

**FOR SALE 33 ACRES MIXED USE DEVELOPMENT**  
159TH & MISSION ROAD, OVERLAND PARK, KANSAS



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**Selling Land & Farms Since 1976**

# 33 ACRES MIXED USE DEVELOPMENT.

## PROPERTY INFORMATION

**LOCATION** Southwest corner of 159th St Mission Road Overland Park, Kansas.

**ACRES** Tract I : 6.5 Acres  
Tract II: 33 Finished Townhome Lots  
Tract III: 26.50 Acres  

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33 Acres

**PRICE** Tract I : \$1,416,785.00  
Tract II: \$1,320,000.00  
Tract III: \$3,296,096.00  

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\$6,023,861.00

**TRACT SPLITS** Seller will sell individual tracts separately by themselves.

**ZONING** Tract I : CP-2  
Tract II: Finished Townhome Lots  
Tract III: RP-3: Up to 12.4 units per acre

**UTILITIES** On or adjacent to the tracts. See sewer map attached.

**SCHOOLS** Blue Valley District  
Elementary - .7 miles, Middle school .6 miles, High school 1.2 miles.

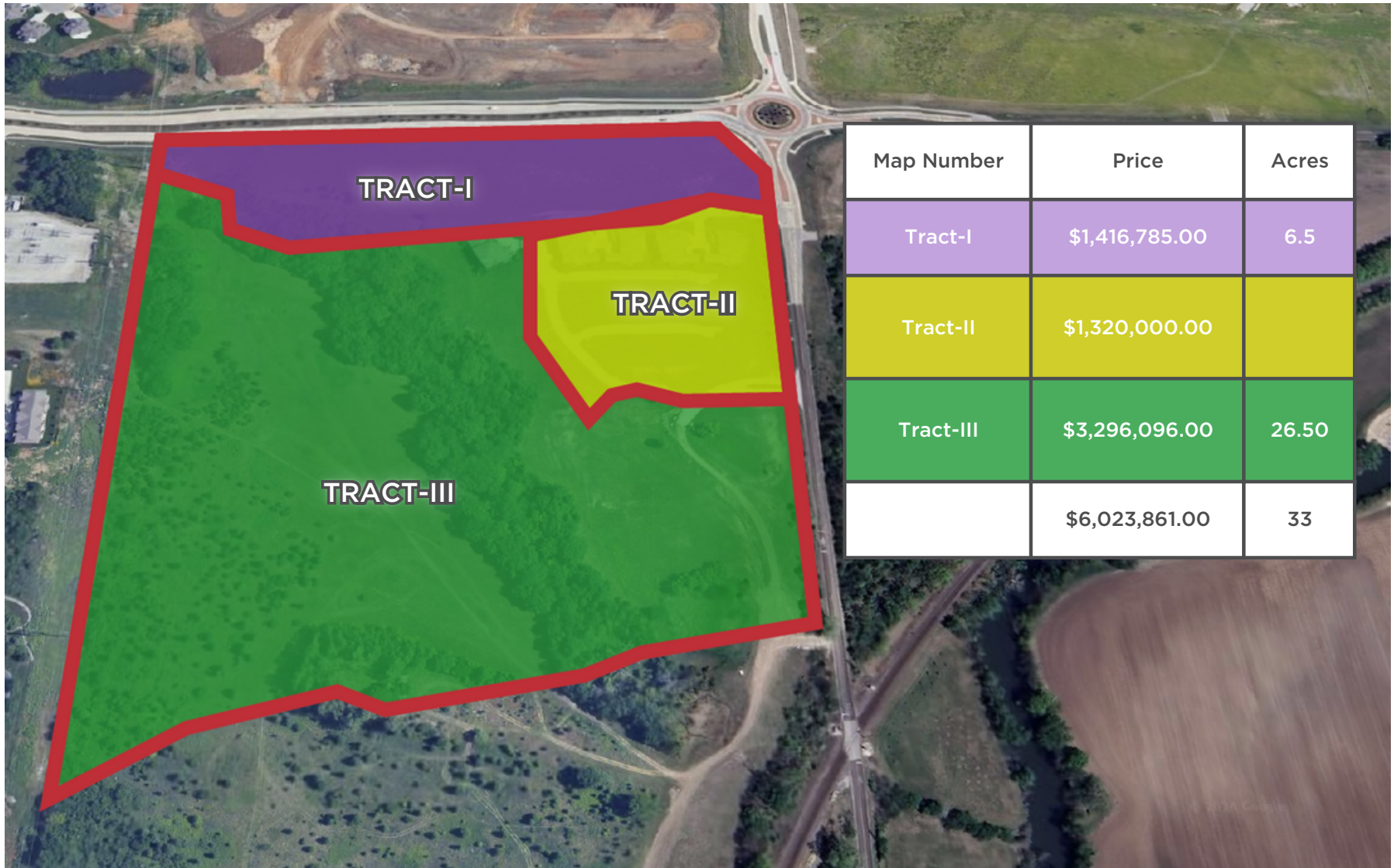
**ADDITIONAL** CC&R's for the Townhome Lots available for review.

