

**FOR SALE**

**DEVELOPMENT GROUND**



**22939 W 83RD STREET**

LENEXA, KS 66227

**DRONE FLYOVER**

**\$9,018,000** (\$6.50 psf)

### Property Details

- 31-acres zoned CP-2, master planned for up to 50% multi-family and 50% retail development.
- 30,000 VPD on K-7 and 8,300 VPD on W 83rd Street.
- The best development site available on the West side of the KC Metro.
- Monticello Terrace cuts through the middle of the property, Woodsonia Drive runs along the East property line, Monticello Rd to the east connects 83rd Street to Prairie Star Parkway.

*For more information contact:*

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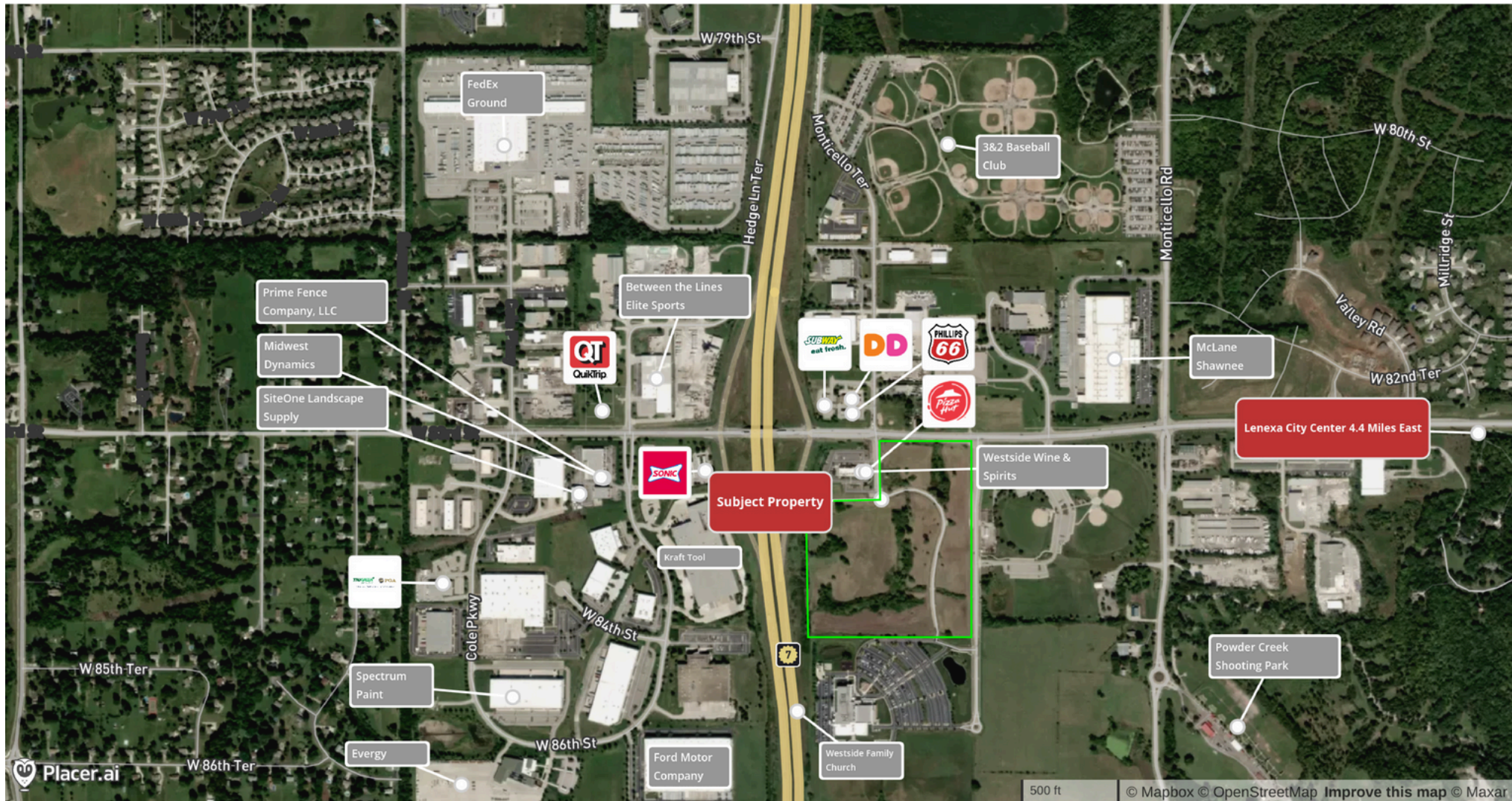
PHOTOS





