

Opportunity for Single Family Residential Development 120+ Acres



Residential Development Land for Sale

- 119.65± Acres - \$1.60 PSF
- City planning supportive of Single Family development with potential for commercial pads at the K7/Nettleton Interchange
- Fantastic location along K-7 just south of Walmart, Ace Hardware, and the newly developed Old Dominion Freight Center at K-7 and I-70
- Unmatched regional and national highway connectivity with immediate access to K-7 and I-70 - one of the country's premier east-west freight corridors – as well as adjacent connectivity to I-35, US-69, US-49, and I-635
- City of Bonner Springs has been open to discussions regarding Tax Abatement, Sales Tax Exemptions, and TIF programs depending on use-type
- Strategic residential positioning to capture demand from western Kansas City/Johnson County growth trends including the new \$4 billion Panasonic battery plant in nearby De Soto
- Site located within the Bonner Springs/Edwardsville School District, providing a strong foundation for sustained family housing demand
- Consistent population growth in surrounding area with 7% growth since 2010, supporting long-term housing absorption

For more information:

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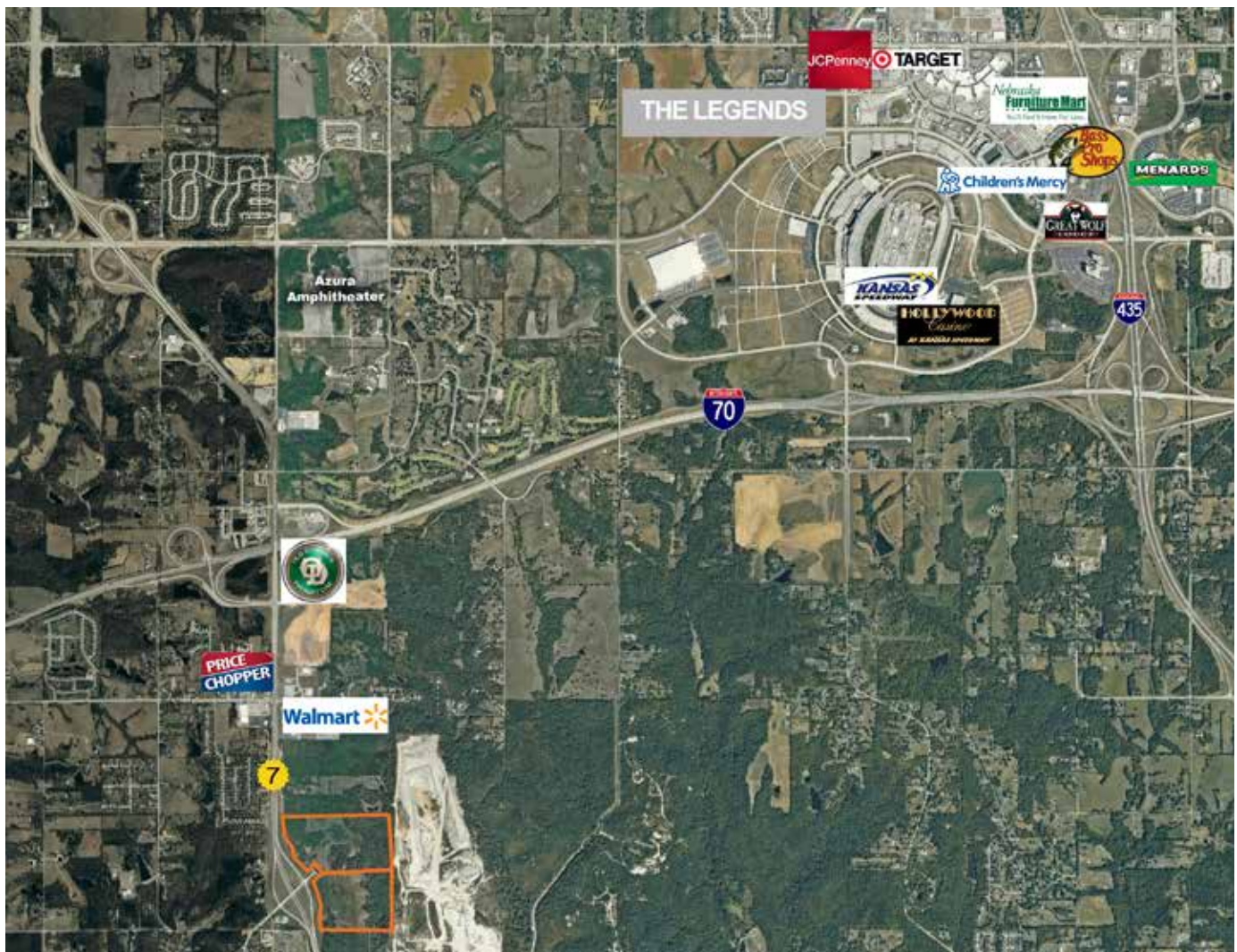
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Building Specifications