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## PROPERTY PRICING AND DESCRIPTION

## PROPERTY INFORMATION

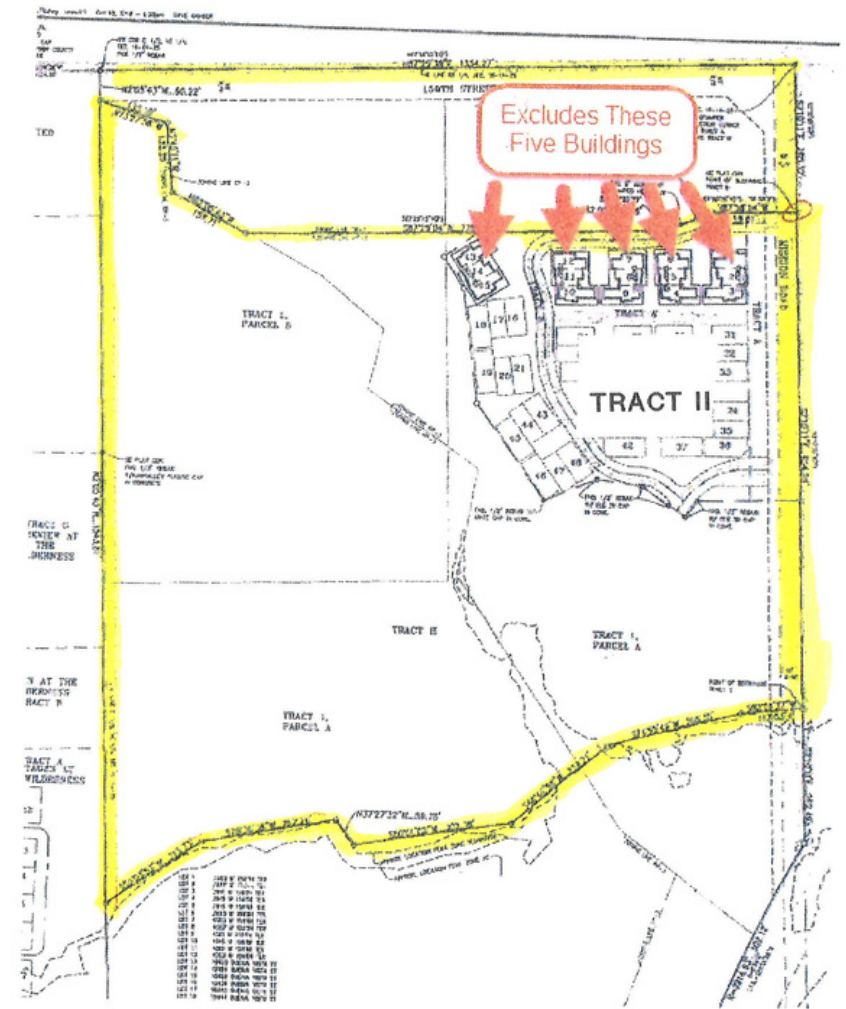
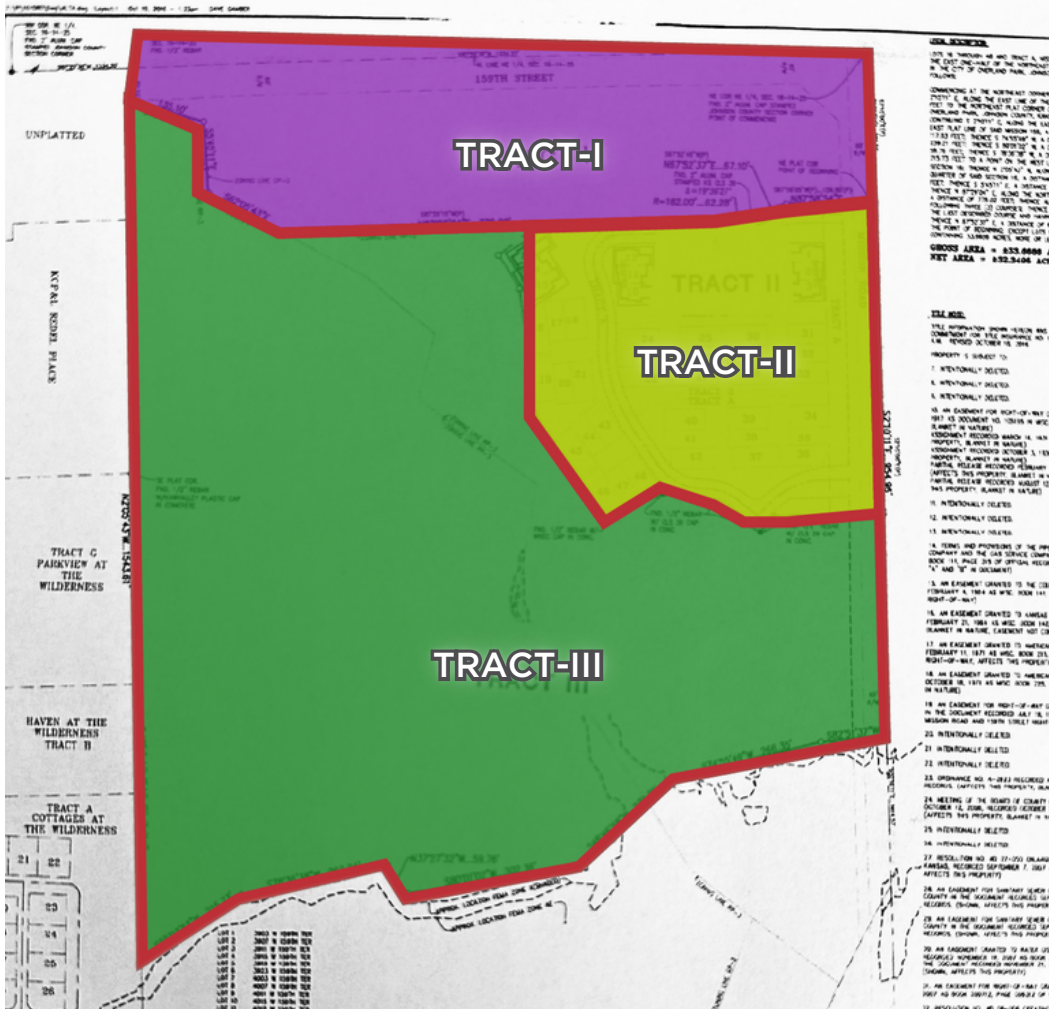


