

# SEC 135TH & CHADWICK LEAWOOD, KS

**AREA**  
REAL ESTATE ADVISORS



## PROPERTY HIGHLIGHTS:

TWO ADJACENT INFILL SITES FOR SALE

SITE 1: 8.83 ACRES

SITE 2: 1.04 ACRES

ZONED AG (AGRICULTURAL)

MINUTES FROM PRAIRIEFIRE, 69-HIGHWAY, I-435 HWY & MARTIN CITY

ADJACENT TO NEW REGENTS PARK MIXED-USE DEVELOPMENT  
(ACTIVELY UNDER CONSTRUCTION)

DIRECTLY ACROSS 135TH STREET FROM EAST VILLAGE  
MIXED-USE DEVELOPMENT

TOP 3 WEALTHIEST ZIP CODES IN THE KC METRO

### SALE PRICE:

SITE 1 - 8.83 ACRES: \$2,692,494 (\$7.00 PSF)

SITE 2 - 1.04 ACRES: \$507,387 (\$11.20 PSF)

TOTAL: \$3,199,881

## MORE INFORMATION:

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# PROPERTY DETAILS:

## DESCRIPTION

8.83 ACRES OF LAND BOUNDED BETWEEN SURROUNDING MIXED-USE AND NEIGHBORHOOD RETAIL/OFFICE ZONED PARCELS. TUSCANY RESERVE CONDOS AND VILLAS OF HIGHLAND RANCH ARE LOCATED DIRECTLY TO THE SOUTH WHILE THE BRAND-NEW REGENTS PARK MIXED-USE DEVELOPMENT WILL BE LOCATED DIRECTLY TO THE EAST.

THE TRACT'S FRONTAGE ON 135TH STREET, ONE OF THE KANSAS CITY METRO'S MOST DESIRABLE RETAIL LOCATIONS, SERVES IT QUICK ACCESS TO 69 HIGHWAY TO THE WEST AND STATE LINE TO THE EAST. THE PARCEL IS LOCATED WITHIN THE TOP 3 OF THE KANSAS CITY METRO'S WEALTHIEST ZIP CODES (66224).

## ZONING

AG (AGRICULTURAL)

THE CITY OF LEAWOOD HAS INDICATED A DESIRE FOR MXD (MIXED-USE), BUT SURROUNDING PARCELS ARE ZONED MXD, RP-3, SD-O AND SD-NCR. ONE OF THE LAST PARCELS LEFT THAT HAS NOT BEEN REZONED.

## UTILITIES (SEE MAP)

**ELECTRICITY:** EVERGY, KANSAS METRO (RED)

**WATER:** WATERONE (BLUE)

**GAS:** KANSAS GAS SERVICE (YELLOW)

**SEWER:** JOHNSON COUNTY WASTEWATER (GREEN)

**CABLE:** SPECTRUM, AT&T

**STORMWATER:** CITY OF LEAWOOD





**CHINA KING**  
Chinese Restaurant

**PRICE CHOPPER**  
Locally Owned

**Sarpino's Pizzeria**

**EMLER swim school**

**Windy City Pub**

**Minsky's PIZZA**

**RICE HOUSE KC**

**The Peanut FOOD + COCKTAILS**

**THE BREAKFAST SPOT**

**ESTRO GUYS KC**

**ANYTIME FITNESS**

**CONROY'S**

**KC WING GUYS**

**public house**

**beauty brands**

**Starbucks**

**CBD American Shaman**

**CVS**

**GO CARWASH**

**Valvoline**

**TACO BELL**

**Planet Sub**

**Sullivan MICHIGAN**

**Sport Clips HAIRCUTS**

**BIKESTOP**

**Sushi Haru**

**Dr. Kerner**

**Jarocho**

**CARPOLE**

**LOWE'S**

**Walmart**

**STATE LINE STATION**

Tuesday Morning **DQ** **GNC**

**COST PLUS**

**WORLD MARKET** **TIRES** **Bank of America**

**DOLLAR TREE** **Great Clips** **SALLY BEAUTY SUPPLY**

Natural Nails & Spa **Wendy's**

**petco** **art frame WAREHOUSE** **jiffylube**

**STATE LINE POINT**

**BIG LOTS!** **Michaels**

**LUKAS** **EL MAGREY**  
WINE & SPIRITS SUPERSTORE MEXICAN RESTAURANT

**EVERSTOCK** FURNITURE & MATRESS

**Firestone**

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BLUE VALLEY NORTH HIGH SCHOOL

