

FOR SALE - 24 ACRES - APARTMENT LAND

W 188TH ST & GARDNER RD, GARDNER, KS



**SITE
24 ACRES**

PRICE REDUCTION

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Selling Land & Farms Since 1976

W 188TH ST & GARDNER RD

PROPERTY INFORMATION

LOCATION	Approximately 1,100 SF of frontage on the north side of I-35, and approximately 1,100' east of Gardner Rd on 188th Street. This property offers easy access to I-35 and is close to major employment generators - BNSF Intermodal Facility, KC Logistics Park, and the New Century Commerce Center, all which provide a strong job growth market.
ACRES	24 Acres
REDUCED PRICE	\$3,660,000 (\$3.50/SF) \$2,999,000 (\$2.88/SF)
ZONING	Zoned C-3 but city has indicated it could be rezoned for apartments.
TERRAIN	All open with gentle slope from north to south (See topography map)
PLAZA SOUTH	The 12 acres directly to the west is the New Life Community Church. There is another 14 acres just to the west of the church site zoned for Plaza South Retail, abutting Gardner Rd with 8 pads for restaurants, hotels and senior living.
OLATHE MEDICAL	Olathe Medical owns the land on the south side of 188th St and it is the home of Olathe Health Gardner Edgerton Campus.
QUICKTRIP	Quicktrip at the SW corner of 188th & Gardner Road.
UTILITIES	All Utilities
LOGISTICS CENTER	The property is about 1.25 miles east of Logistics Park Kansas City with 10 million (soon to be 16 million) SF of warehouses. Presently there are 4,500 employees working at the center.