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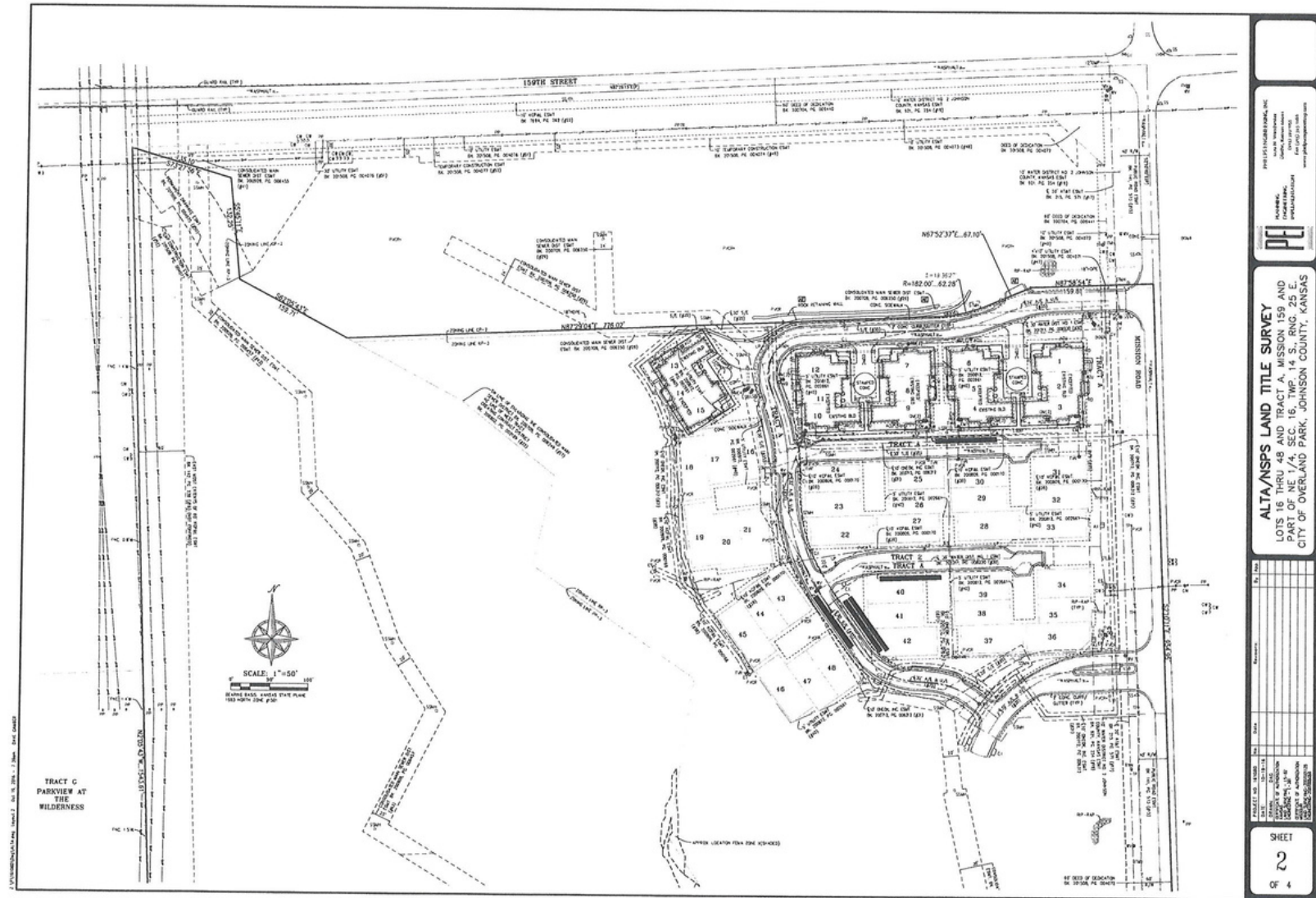
# PROPERTY TRACTS