FOR SALE

AERIAL



## Demographics

1 MILE 3 MILE 5 MILE

2024 TOTAL POPULATION	3,020	24,798	79,260
MEDIAN HOUSEHOLD INCOME	\$136,979	\$139,035	\$128,308

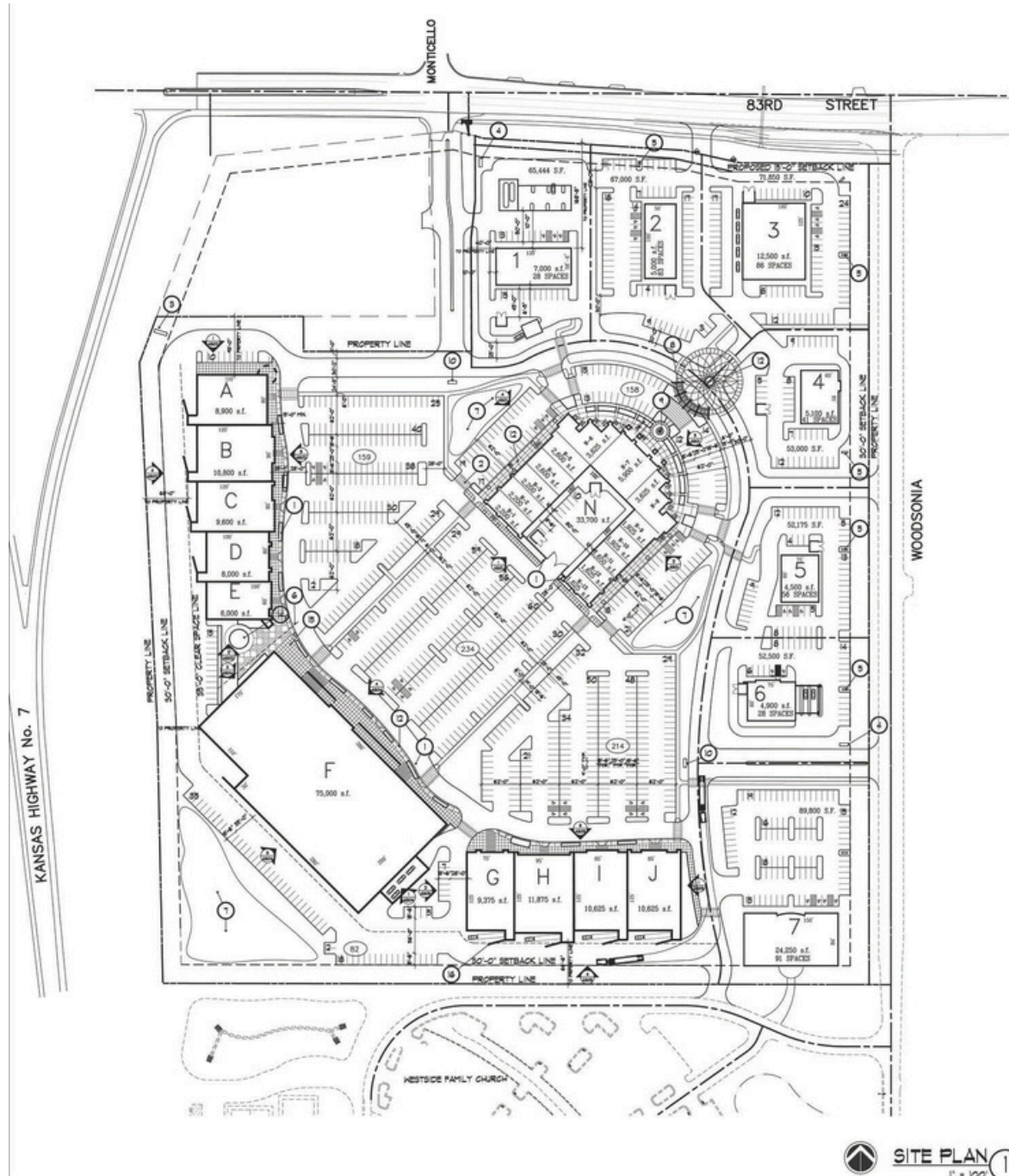