DEER CREEK WOODS  
LABOY JOHNSON  
Noodles & Company  
Simplicity Nails & Spa  
Fitness Together  
Shave It  
Edible Cultivare  
Breakfast & Bulbs  
Solarium  
RSVP  
Bank Midwest  
Lash  
FedEx Kinko's  
i-Mobile  
White Buffalo Trading Co  
Sunflower Bank  
Profile  
Sunflower Bank

DEER CREEK MARKETPLACE  
henhouse  
crumbl cookies  
Snooze  
Sally's Clips  
Tide  
UMB  
NICK-JAKE'S DRY CLEANERS  
ACADEMY BANK  
ETHAN ALLEN  
ubreakifix  
METCAL'S DISCOUNT LIQUOR  
land of paws  
Amelia's  
Panera  
Goodcents  
SALINITY

PARKWAY PLAZA  
Starbucks  
FRE:ISE FITNESS  
ROMANELLI OPTIX  
mazzarese  
Black Label  
Integr8  
Tide  
DRY CLEANERS  
Addie Rose  
clothology:135  
KC TAN

CHINA KING  
PRICE CHOPPER  
Sarpino's Pizzeria  
EMLER swim school

DUCK DONUTS  
Ride CLEANERS  
Papa Murphy's  
conoco  
ups

Walmart  
beauty brands  
CVS  
Valvoline  
Lowe's  
BIKE STOP  
CBD American Shaman  
Planet Sub  
Sushi Haru  
SUSHI CLIPS  
GO  
SUSHI TIGERS  
SUSHI TIGERS  
SUSHI TIGERS  
SUSHI TIGERS

O'Reilly  
PANA WINE & SPIRITS  
SANDTRAP

SWITZER COMMONS  
SONIC  
Madison  
Yafa Mediterranean Cuisine & Catering  
Zaxby's  
Mahoney's Liquor

OVERLAND POINTE MARKETPLACE  
Sams Club  
Catalina  
ALDI  
First Watch  
GOODYEAR  
SHACK  
Party City  
Bank of America  
Wendy's

BLUE VALLEY NORTHWEST HIGH SCHOOL

HyVee  
Great Clips  
Stellar Nails  
GNC  
McDonald's

DEANNA ROSE FARMSTEAD

SCHEEL'S OP SOCCER COMPLEX

STROUT'S  
TACO BELL  
PENN STATION  
Walgreens  
KUMON  
DO JUMBO  
RED ROBIN  
TUK TUK THAI  
MR. GYRO  
usbank  
TIGER-ROCK  
KARATS

ARVEST BANK  
STAPLES  
goodwill  
PLAY IT AGAIN SPORTS  
Cane's  
SUBWAY  
FREDDY'S STEAKBURGERS  
FRONTIER  
BO LINGS  
Capital Federal Financial  
PAPA JOHN'S PIZZA

PRAIRIEFIRE  
AMC THEATRE  
HomeGoods  
PINSTripes  
MUSEUM OF PRAIRIEFIRE  
Chicken N Pickle  
KANSAS CITY  
prim blow  
French Tip Nails & Wax  
TONER  
Fat Brain Toys  
CoCoPolo  
VINE BUNKER  
threshing bee  
GRIMALDI'S

CORNERSTONE OF LEAWOOD  
BONEFISH GRILL  
TALK OF THE TOWN GRILL & BAR  
SANTITAS  
CVS

CORBIN PARK  
KIRKLAND'S  
VON MAUR  
Bassett  
Yayas  
sleep & number  
PROTEIN HOUSE  
POTBELLY  
Orangetheory FITNESS  
JARED The Galleria Of Jewelry  
Great Clips  
TORCHYS  
JC Penney  
SCHEELS  
FIREBIRDS  
MAGGIANO'S LITTLE ITALY  
Qdoba MEXICAN GRILL  
SPROUTS  
GNC  
MATTRESS FIRM  
CROWLEY FURNITURE  
RED ROCK CARPET  
ups  
ULTA  
BrewTop  
PRIME SUSHI & BBQ CHICKEN  
AT&T  
OMOTODO  
SUN TAN CITY  
ZALES  
LIFETIME FITNESS  
LUXURIA

