

FOR SALE - 24 ACRES - ZONED C-3

W 188TH ST & E GARDNER RD, GARDNER, KS



DICK STEPHENS
(913) 491-3366
ds@reececommercial.com

REECE COMMERCIAL REAL ESTATE
8005 W 110th St, Ste 150, Overland Park, KS 66210

Selling Land & Farms Since 1976

W 188TH ST & E 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 the newly built 188th St.
- ACRES** 24 Acres
- PRICE** \$2,770,416 (\$2.65/SF)
- ZONING** Zoned C-3 for commercial and business (See list of permitted uses).
- TAX ABATEMENTS** Tax abatements may be available by petitioning the property into AC-P zoning which is in existence for the Plaza South retail development
- TERRAIN** All open with gentle slope from north to south (See topography map)
- PLAZA SOUTH** The 12 acres directly to the west was purchased by New Life Community Church who will be building a new community worship center. 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 has built a care facility Health Gardner Edgerton Campus
- QUICKTRIP** Quicktrip is under construction is a new mega center 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 built warehouses. Presently there are 4,500 employees working at the center.
- NEW INTERSECTION** The City of Gardner is constructing a new intersection at 188th St & Gardner Rd and has a new street to the west of Gardner Rd to connect with the Kansas City Logistic 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



RECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

In District C-3, no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Any use permitted in District C-2.
- B. Rental, leasing or sale at retail or wholesale of new or used passenger cars, boats, trucks, trailers, recreational vehicles, construction equipment and farm machinery.
- C. Rental or leasing of lawn care equipment.
- D. Sales and servicing of swimming pools, patio furnishings and related equipment.
- E. Repair and servicing of motor vehicles, machinery and equipment of all types, including body shops, paint shops, transmission shops, and facilities for engine overhauls.
- F. Commercial or wholesale facilities for bakeries, printing and publishing, cold storage and ice, and nurseries and greenhouses.
- G. Car washes.
- H. Outdoor miniature golf.
- I. Contractor's yard and storage.
- J. Taxi and limousine dispatching centers.
- K. Manufacture or assembly of products to be sold only at retail on the premises.
- L. Hotels and motels.
- M. Accessory uses customarily incidental to the uses permitted in District C-3

