

Land for Sale

2,157± Acres

Tailgate Ranch

I-70 & County Road 1
Tonganoxie, Kansas

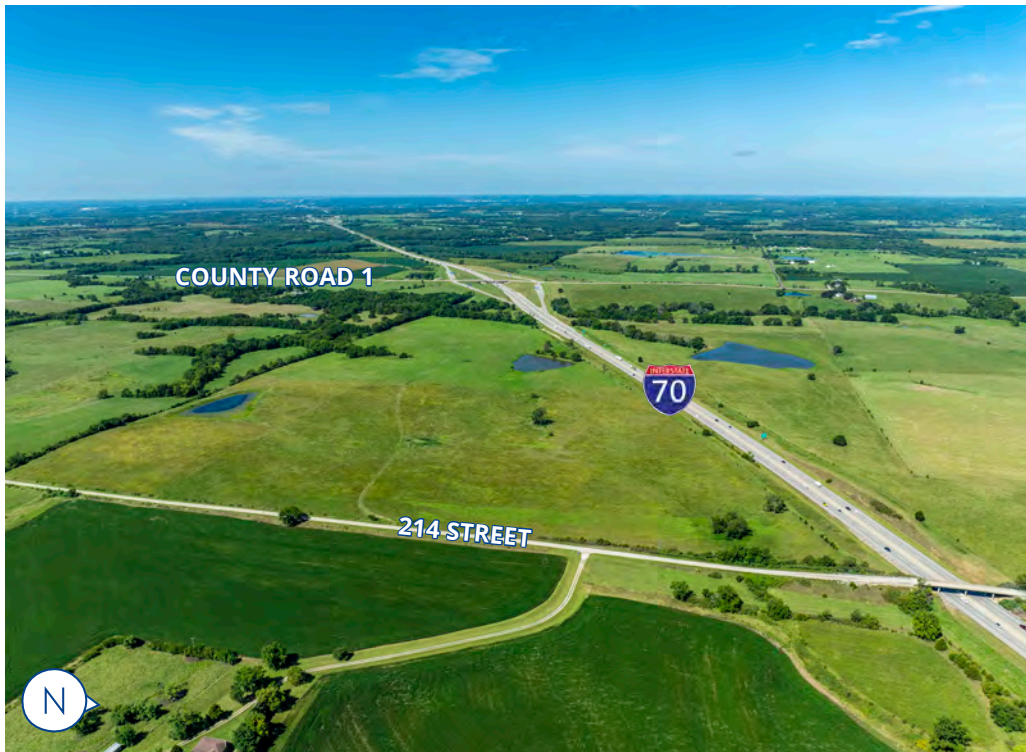


[Click to View Aerial Video](#)



Property Profile

I-70 & County Road 1, Tonganoxie, Kansas



Owner will sell in its entirety or subdivide into large parcels

Currently operating as a working cattle ranch. Situated on 2,157± acres on both sides of I-70 at County Road 1, in Leavenworth County, Kansas. The site is not currently zoned for any commercial or residential use. The vision for the site is a mix of uses including single-family, industrial, mixed-use, and retail.



