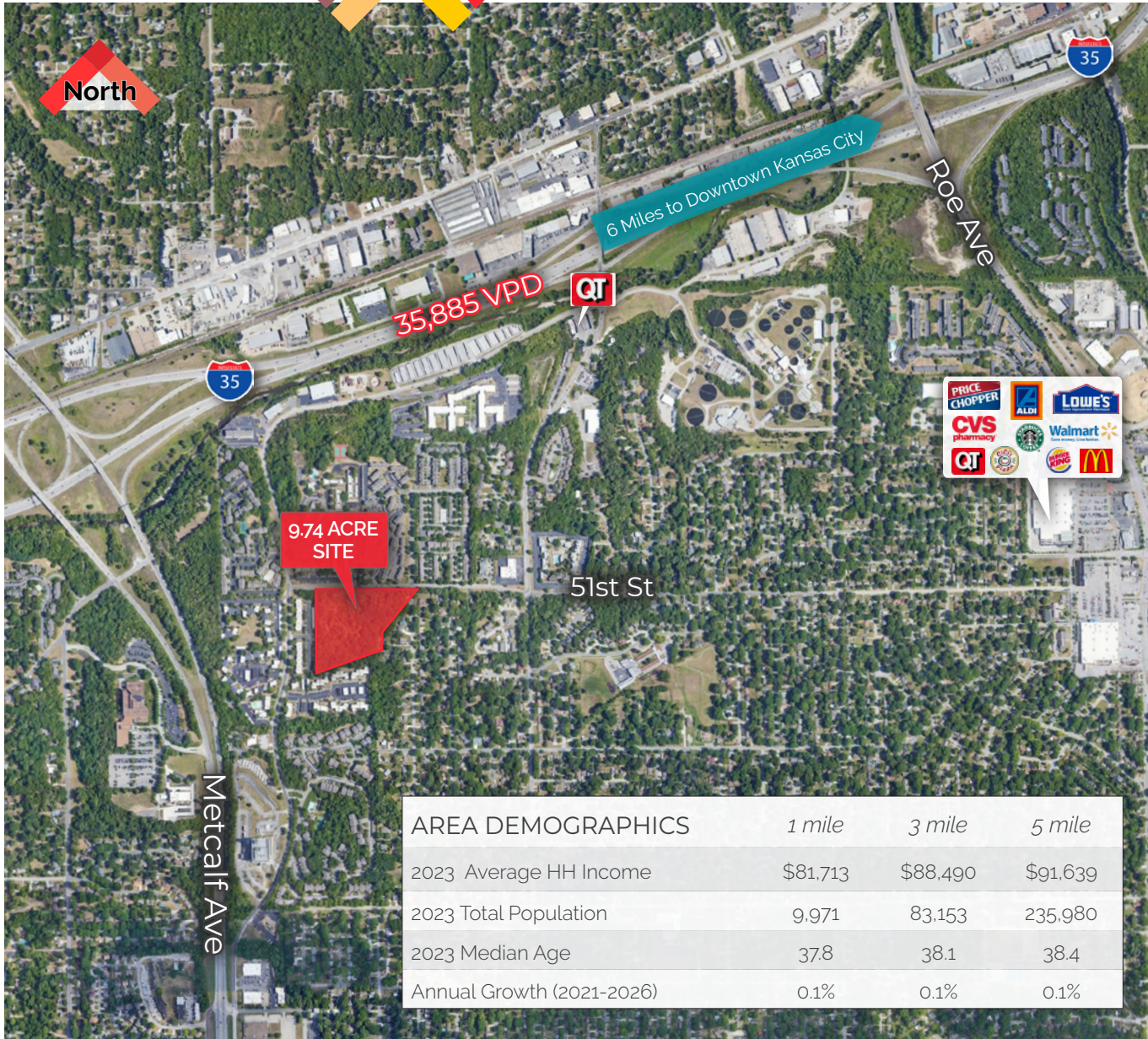


FOR SALE



9.74 ACRE SHOVEL-READY ACTIVE-ADULT/MULTIFAMILY SITE

51st Street & Riggs Street | Mission, Kansas



AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Average HH Income	\$81,713	\$88,490	\$91,639
2023 Total Population	9,971	83,153	235,980
2023 Median Age	37.8	38.1	38.4
Annual Growth (2021-2026)	0.1%	0.1%	0.1%

PROPERTY FEATURES

- 9.74 Acre site in the heart of Johnson County
- Zoned RP-5, Planned Residential district
- Approved for 132 active-adult housing units
- Potential multifamily zoning
- Exceptional access to I-35, I-635, Metcalf Avenue and Roe Avenue
- Surrounded by well-established residential neighborhoods
- Close to national retailers and restaurants
- Solid demographics (see table)
- Highly acclaimed Shawnee Mission School District
- Call for pricing

UTILITIES

The site has not been developed, but utilities are located at the property:

Electric – Located at 51st Street, Kansas City Power & Light

Gas Main – Located along 51st Street, Kansas Gas Service

Sanitary – Located at both 51st Street and along the south property line, Johnson County Wastewater

Water – Located at both 51st Street and at Riggs, WaterOne



FOR SALE



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PROPERTY DATA:

This 9.74-acre site is irregular in shape and zoned RP-5 for Planned Residential. The current approved plan calls for senior housing units as shown in renderings. Previously, the property has been approved for as many as 250 senior housing units. The site plan includes access to both 51st Street and Foxridge Drive.



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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FOR SALE

9.74 ACRE SHOVEL-READY ACTIVE-ADULT/MULTIFAMILY SITE

51st Street & Riggs Street | Mission, Kansas

LOCATION DESCRIPTION:

This is a premier, infill site in the heart of Johnson County Kansas; located on the south side of 51st Street between Foxridge Drive and Riggs Street with easy access to Interstates 35 and 635 via Metcalf Avenue to the west or Lamar Avenue to the east.

Future residents will enjoy easy access to the Bella Roe shopping center just minutes to the east, which features Wal-Mart, Lowe's, Price Chopper, Aldi, Walgreens Pharmacy and other retail and dining attractions. Another retail trade area directly south of the Cascades at Mission development site features Target, Hy-Vee, Hobby Lobby and a number of quick service or fast food dining options.



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