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

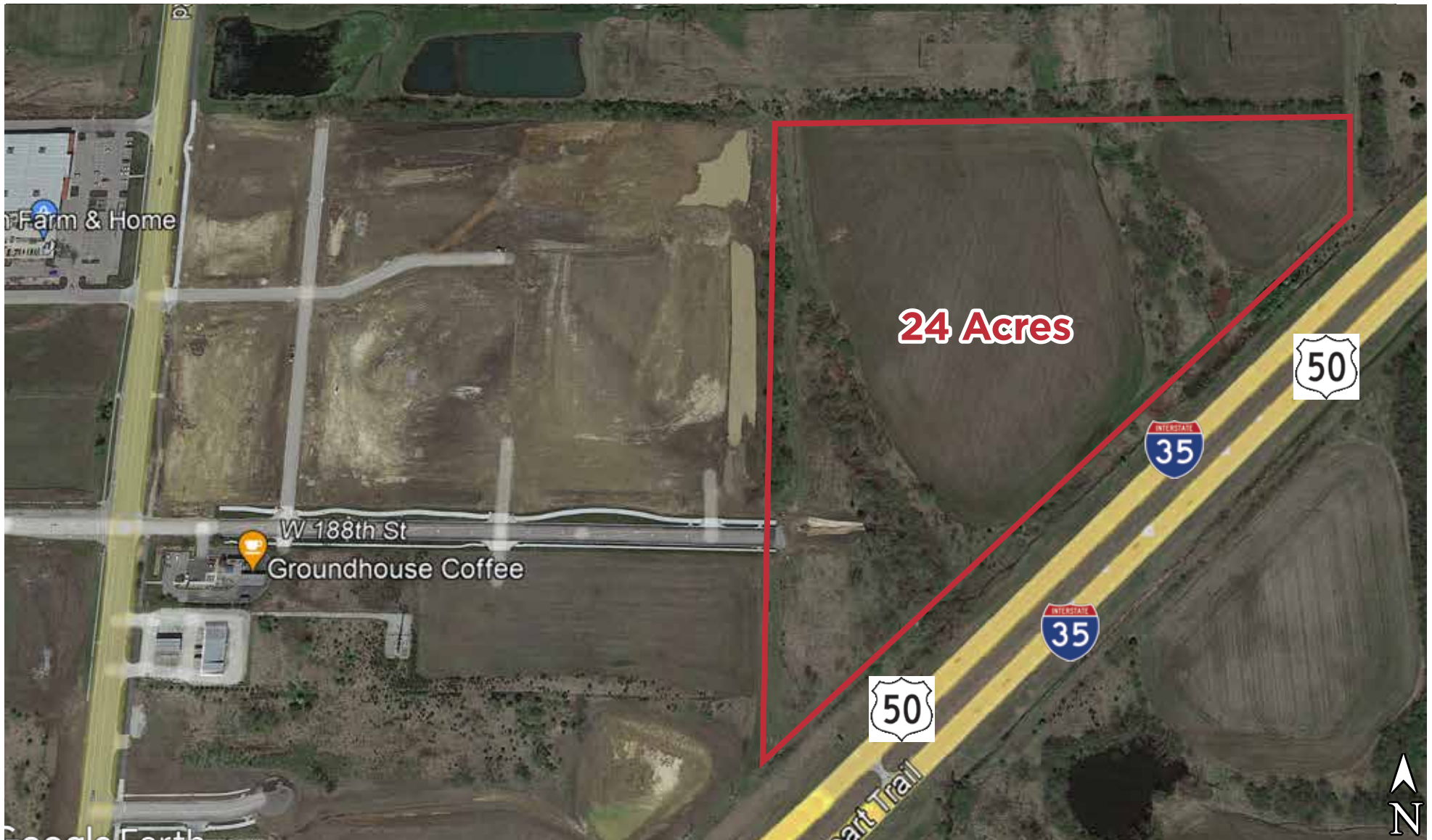


RECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

AERIAL FACING NORTH

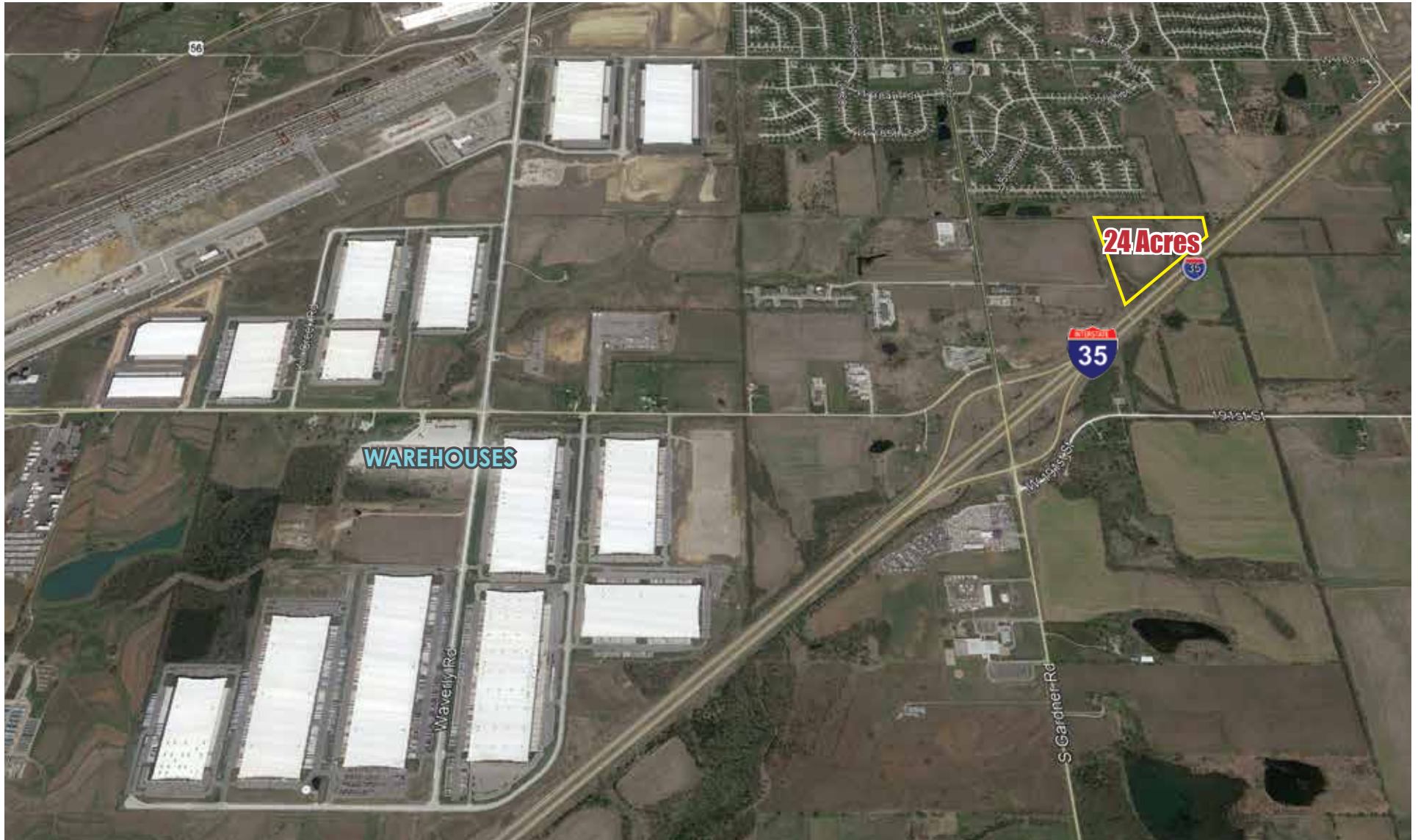