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# SITE PLAN



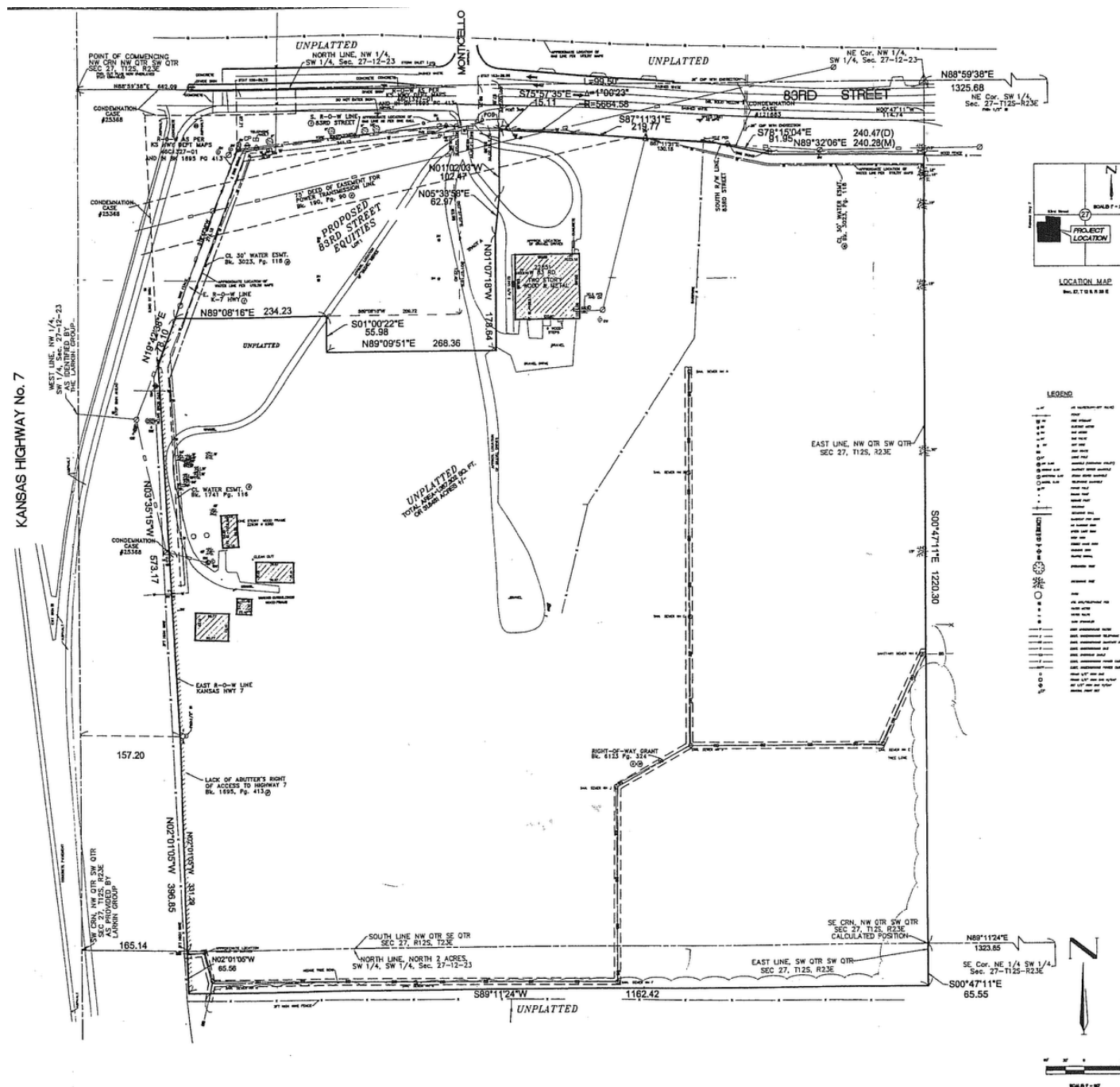
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COMMERCIAL REAL ESTATE



