

We are the #1
Land Brokers
in Kansas City!



FOR SALE

20.8+ Acres--Will Divide
Multi-Family / Commercial

N & W of 191st St & Gardner Rd, Gardner, KS



TheLandSource.com

The Land Source
7021 Johnson Drive
Mission, KS 66202

913.562.5622

- Full Interstate Highway access at 191st -- KDOT & the City of Gardner are redesigning the
- Existing infrastructure in place for timely development cycle
- Closest highway interchange to BNSF intermodal
- Road Realignment - Construction Complete Summer 2021
- All utilities at / near property
- Primary access route for intermodal employees and vendors

N & W of 191st St & Gardner Rd, Gardner, KS



Listing Price: SF: 906,048 (\$5.00 per)
\$4,530,240 Acres: 20.800 (\$217,800 per)

A true mixed-use community with an exceptional blended variety of housing and commercial in one of the fastest growing cities in the state.

The Gardner area has always been a transportation hub. In the mid 1800s as America pushed westward across the Great Plains, the Santa Fe and Oregon/California trails wove southwest from Westport Landing, now Kansas City, to present day Gardner where they split-- Santa Fe continuing southwest to Santa Fe, and Oregon/California westward thru Colorado to Salt Lake City and ultimately San Francisco.

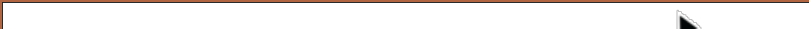
Today, rapidly-growing Gardner continues to be a key transportation center. 30 - 45,000 cars and trucks travel I-35 daily. 2,500 acre New Century AirCenter and industrial complex continues to grow. And now Burlington Northern Santa Fe plans to begin their intermodal industrial complex. These combine to create a sound jobs base, steady population growth, excellent schools, and fresh retail demand.

This property is located off a full-access interchange for Interstate 35 at 191st Street - which is undergoing a redesign by the City of Gardner and KDOT. Access from 3 primary roads is already installed and utilities are

**Contact your Broker/Agent at
 The Land Source for more information:**

Kevin Tubbesing Kevin@TheLandSource.com 913.562.5608

**DOWNLOAD DETAILED DEMOGRAPHICS AND
 AVAILABLE SITE INFORMATION FOR THIS
 PROPERTY BY CLICKING THE WHITE BOX BELOW:**



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice. Proposed use of the property as shown on the flyer is subject to governmental approvals and other factors which may limit expected use of the property.



N & W of 191st St & Gardner Rd, Gardner, KS

Longitude: -94.93065, Latitude: 38.78650

Zoning: C3

Expected Use: Commercial, Multi-Family
Commercial District

Planned Use:

Commercial, Multi-Family

Taxes:

2020: \$6,973.30

Known Specials:

Frontage:

612' on W 188th Street.

Traffic & Access:

32,000+ auto passes/day on I35

School Info:

Gardner Edgerton USD

Parcel Number(s):

CP78470000 0T0A; CP78470000 0004;
CP78470000 0003; CP78470000 0002

Nearest Cross Streets:

Gardner
191st 188th

Utilities

Sanitary Sewer:

There is a 6" PVC line running east and west on the north side of 188th Street. There is a 6" PVC line running through the southern portion of the property.
City of Gardner: 913.856.7535

Water:

There is a 8" PVC line running east and west on the north side of 188th Street.
City of Gardner: 913.856.0914

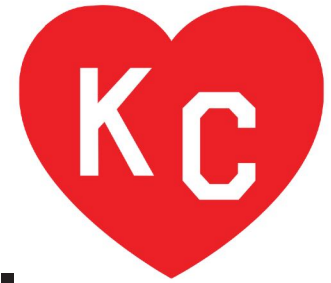
Gas:

There is an 8" main on the east side of Center Street that runs north and south. There is a 4" line that runs 600' west from Center Street.
Kansas Gas Service: 913.599.8953

Electricity:

Kansas City Power and Light: 816.471.5275

Directly across
from impending
start of Olathe
Medical Campus



Experience
more about Our
Hometown at:

KC.org

Home is where the heart is.

More than 2 million people live in KC, the Heart of America. Here, the lifestyle choice is yours - urban, rural, suburban. With the affordable cost of living, your options are limitless.

We've rolled out the welcome mat with a brand-new airport terminal here in KC, showcasing the best of our vibrant arts scene, sports legacy and award-winning food.

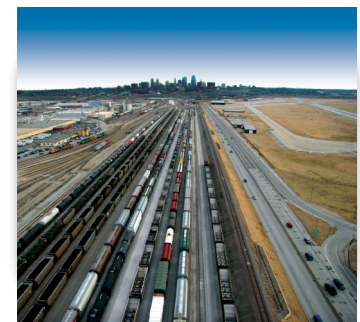
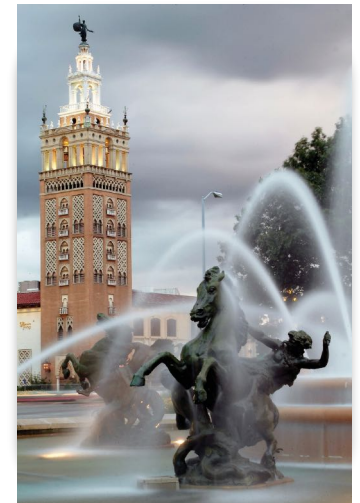
In KC, we have a diverse portfolio of industries and businesses. From notable HQs and fast-growing companies to entrepreneurial standouts and tech startups, KC's business community is waiting to connect with you.