AERIALS



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

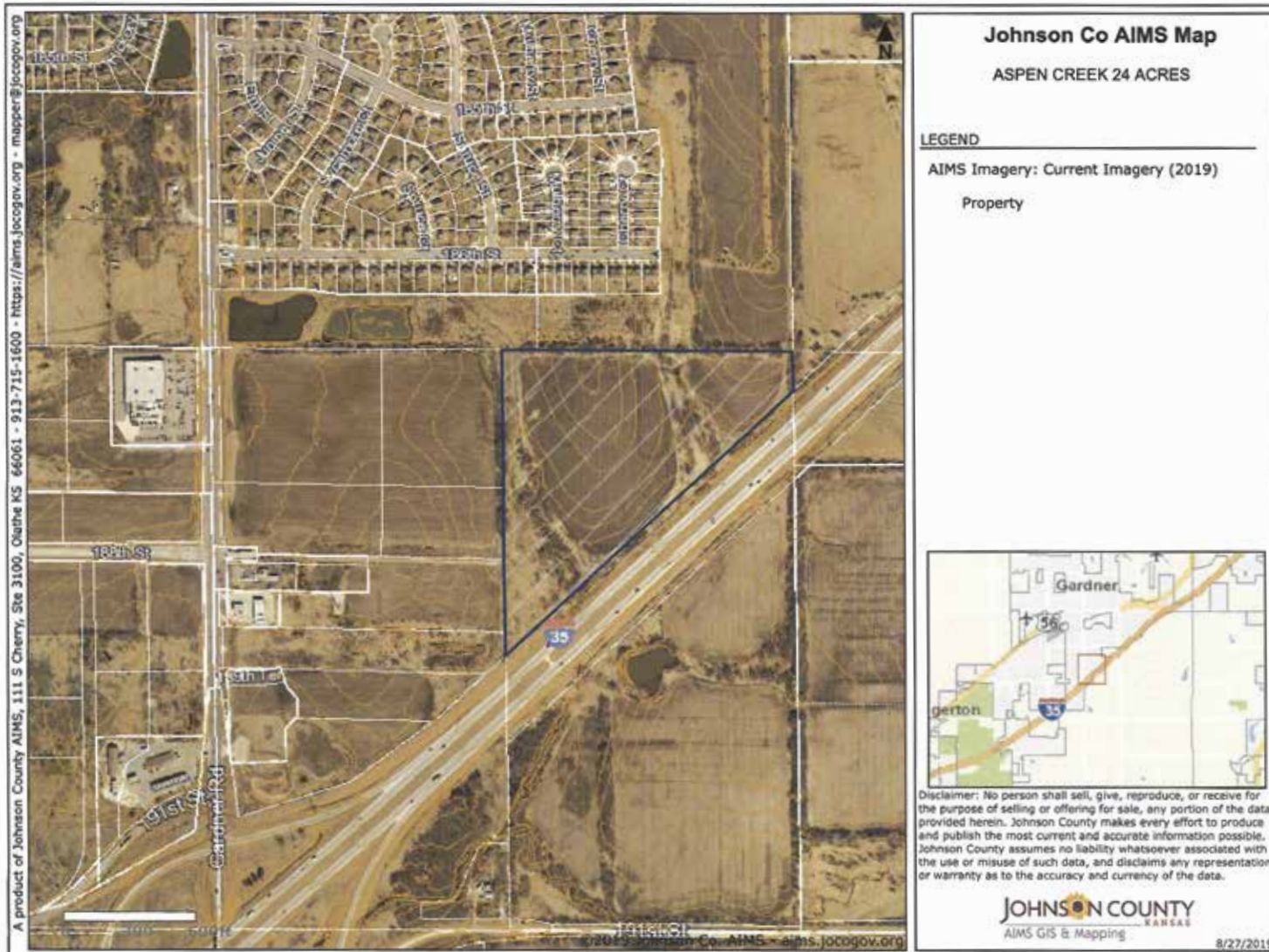
AERIAL FACING NORTH

AERIALS



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