# PROPERTY INFORMATION

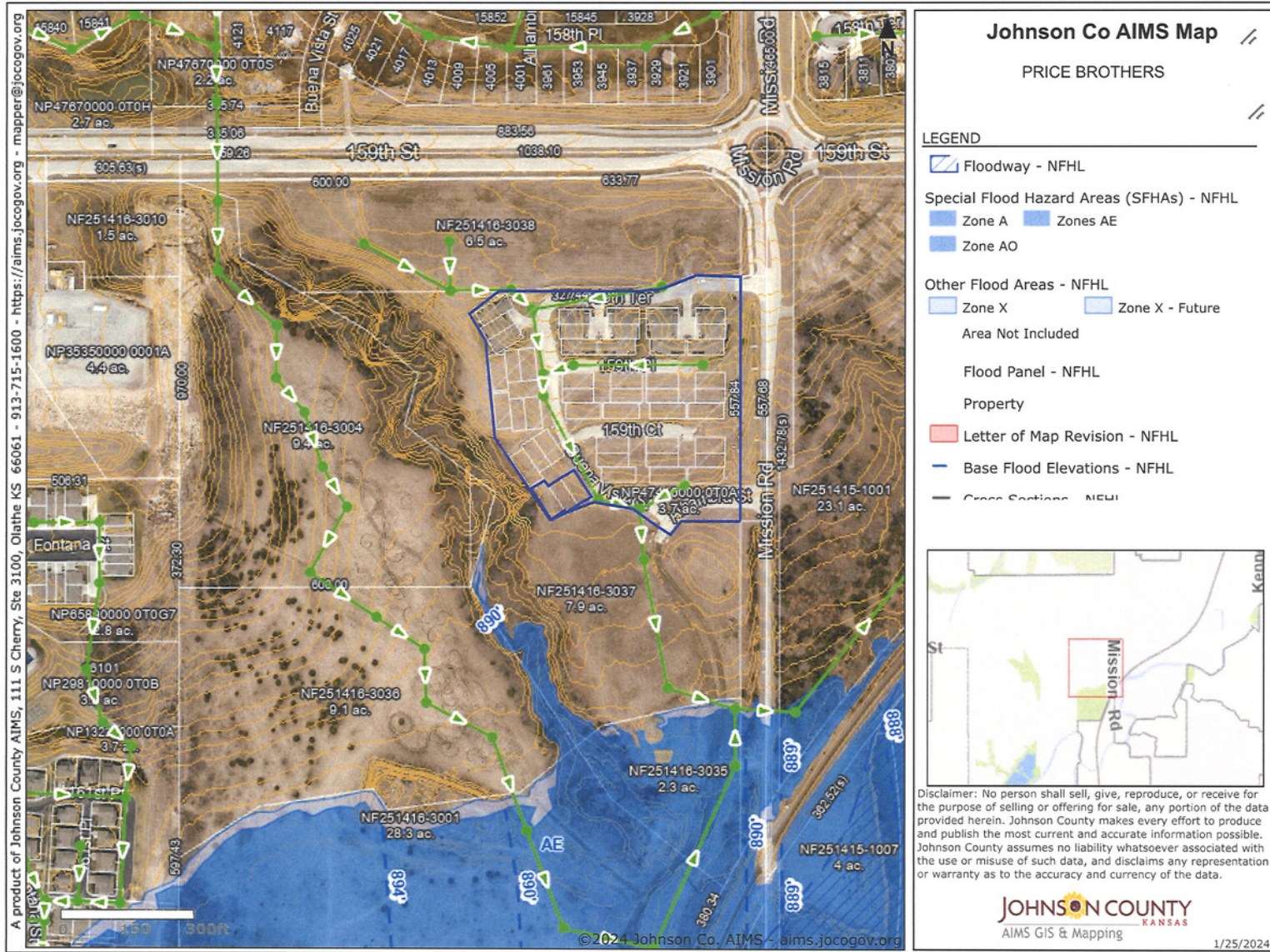
EXHIBIT A



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