



Colliers

**For Sale**

Light Industrial Space  
1501 Learnard Avenue, Lawrence, Kansas

**Allison Vance Moore, SIOR**

Senior Vice President

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**Sale Price: \$1,100,000**

## Property Features

Discover a remarkable opportunity with this 3-acre infill development site nestled amongst an established residential area. Formerly home to greenhouses and a garden center, this property is now poised for transformation. It is centrally located near Downtown Lawrence. This site is ideal for community centric potential including development initiatives, such as retail establishments, healthcare facilities, educational centers, office spaces, or recreational uses.

## Demographics



Population	1-mile	3-mile	5-mile
2024 Population	15,516	63,995	94,708
2029 Population (projected)	15,604	64,750	95,696
2024 Daytime Population	21,341	70,877	96,091

Households	1-mile	3-mile	5-mile
2024 Households	6,409	26,372	40,043
2029 Households (projected)	6,602	27,358	41,495
2024 Average Household Size	2.03	2.14	2.17

Income	1-mile	3-mile	5-mile
2024 Median Household Income	\$45,607	\$54,754	\$62,881
2024 Average Household Income	\$62,581	\$77,094	\$94,634
2024 Per Capita Income	\$26,493	\$32,268	\$40,337



## 1501 Learnard Avenue

Space Available 2.93 acres

Year Built 1926 / 1947 / 1998 / 2016

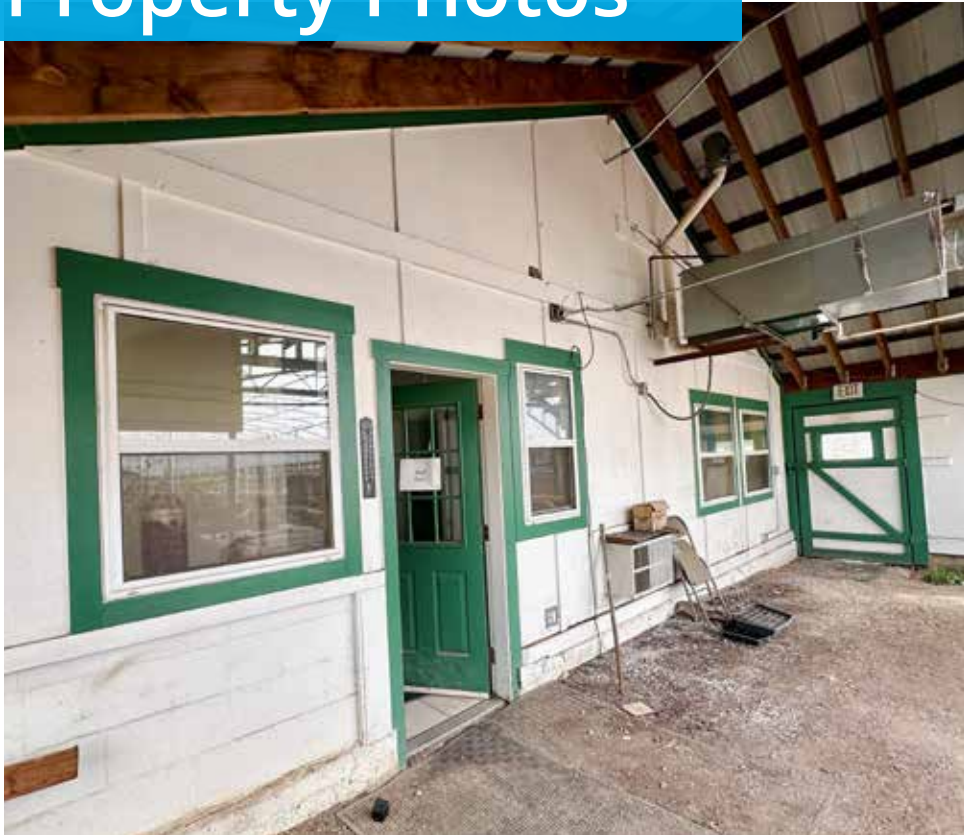
Zoning IL - Light Industrial

Parking On-site

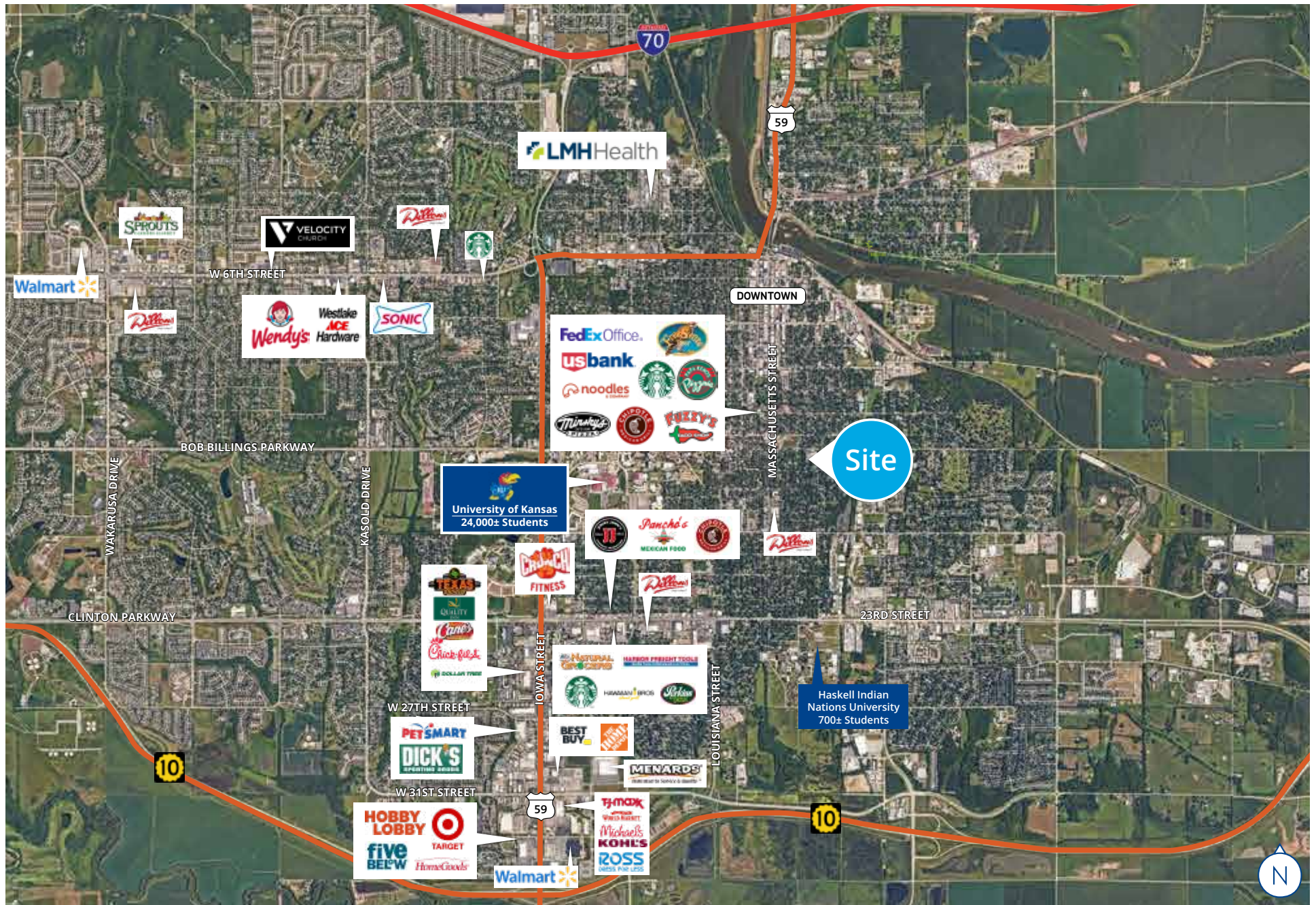
Sale Price \$1,100,000

Formerly a garden center, the 3-acre lot has the potential to be developed into a number of community focused uses. Whether you're looking to create a vibrant marketplace, an educational hub, or a mixed-use facility, this site offers the flexibility and zoning to bring your vision to life.