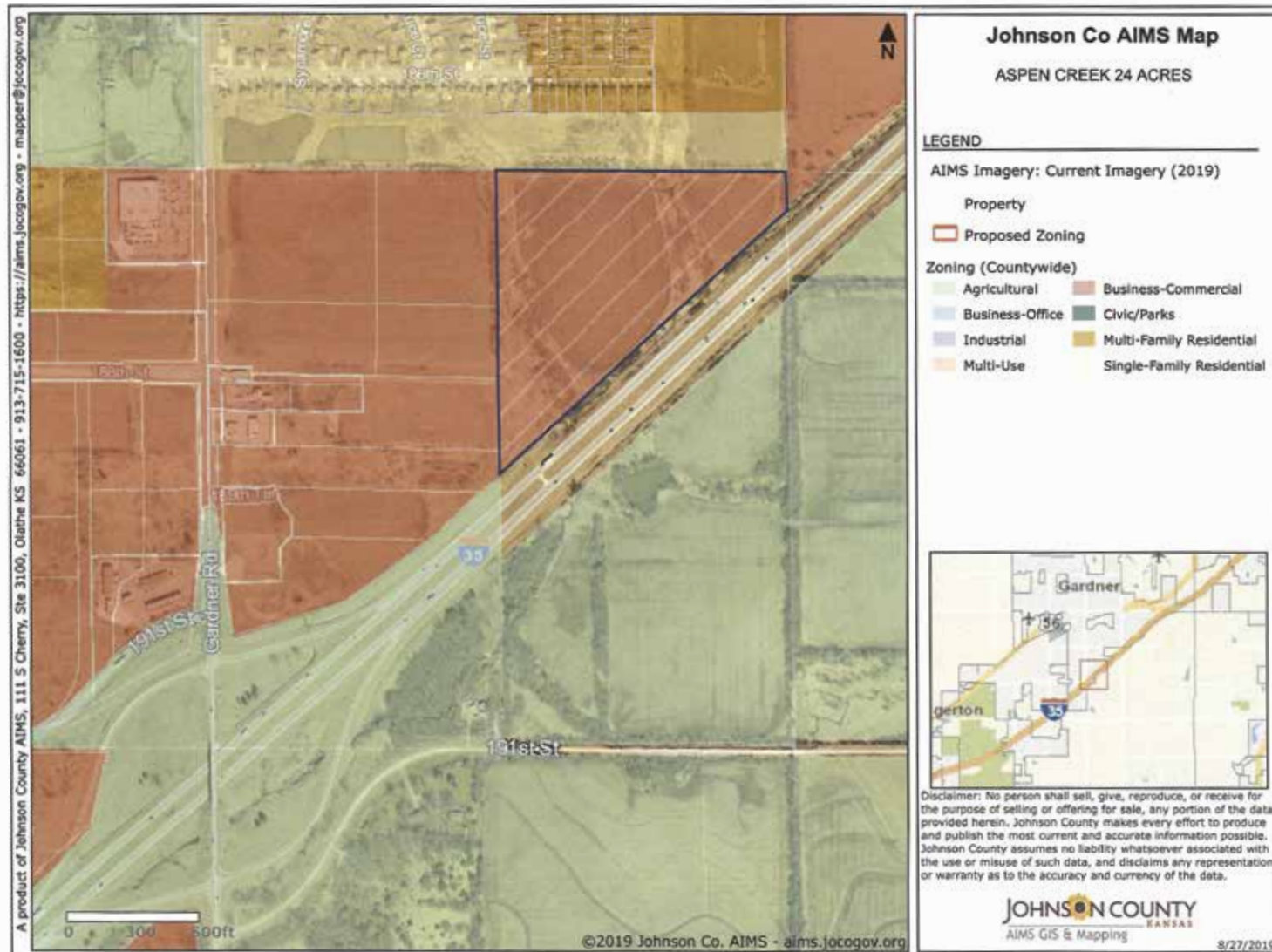
TOPOGRAPHY MAP



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

ZONING MAP

AERIALS



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

