



W 135th Street and Grant Street

Land for Sale Overland Park, Kansas

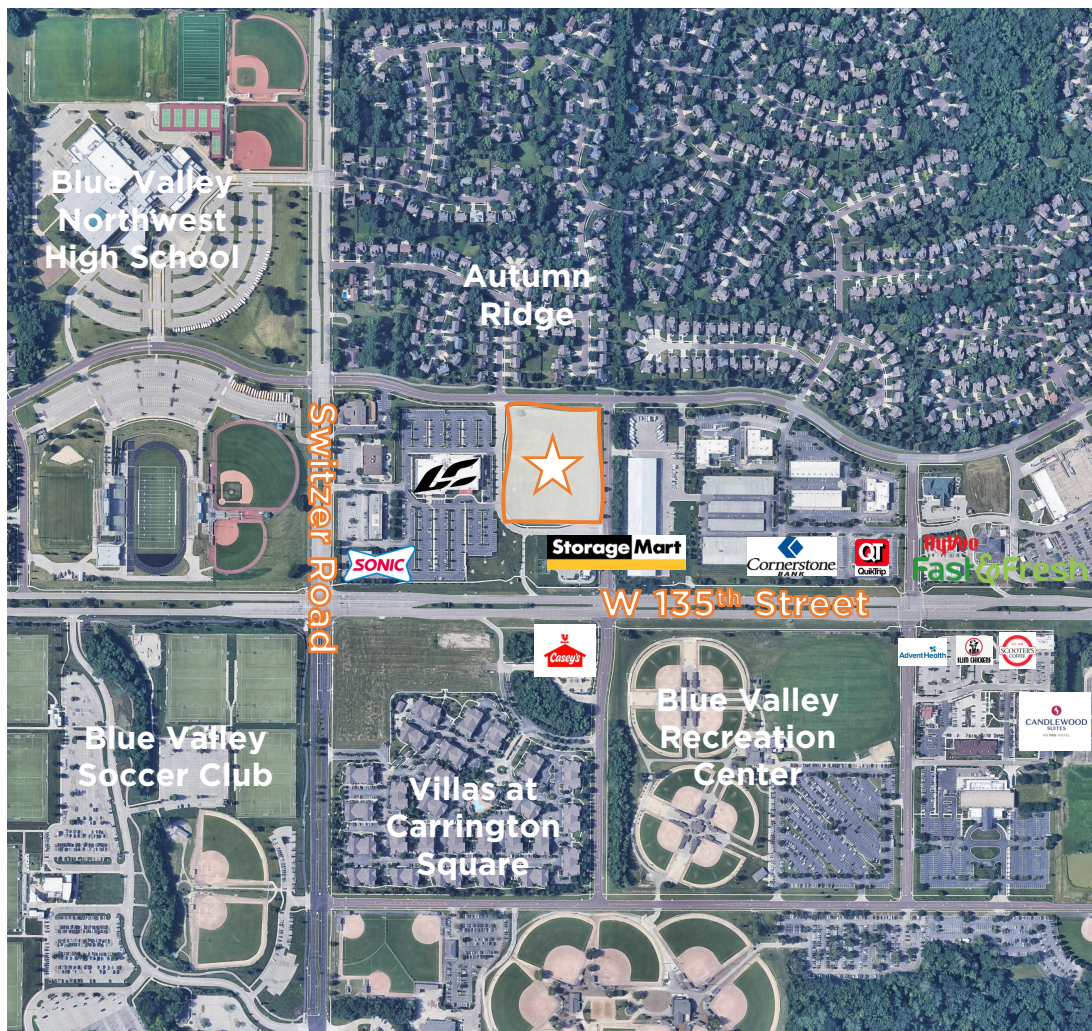
Land For Sale

Asking Price: \$2,600,000

4.97 AC Site

Overland Park, Kansas

Site Overview



4.97 Acres

Retail | Restaurant | Fast Casual | General Store

Zoning: CP-2 Planned General Business District

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This 4.97-acre site is situated near the corner of 135th Street and Switzer Road in Overland Park, Kansas. With this parcel being surrounded by high-activity community uses, in addition to high traffic counts on W 135th Street, it is ideal for fast casual, restaurant, or any other use that supports the surrounding community. It is zoned CP-2, Planned General Business District. In addition to the great zoning and easy access to the site from 135th Street, the property also has access from Grant Street to the East and 133rd Street to the North. Utilities are available adjacent to the property for an easy tie-in.