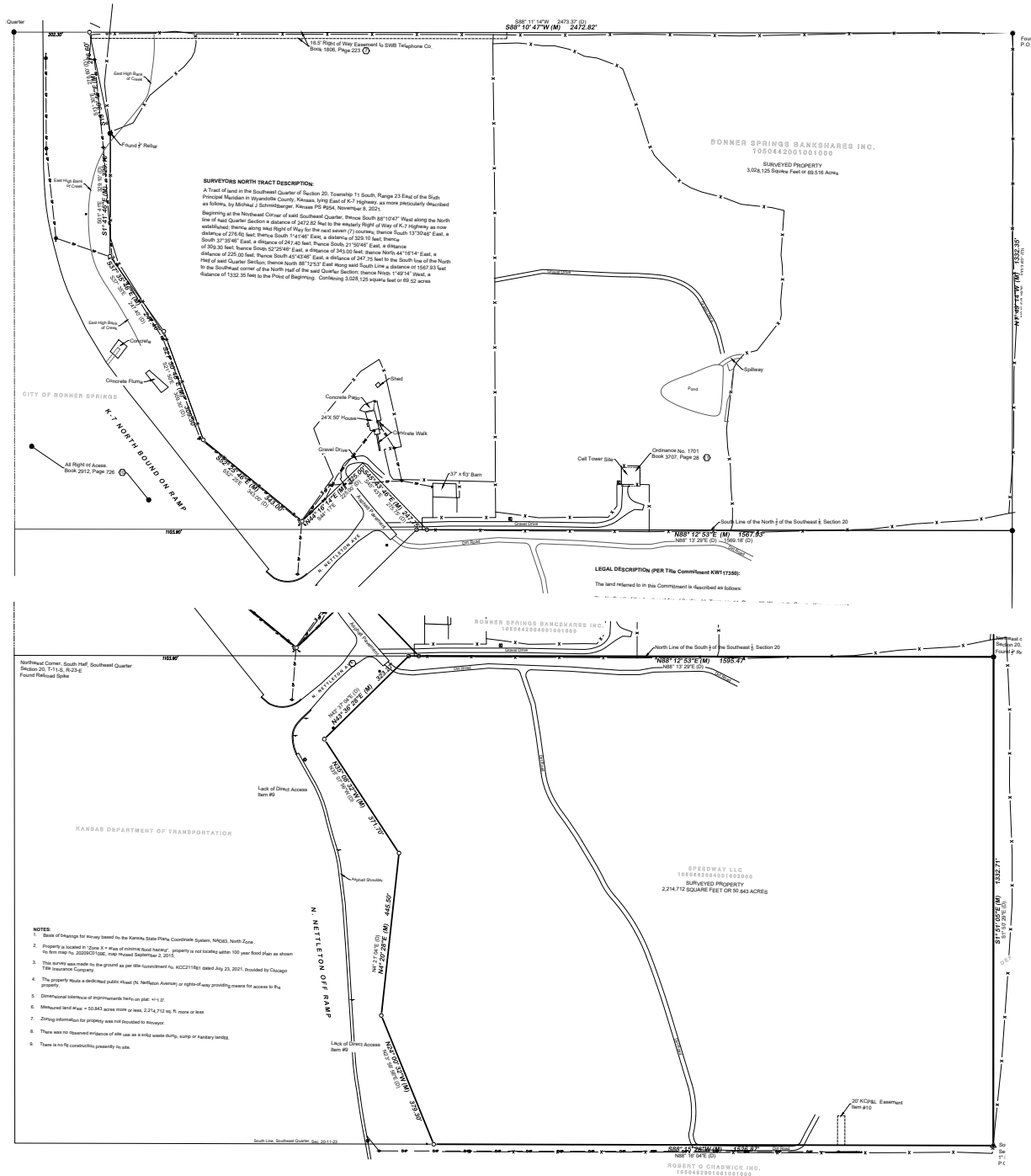
Total Size:	119.65± Acres
Parcel ID:	956601, 956600
Entitlements:	Northern Parcel: Farm Homesite – F Southern Parcel: Agricultural Use – A
Access:	The Property has direct access to K7 Highway
Visibility:	The Property is visible from its frontage to K7 Highway



K7 & Nettleton

1209 & 1401 S 130th Street, Bonner Springs, Kansas 66012

For Lease



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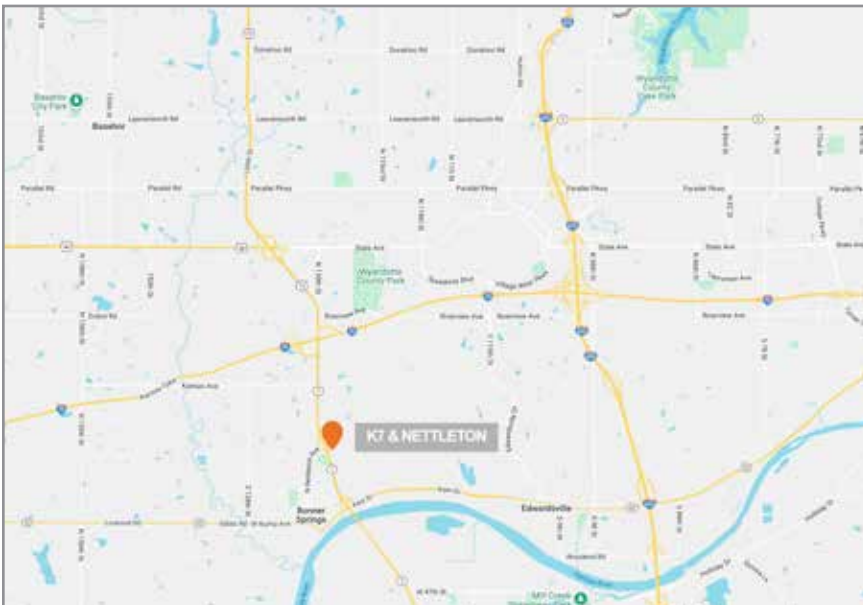
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