

# HECK

## 31st Haskell Triangle





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**2900 HASKELL LANE, LAWRENCE, KS 66046**

**COUNTY:** Douglas | **SIZE:** 8.3 +/- Acres | **ASKING PRICE:** \$1,800,000

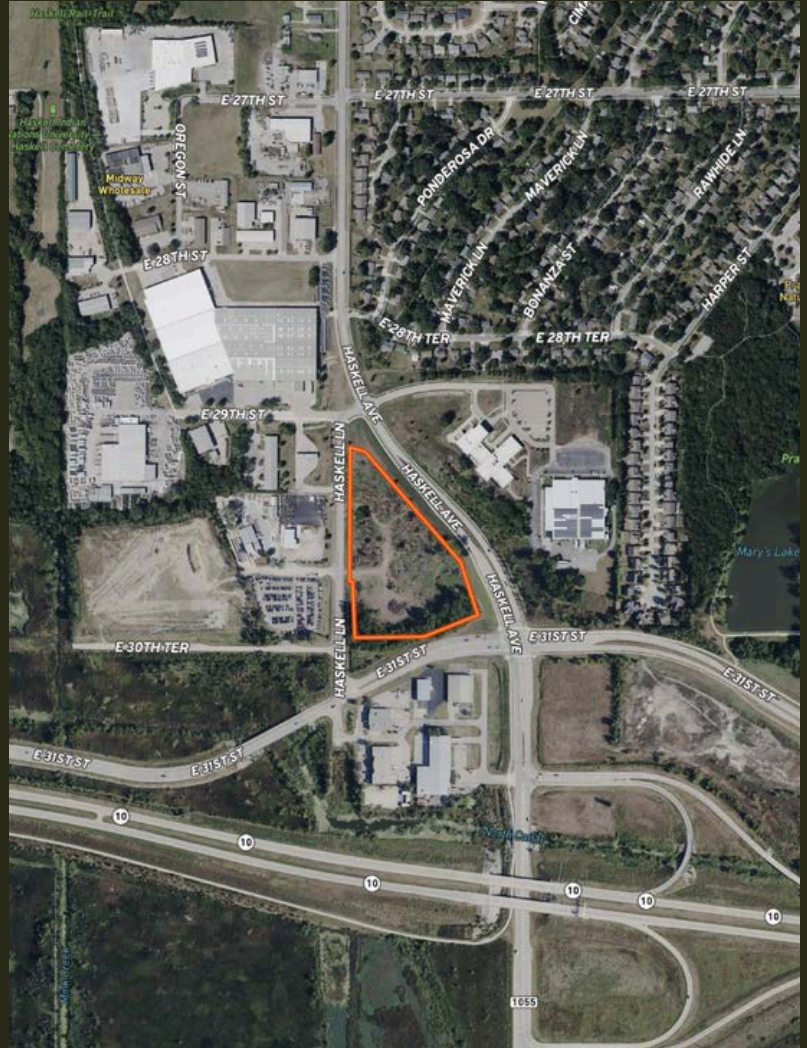
## Unique Commercial Development Opportunity

Experience a rare development opportunity in Lawrence, Kansas. This impressive 8± acre parcel boasts a prime location at the intersection of Haskell Avenue and E 31st Street, just moments from the K10/Haskell Ave interchange—offering unmatched visibility and effortless access for your next venture. Surrounded by roads on three sides, the property ensures maximum accessibility and remarkable flexibility for your custom site design.

Set amid a blend of mature trees and open space, the tract is ready to accommodate countless layout possibilities. Zoned IL (Limited Industrial), this site welcomes a wide spectrum of uses, from light manufacturing and secure warehousing to equipment servicing and modern offices—positioning your business for long-term success in a dynamic commercial corridor.

The property offers convenient connectivity to the K10 bypass, providing direct routes to multiple major highways and ensuring efficient transportation of materials & products to a wide range of destinations. With easy access from major roads, the property offers a commuter-friendly location that can help attract and retain employees."

Unlock endless possibilities with this undeveloped land—a true blank canvas ready for your vision. Act now, as the seller is open to land lease arrangements, creating a flexible path to your next project.



PRESENTED BY:

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**HECK**

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