2,157±
Acres



33,260 VPD
Traffic Count



Adjacent to
Tonganoxie Business
Park



I-70 Exposure on
Two Corners



12" water main to north
property line
15" sewer to north
property line

\$22,225

2023 Real Estate Taxes



Population

3 mile	961
5 mile	8,127
10 mile	48,069



Households

3 mile	339
5 mile	3,050
10 mile	18,678



Median
Household
Income

3 mile	\$101,020
5 mile	\$79,159
10 mile	\$82,795



Median
Home Value

3 mile	\$355,556
5 mile	\$321,259
10 mile	\$314,242

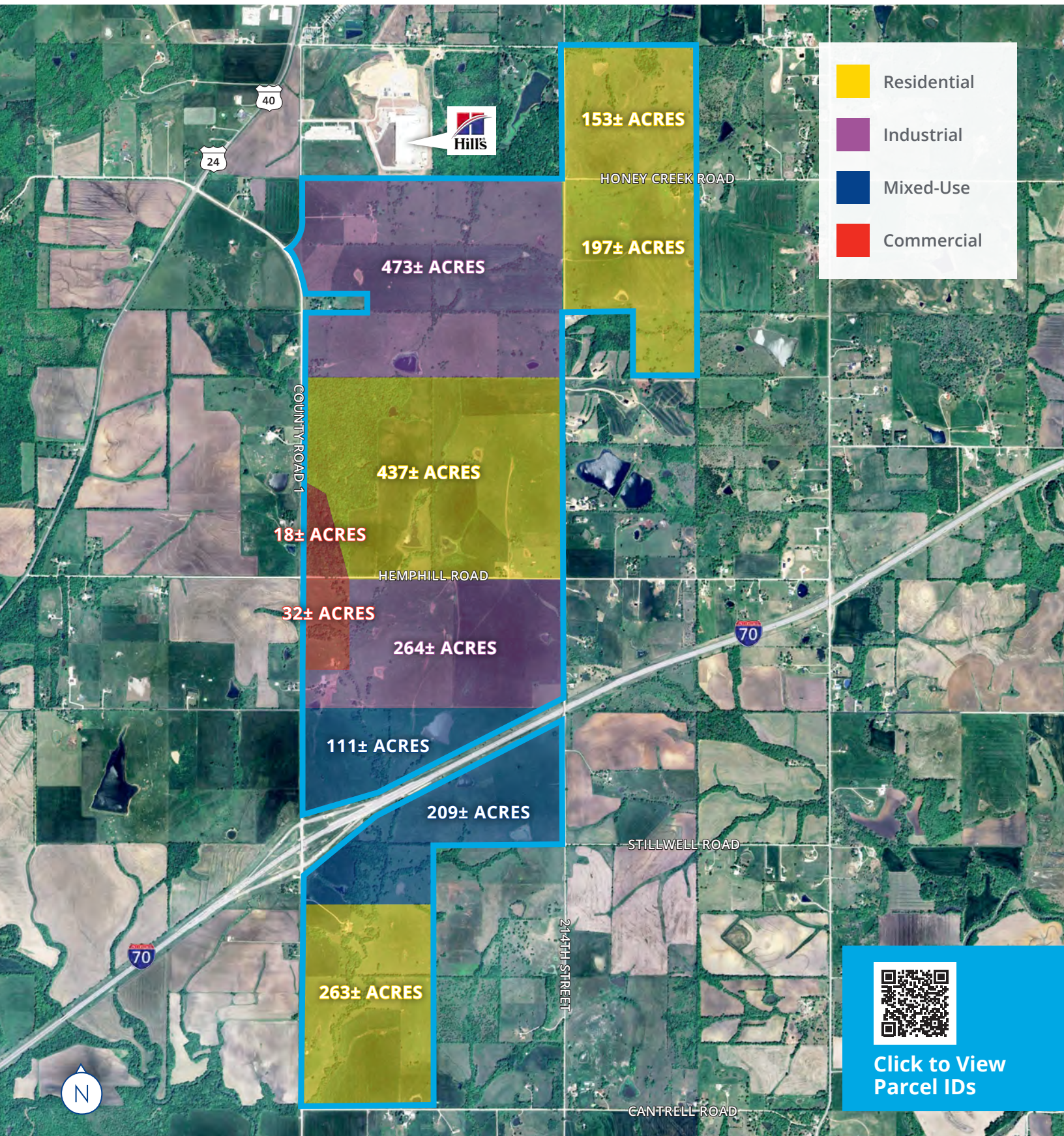


Per Capita
Income

3 mile	\$46,030
5 mile	\$38,126
10 mile	\$41,754



Potential Land Use



- Residential
- Industrial
- Mixed-Use
- Commercial



[Click to View Parcel IDs](#)

