSIBLE CONCEPT PLAN C



# PRIME DEVELOPMENT GROUND

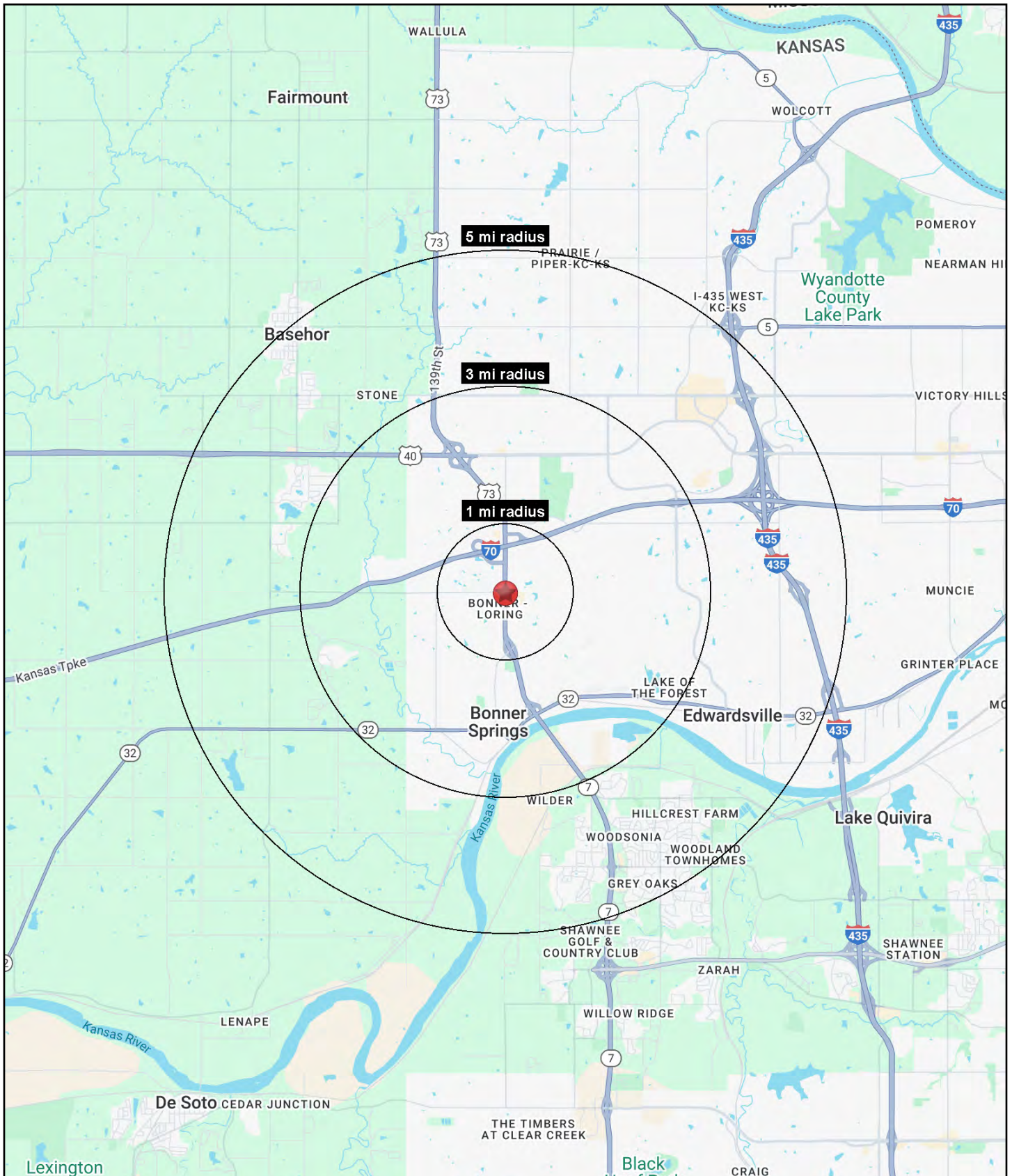
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## K-7 Highway & Kansas Avenue, Bonner Springs, KS

K-7 Highway & Kansas Avenue Bonner Springs, KS 66012	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	2,051	11,048	44,988
2030 Projected Population	2,150	11,201	46,531
2020 Census Population	2,108	11,137	44,863
2010 Census Population	1,718	9,569	36,311
Projected Annual Growth 2025 to 2030	1.0%	0.3%	0.7%
Historical Annual Growth 2010 to 2025	1.3%	1.0%	1.6%
2025 Median Age	38.5	36.9	37.2
<b>Households</b>			
2025 Estimated Households	797	4,388	16,536
2030 Projected Households	841	4,505	17,530
2020 Census Households	765	4,447	15,806
2010 Census Households	614	3,705	12,844
Projected Annual Growth 2025 to 2030	1.1%	0.5%	1.2%
Historical Annual Growth 2010 to 2025	2.0%	1.2%	1.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	72.7%	69.5%	76.6%
2025 Estimated Black or African American	11.3%	13.1%	9.0%
2025 Estimated Asian or Pacific Islander	2.4%	2.0%	2.7%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.5%
2025 Estimated Other Races	12.7%	14.5%	11.1%
2025 Estimated Hispanic	19.3%	19.3%	13.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$133,242	\$104,957	\$132,411
2025 Estimated Median Household Income	\$115,595	\$86,946	\$112,378
2025 Estimated Per Capita Income	\$51,757	\$41,727	\$48,769
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	4.3%	3.2%
2025 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.8%	3.5%
2025 Estimated High School Graduate	26.6%	30.9%	22.8%
2025 Estimated Some College	20.8%	18.1%	19.2%
2025 Estimated Associates Degree Only	9.7%	13.6%	10.5%
2025 Estimated Bachelors Degree Only	21.4%	15.7%	24.7%
2025 Estimated Graduate Degree	11.5%	10.6%	16.1%
<b>Business</b>			
2025 Estimated Total Businesses	89	336	1,155
2025 Estimated Total Employees	1,273	3,823	13,786
2025 Estimated Employee Population per Business	14.3	11.4	11.9
2025 Estimated Residential Population per Business	23.0	32.9	38.9

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