The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2017



AERIAL FACING NORTH

AERIALS

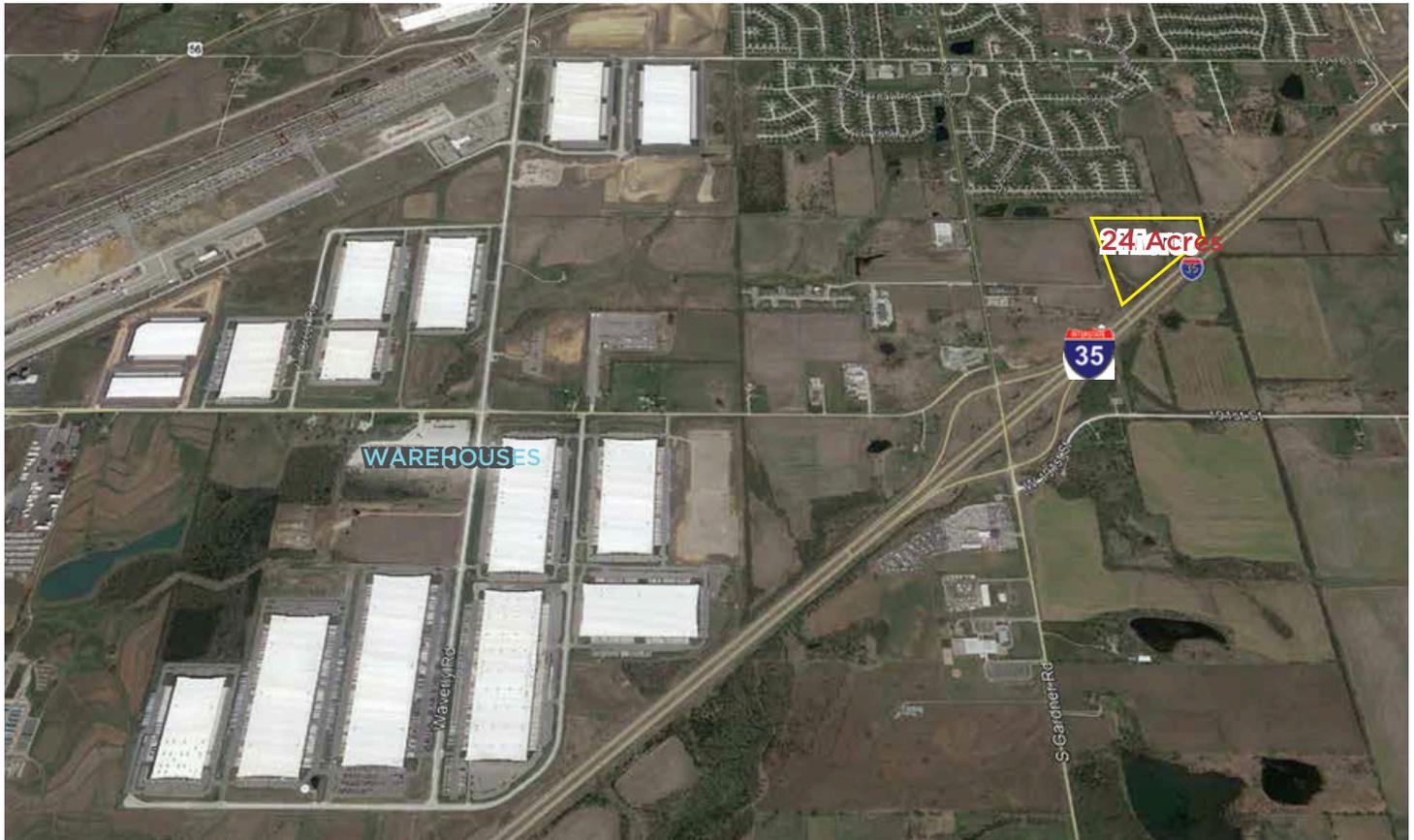


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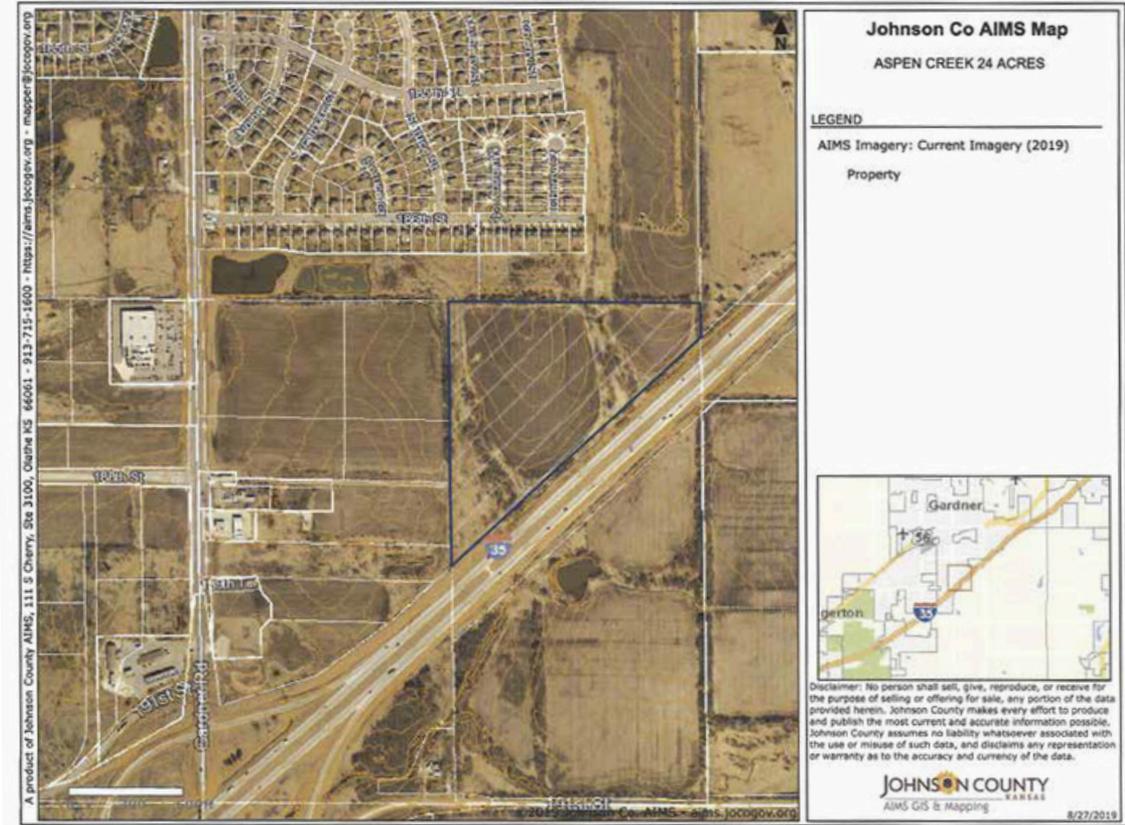
AERIALS



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TOPOGRAPHY MAP



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