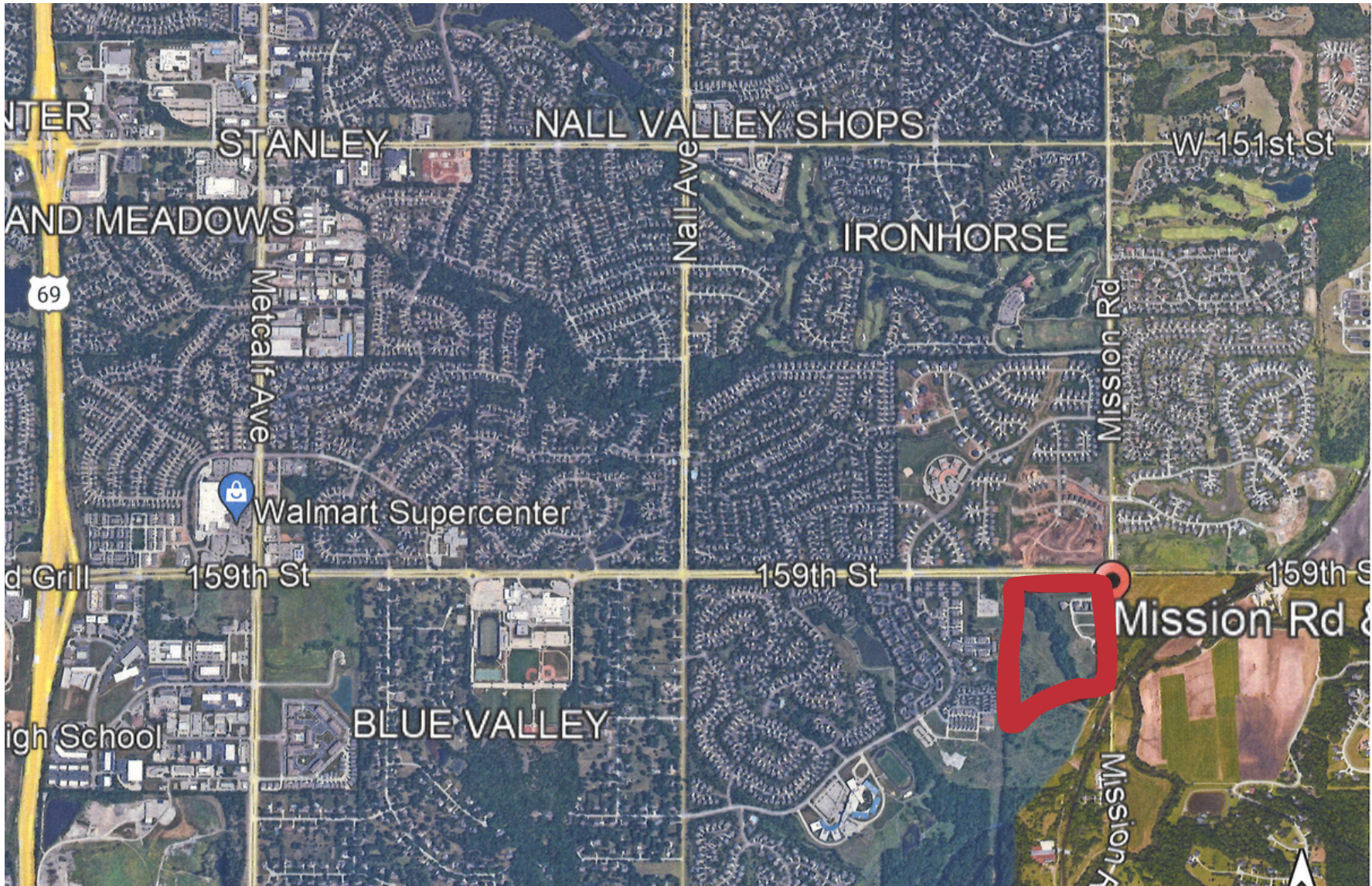


## CLOSE AERIAL

## PROPERTY INFORMATION



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