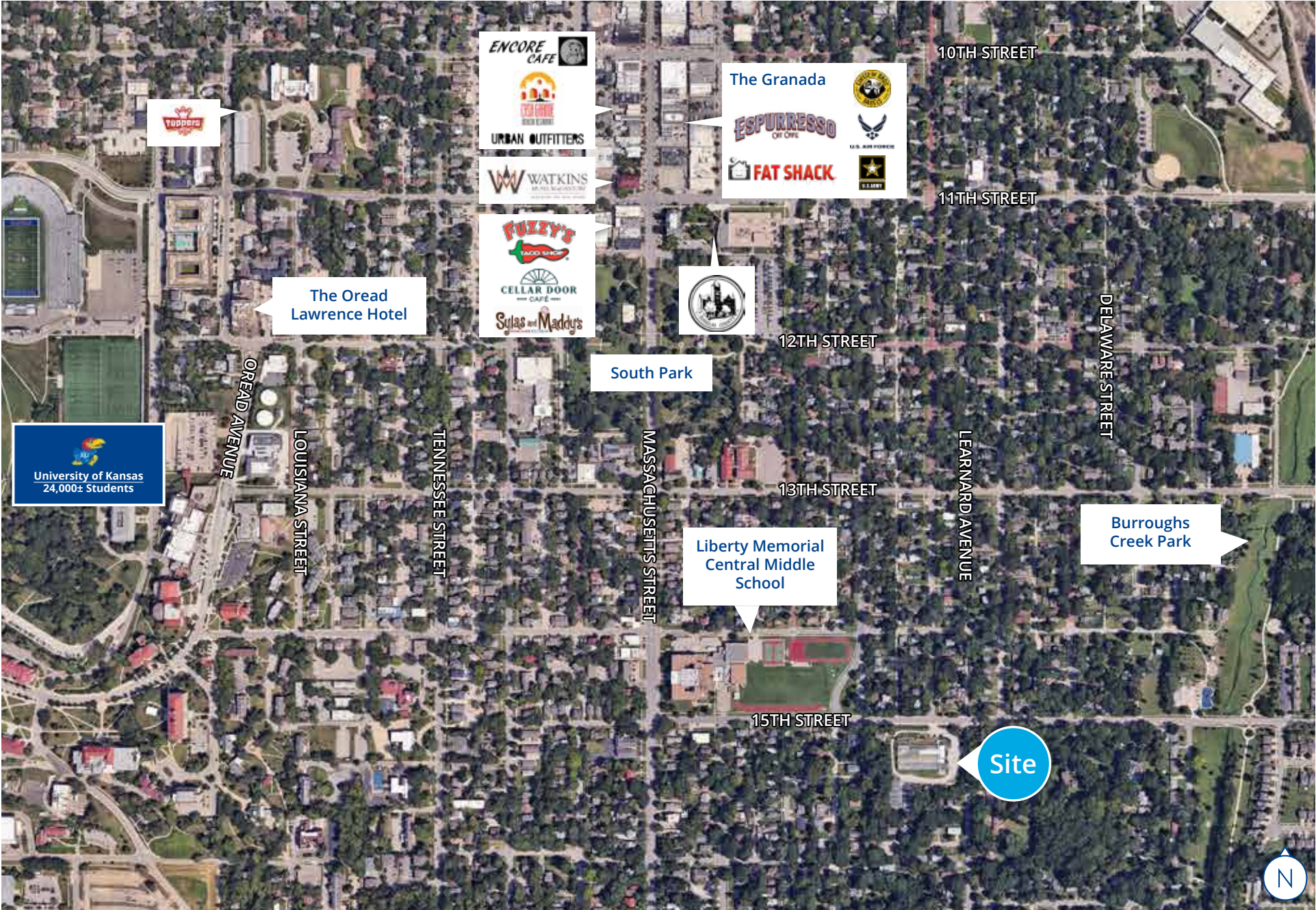
# Property Photos



# Surrounding Area



# Surrounding Area



Yoppers

ENCORE CAFE

URBAN OUTFITTERS

WATKINS

FUZZY'S TACO BAR

CELLAR DOOR CAFE

Sulas and Maddy's

The Granada

ESPRESSO CAFE

FAT SHACK

The Oread Lawrence Hotel

South Park



University of Kansas  
24,000+ Students

Liberty Memorial Central Middle School

Burroughs Creek Park

Site



# Lawrence, Kansas Overview

Located between Kansas City and Topeka, Lawrence, Kansas is the sixth-largest city in the state and home to the Douglas County Seat and the University of Kansas. The community has a population of more than 96,000 and serves as the regional center to a population of nearly 121,000 spanning across Douglas County. With a strong community, an excellent workforce, and a major university, Lawrence has seen a tremendous amount of growth recently. Lawrence has been recognized as a highly desirable place to live and work. Livability.com named Lawrence one of the “Top 100 Best Places to Live” in 2024. Additional accolades for Lawrence include Forbes’ “Best Places to Retire in 2024” and a top ranking on AdvisorSmith’s latest “Most Educated Small City in America” list.