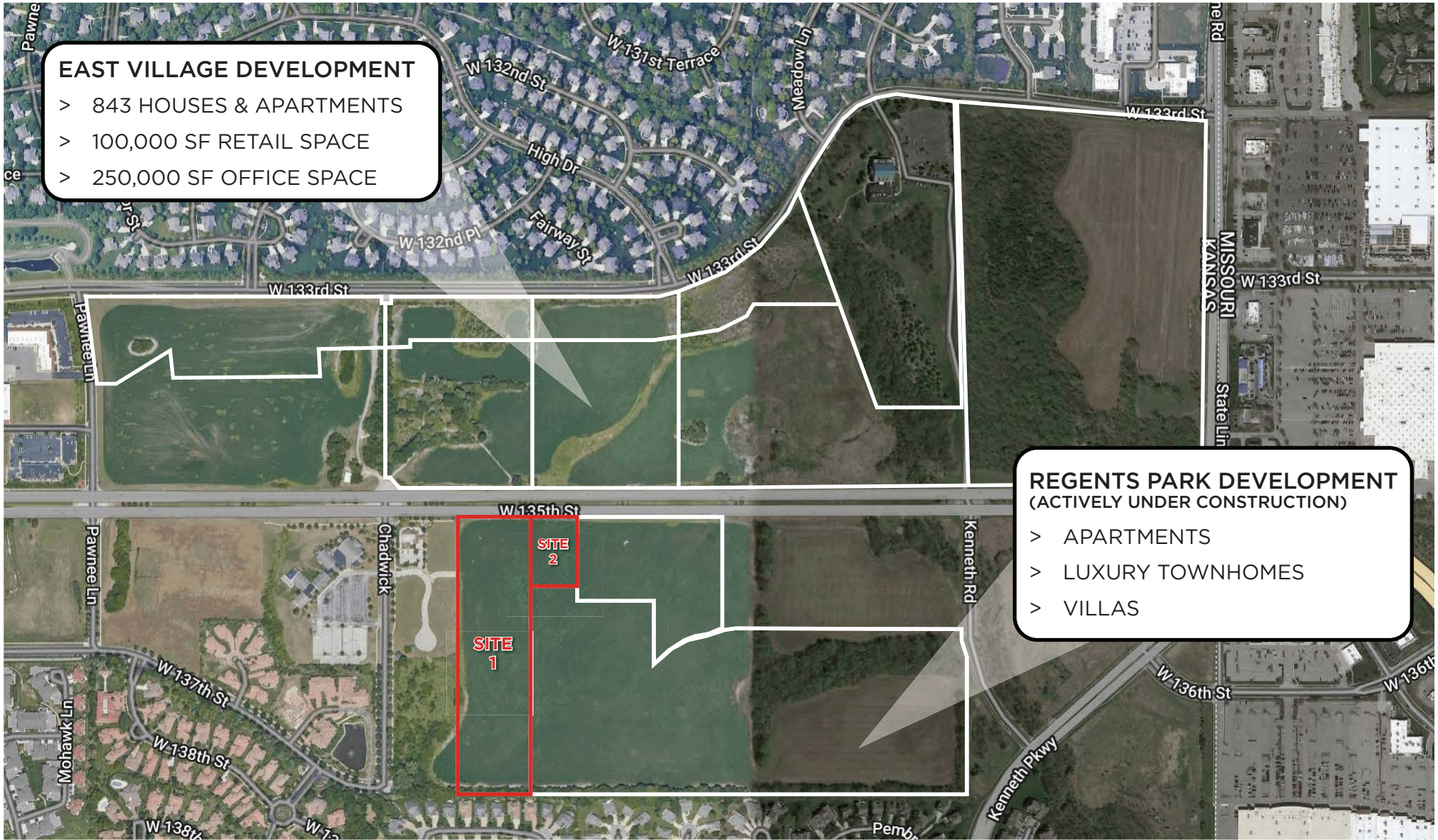
STATE LINE STATION  
Tuesday Morning  
WORLD MARKET  
DOLLAR TREE  
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petco  
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SALLY BEAUTY SUPPLY  
GNC  
Bank of America  
TARGET  
DQ  
BIG O TIRES  
Wendy's  
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STATE LINE POINT  
BIG LOTS  
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EL MARIJEY MEXICAN RESTAURANT  
OVERSTOCK FURNITURE & MAT FIRM  
Firestone

MAC SEITZ BARBECUE & STEAK

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# NEARBY DEVELOPMENTS:



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