Demographics

Area Profile



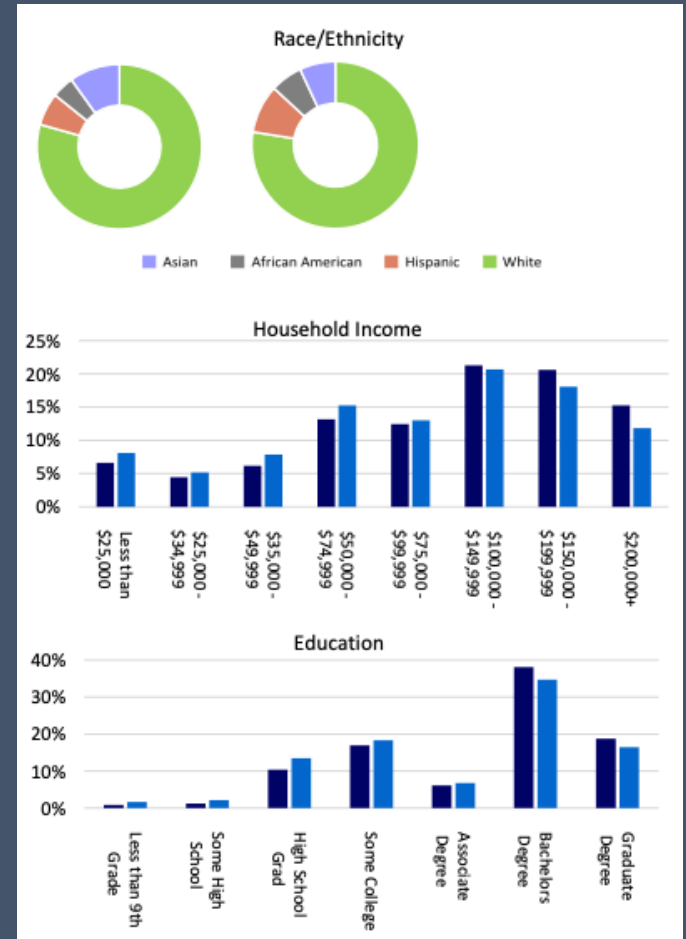
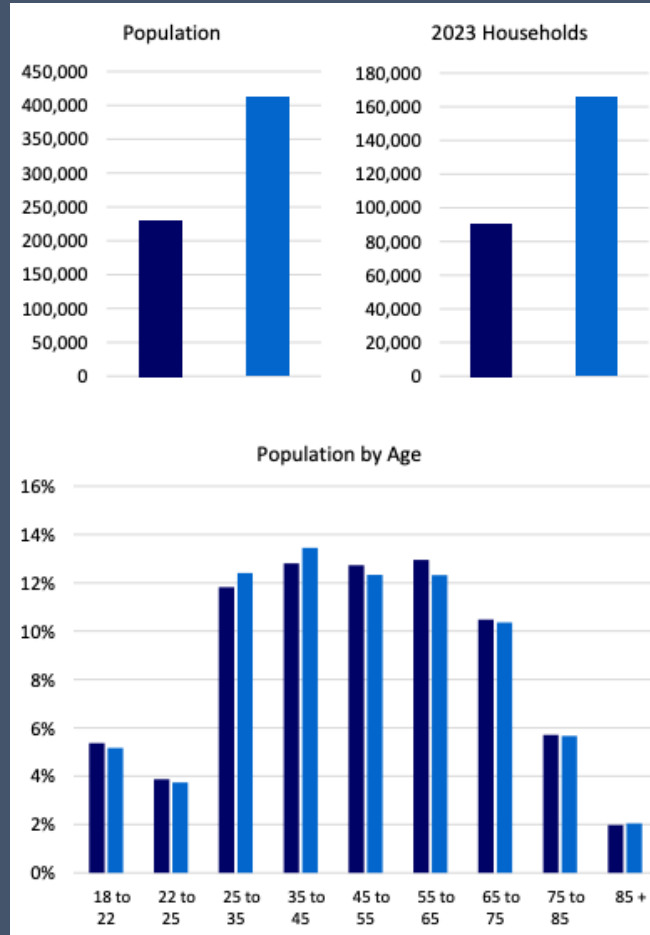
Population (5 Mi)
229,710



Average Household Income
\$152,713



Average Age
40.5



Legend

- 5 Mile Radius
- 20 Minute Drive Time

Site Concept 1



SITE DATA	
LOT SIZE	4.97 ACRES
EXISTING ZONING	CP-2
SETBACK (ALL SIDES)	10'
ALLOWED USES	OFFICE RETAIL RESTAURANT*
MAX BUILDING HEIGHT	NO LIMIT

* RESTAURANT USE IS RESTRICTED PER OVERLAND PARK UNIFIED DEVELOPMENT ORDINANCE; SEE TITLE 18 CHAPTER 18.270.020

Site Concept 2





W 135th Street and Grant Street

Looking for more info?

To request additional information on this property, or to submit an offer, [click here](#).