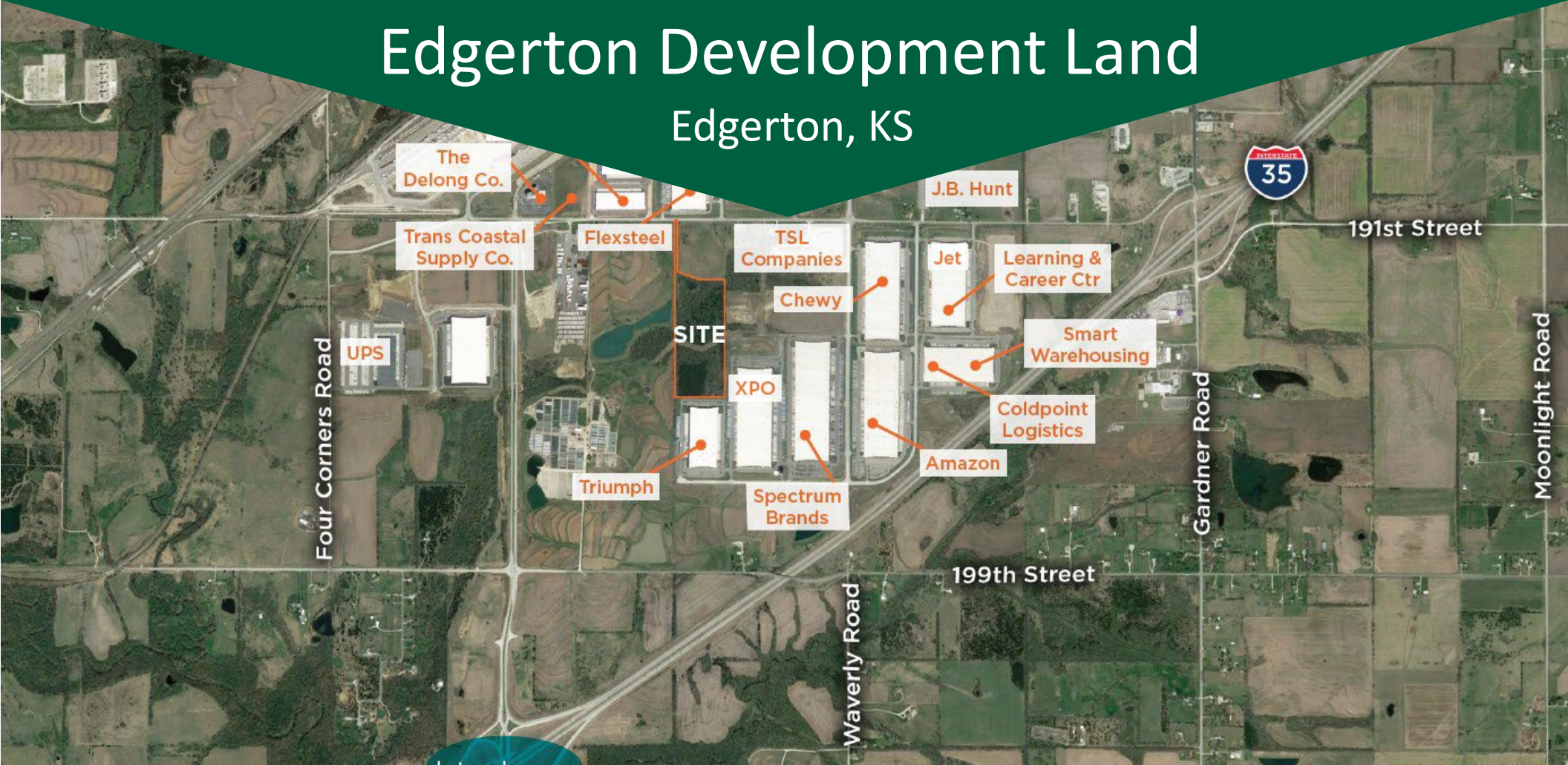


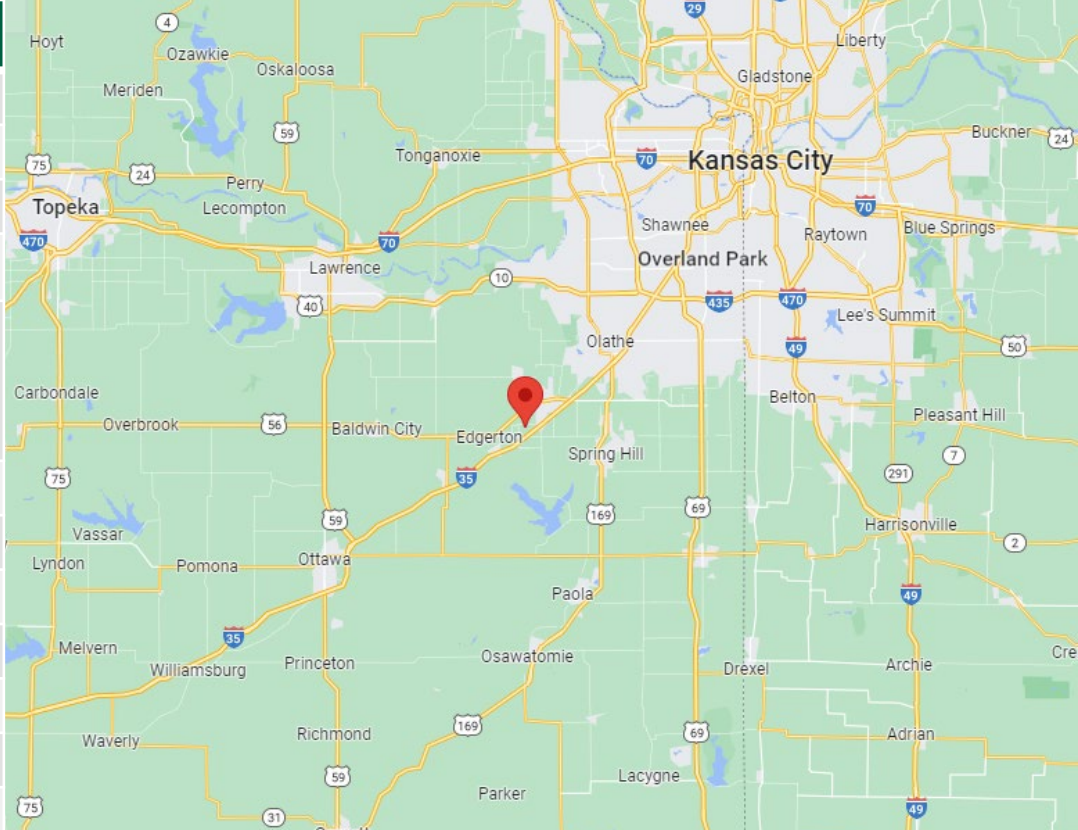
Edgerton Development Land

Edgerton, KS



Jordan Gorjian
Chief Operating Officer
jordan@gorjianacq.com | gorjianacq.com
516.858.0238
Find me on [LinkedIn](#) | [View Listings](#)

PROPERTY DESCRIPTION	
Address	31805 W 191 St, Edgerton, KS
Property Type	Land
Lot Size	31.7 Acres
Nearby Retailers	Amazon Fulfillment Center, Walmart Distribution Center, Spectrum Brands Distribution Center, Dot's Pretzels, and more
Vehicles Per Day	
Comments	2,562
	Zoned Agricultural/Planned Industrial
	Across the street from Logistics Park KC
	Next to 3,000 acre master development
	Economic incentives may be offered
	Sits just north of I-35



DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	128	13,094	28,759
Households	45	4,759	9,820
Median Household Income	\$115,538	\$92,209	\$97,301
Median Home Value	\$554,491	\$349,565	\$332,824
Establishments	2	209	461
Employees	27	2,572	7,288
Race/Ethnicity: White	95%	87%	88%
Race/Ethnicity: Black/African American	0%	4%	4%

Dot Pretzel

Flexsteel

191st Street

TSL
Companies

Chewy

Waverly Road

±37.70
Acres

XPO

Spectrum
Brands

Amazon