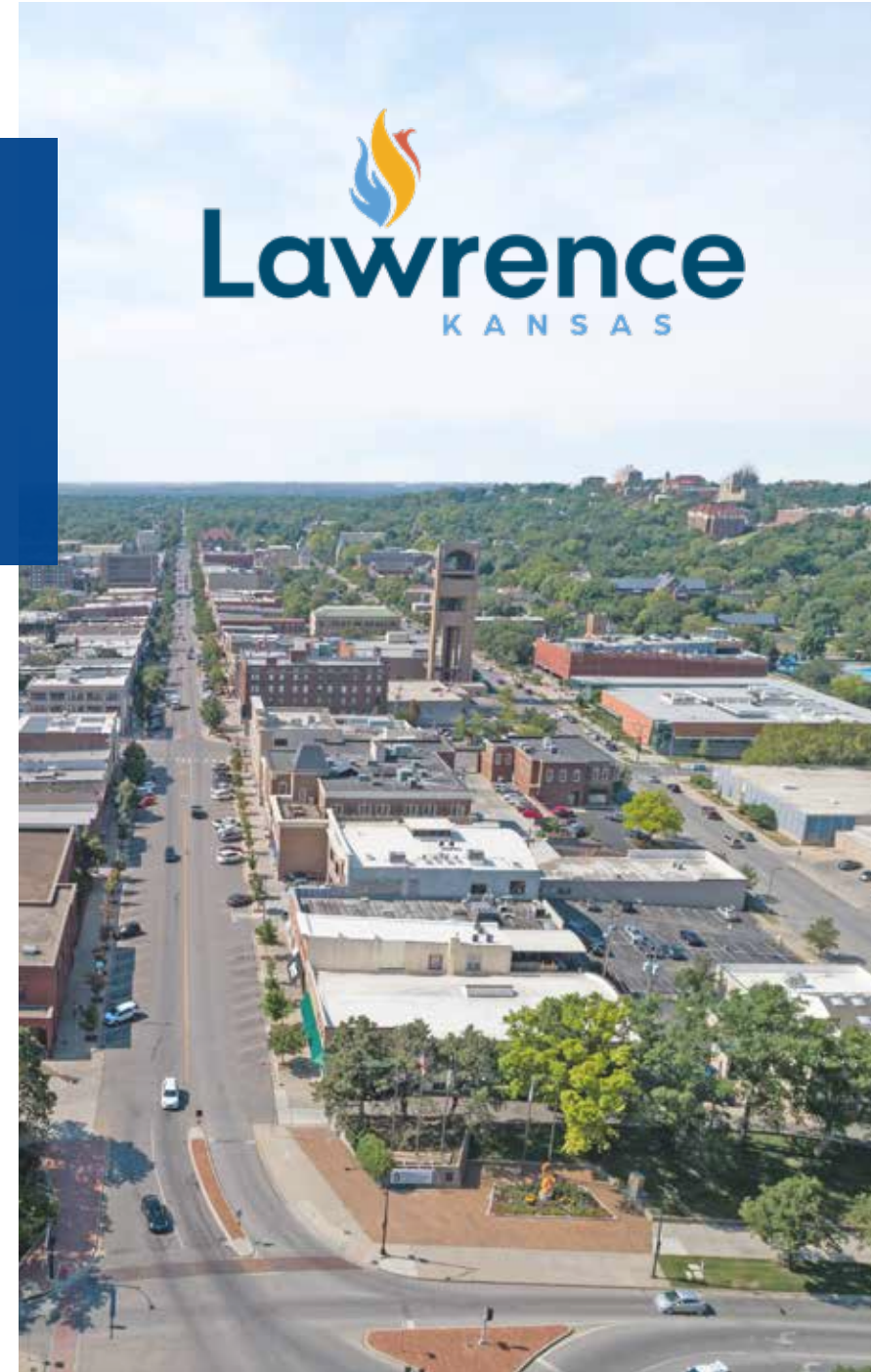
Lawrence, Kansas has seen an impressive amount of growth in recent years. In 2023, Lawrence had a population of 96,235, an increase of more than 8,000 from 2010. Since 2000, the City of Lawrence population has grown by 19.36%. The current median household income for the City of Lawrence is \$54,669. In 2023, the median home value was \$244,094 while the average home value was \$294,792. In 2023, renters occupied 53.2% of the households in Lawrence while 46.8% were owner-occupied. The largest factor in this statistical category is due to the student population at the University of Kansas (KU).

Panasonic continues progress on its \$4 billion electric vehicle battery plant in nearby De Soto, Kansas. The plant will bring 4,000± direct new jobs to the area along with 4,000± additional jobs created by suppliers to support the plant. Development of the new facility is estimated to create 16,500± construction

jobs. The new battery plant is expected to be operational in 2025. This influx of employment opportunities will have a positive ripple effect for Lawrence’s growth in the coming years.

KU is currently renovating David Booth Kansas Memorial Stadium. Started in late 2023, the \$300 million redevelopment will add major upgrades for the KU football facility as well as a new Gateway District that will present new entertainment, dining, and retail components to the area.

Progress continues on The Crossing at KU, a mixed-use development located at the corner of 21st and Iowa Streets. The first building is expected to open in early 2024. Upon full buildout, The Crossing at KU will offer a live, work, and play environment and further support KU Innovation Park, located immediately adjacent to the project.



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MASSACHUSETTS STREET

LEARNARD AVENUE

HASKELL AVENUE

15TH STREET

Site

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