# SURVEY



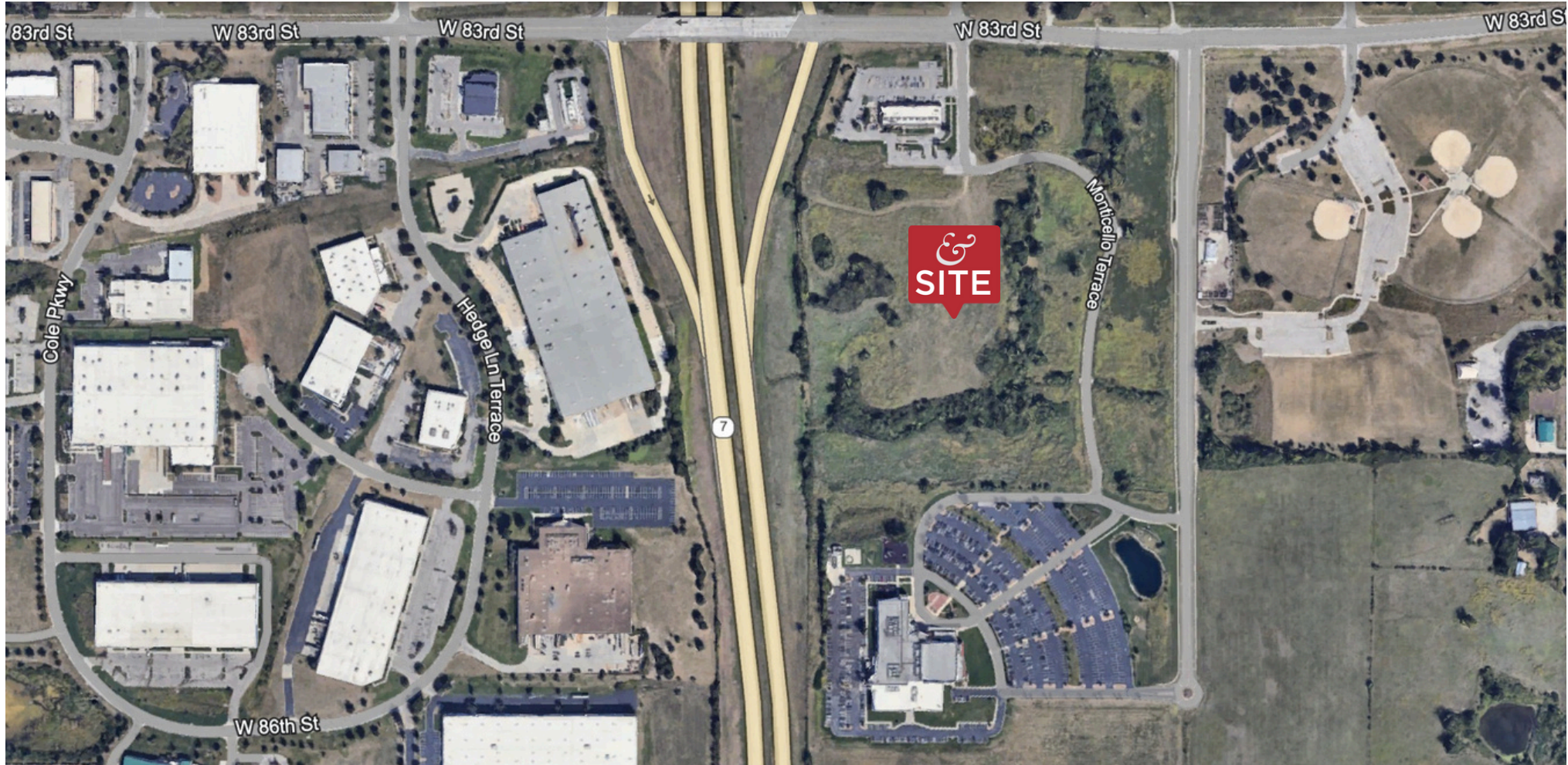
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## DEMOGRAPHICS