Points of Interest

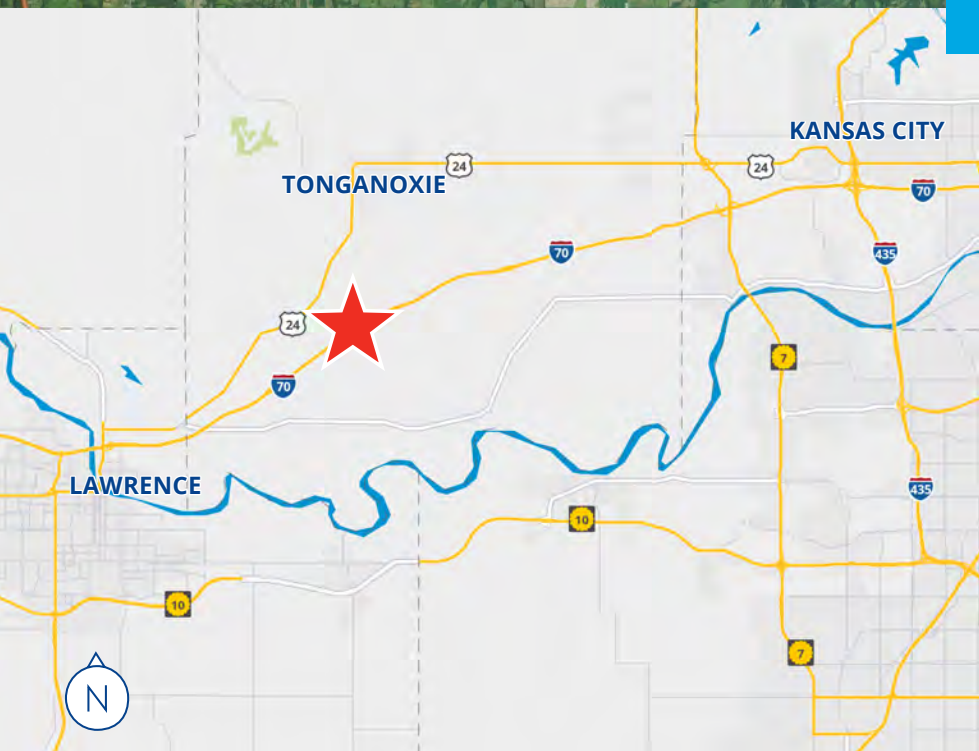
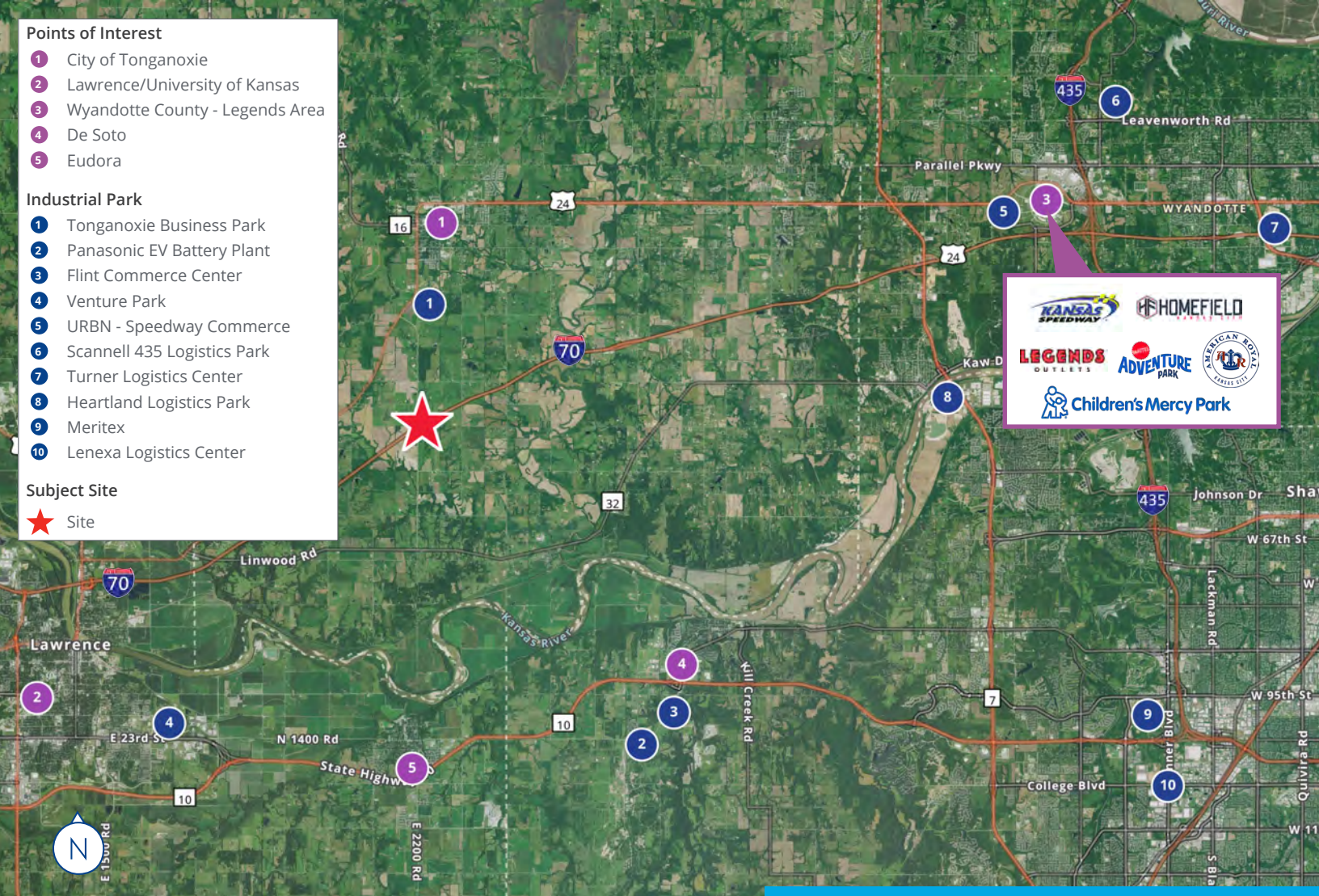
- 1 City of Tonganoxie
- 2 Lawrence/University of Kansas
- 3 Wyandotte County - Legends Area
- 4 De Soto
- 5 Eudora

Industrial Park

- 1 Tonganoxie Business Park
- 2 Panasonic EV Battery Plant
- 3 Flint Commerce Center
- 4 Venture Park
- 5 URBN - Speedway Commerce
- 6 Scannell 435 Logistics Park
- 7 Turner Logistics Center
- 8 Heartland Logistics Park
- 9 Meritex
- 10 Lenexa Logistics Center

Subject Site

★ Site



I-70 & County Road 1 | For Sale



Bryan Johnson
Principal
+ 1 816 556 1140
bryan.johnson@colliers.com

Colliers Kansas City
4520 Main Street, Suite 1000
Kansas City, MO 64111
+1 816 531 5303
colliers.com/kansascity

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.