Living in KC is just easy, partly due to the affordable cost of living. In KC, your income goes a lot farther and things just generally cost less - from housing to a cup of coffee. And you still have lifestyle choices ... a vibrant urban core, comfortable suburbs or a place with a little bit of land - all are possible within a 30 minute drive of downtown KC.

KC is most often described as a friendly, welcoming place, and its people, genuinely kind. In fact, people living in the KC metro represent a rich ethnic and cultural fabric, and speak more than 100 different languages.

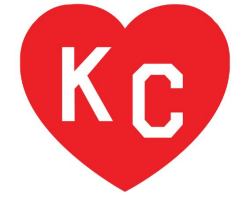
Highly educated international talent is discovering Kansas City and growing four times faster than the rest of the KC population. Our open hearts led us to host one of the longest-running and largest Pride Fest celebrations in the U.S. with a 45-year legacy that today draws thousands each summer.

We have big hearts for giving back, too. KC is home to some of the largest charities in the nation and ranks as one of the top ten most charitable cities in the U.S., according to Charity Navigator. Giving back to our community through time, advocacy and money is just the outward expression of our KC kindness and pride.



Experience
more about Our
Hometown at:

KC.org



Doing business in KC.

Forget BBQ, companies in KC are hungry for talented, skilled and qualified people. Tech & white collar jobs are growing faster in KC than in Seattle, Austin, Chicago, and NYC. Highly educated workforce, moderate housing costs, all of the entertainment and lifestyle features in larger cities. Come to KC.



\$7.9B

total exports from the KC
region

International Trade Administration, 2020

Top 10

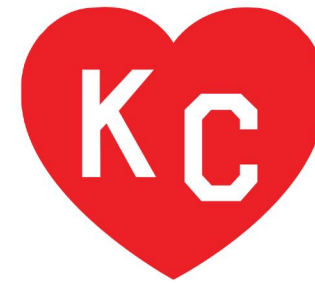
for launching a business

Real Estate Witch, January 2022

\$1.1B

KC startup funding: 2021

UMKC Innovation Center's VC-Backed Companies Report, 2021



by the numbers:

Experience
more about Our
Hometown at:

KC.org

KC Recognized as a Top Place for Foreign Businesses

Kansas City ranked in the 15 best U.S. cities for foreign investment, scoring a perfect score in "aftercare," which recognizes the level of city support companies receive after making their investment decision. [Financial Times & Nikkei](#)

KC Area County is Top Place to Live

Johnson County slotted the top spot in Kansas and No. 3 in the country on Niche's list of best U.S. counties to live in, noted for its high grades in categories including public schools, housing and family life. [Niche](#)

Two KC Region Cities Make Top Mid-Size Cities List

Overland Park, Kansas, and Kansas City, Missouri, were recognized among the Top 20 places where "the living is easy and the fun is almost guaranteed." [CNN](#)

Overland Park Ranks a Top 10 City for Women

The KC suburb ranked No. 8 in a national list of best cities for women, based on economic and social well-being, health care, and safety. [WalletHub](#)

KC is a Top City for Food Manufacturing

The Kansas City region ranked No. 3 among large MSAs best suited for food and beverage manufacturing operations. [Site Selection Magazine](#)

KC is a Top 10 City for Homeownership

Homeownership is not only feasible but a sound investment in Kansas City, with affordable prices and good value appreciation. [Business Insider](#)

Four Suburbs in the KC Region are Named Best Cities to Live in the U.S.

Overland Park, Olathe, Lee Summit and Lawrence were ranked in the top 100 best cities to live based on factors such as economy, cost of living, amenities, transportation, safety and education. [Livability](#)

Kansas City Airport is Ranked No. 1 in the US

For its ease of travel, beautiful art, local restaurants and unique design, Kansas City International Airport was named the best airport in the country. [Travel Awaits](#)



about us

our credentials include:



by far, the largest brokerage of land in the Kansas City metro.

For over 20 years now, we have had the top 20 commercial real estate firms in Kansas City polled, counting and cataloging all of their land listings. And for 20 years running, **The Land Source offers more commercial land listings than all of those other firms combined.**

As the only default land brokerage company in KC, our client's land gets more looks than land listed by any another other firm in town.

we've got skills.

The Land Source is uniquely qualified to be your **Development Services** team. We have led dozens of projects - in multiple KC municipalities - through gaining governmental entitlements for owners to build their investments. Our fee-based services are designed for our clients to retain all equity within their ownership group.

we practice the Art of land realty.

As dirt simple as some might think the business of land realty is, in truth, **it's an art.** Nowhere in real estate does the confluence of capital financing, architecture, engineering, governmental pleasantries, utility services, stormwater runoff, tax incentives, and grandma's third-cousin-once-removed-co-trustee-still-on-the-deed, come into play more than in land realty. The Land Source has been there – on both sides of the many fences – and our experience will benefit you.



technology edge.

Our proprietary technology systems form an integrated and collaborative platform that all members of our team utilize. Our database merges our 22,000+ contacts, **7,000+ land properties**, and 1,600 land contracts with our marketing systems. While most brokers only work their personal listings with their own contacts, our open systems are accessible to all of our team members, from any of their devices, anywhere in the world. This efficiency creates the setting for optimal communications which leads to better outcomes for our clients.