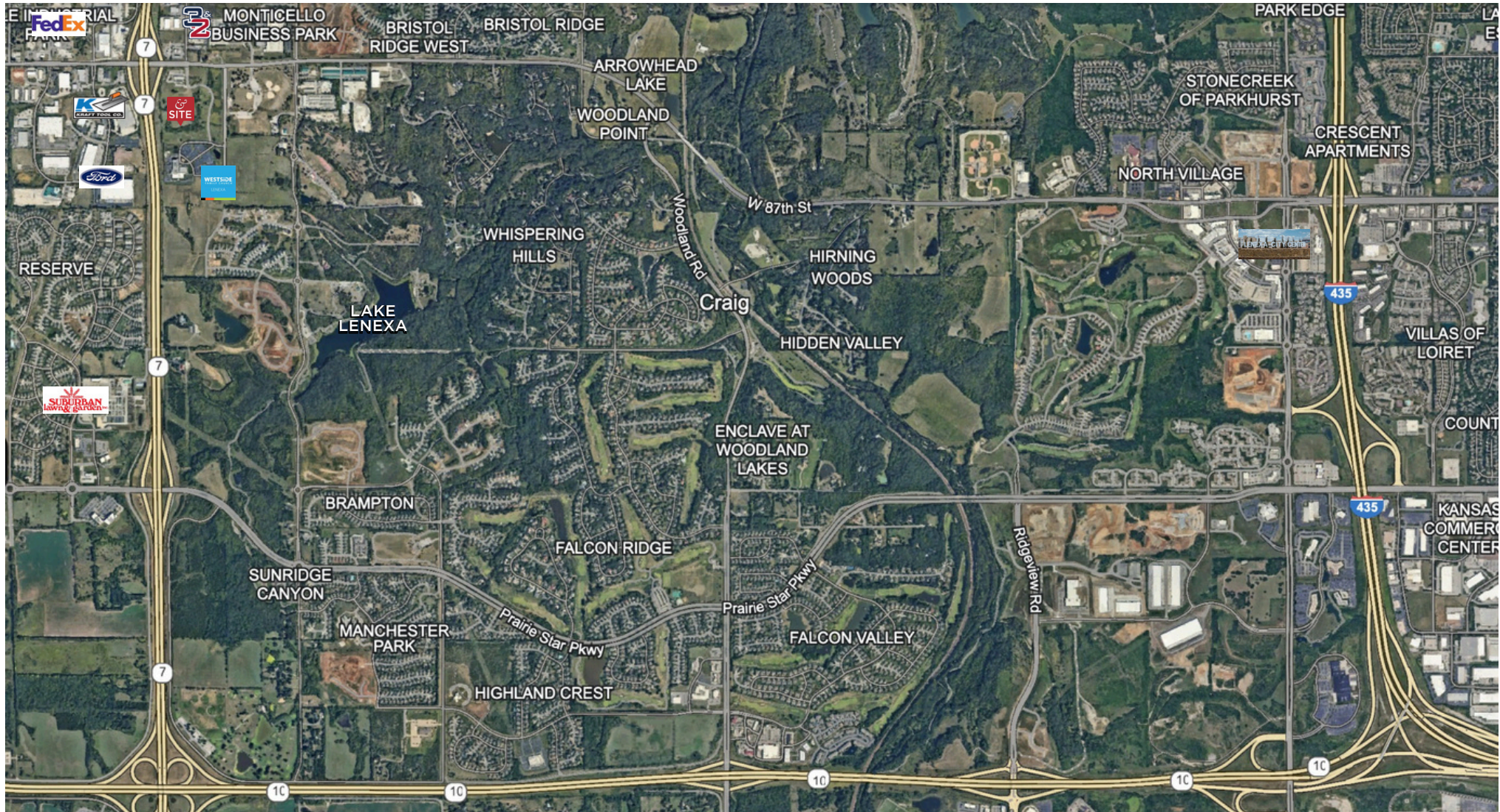
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