



**167TH ST & GARDNER RD
GARDNER, KS**

\$1,900,000

FOR SALE: 20 Acres, Zoned CP-2

FOR MORE INFORMATION:

CARRIE FISHER

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PLATINUM REALTY

9393 W 110th St, Ste 170
Overland Park, KS 66210
888-220-0988

platinum  **realty.**



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LAND

- Two parcels totaling 20.4 acres m/l located at Northwest corner of intersection.
 - 700 ft frontage on Gardner Rd
 - 1,345 ft frontage on 167th St
- Utilities available

PRICE \$1,900,000

POTENTIAL USES

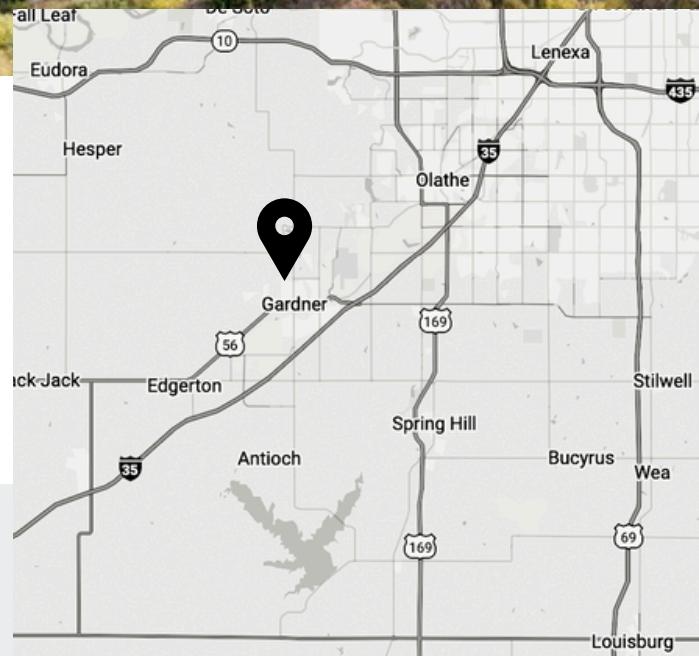
- Retail stores
- Grocery stores
- Convenience store
- Restaurants
- Health Care
- Lodging
- Offices
- Services
- Mixed use
- School/assembly/civic

PROPERTY LOCATION

- Situated amongst established and future residential development. Multiple new multi-family & single family developments slated for construction in the area.
- Nearby Logistics Park Kansas City and Panasonic Battery Plant bring employment opportunities.
- 167th is a commuter route to/from I-35. Gardner Rd is a commuter route to/from Olathe & De Soto. Over 17,000 vehicles per day through this intersection.



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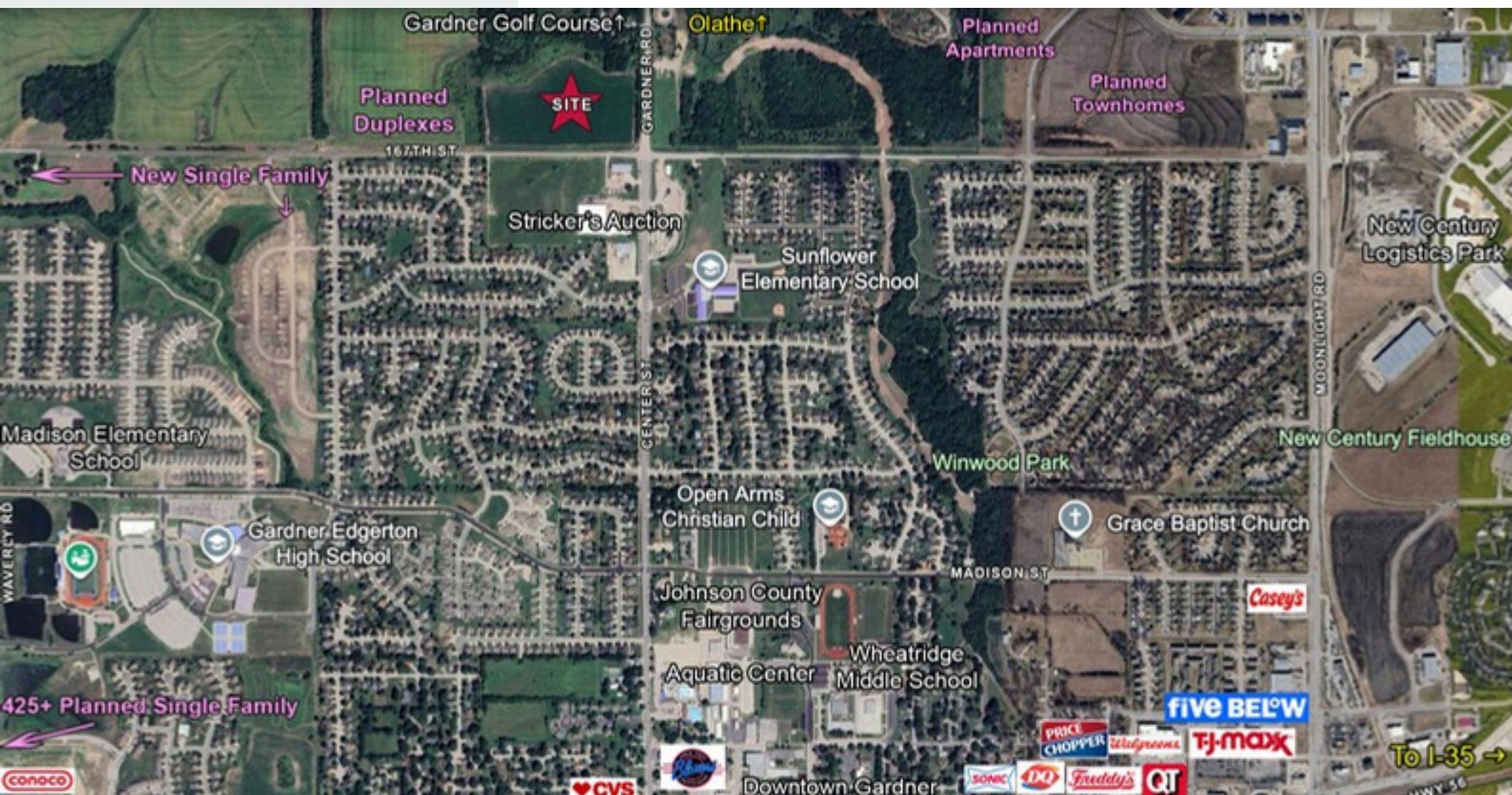
DEMOGRAPHICS

- Population of Gardner: 26,000
- Fastest growing city (cities over 20K) in KC Metro, 2024 census
- Population growth rate of 2.3% annually
- Gardner median household Income: \$92,000
- Johnson County median household income: \$111,000

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AERIAL OF NORTHERN GARDNER



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