

GARDENS OF VILLAGGIO

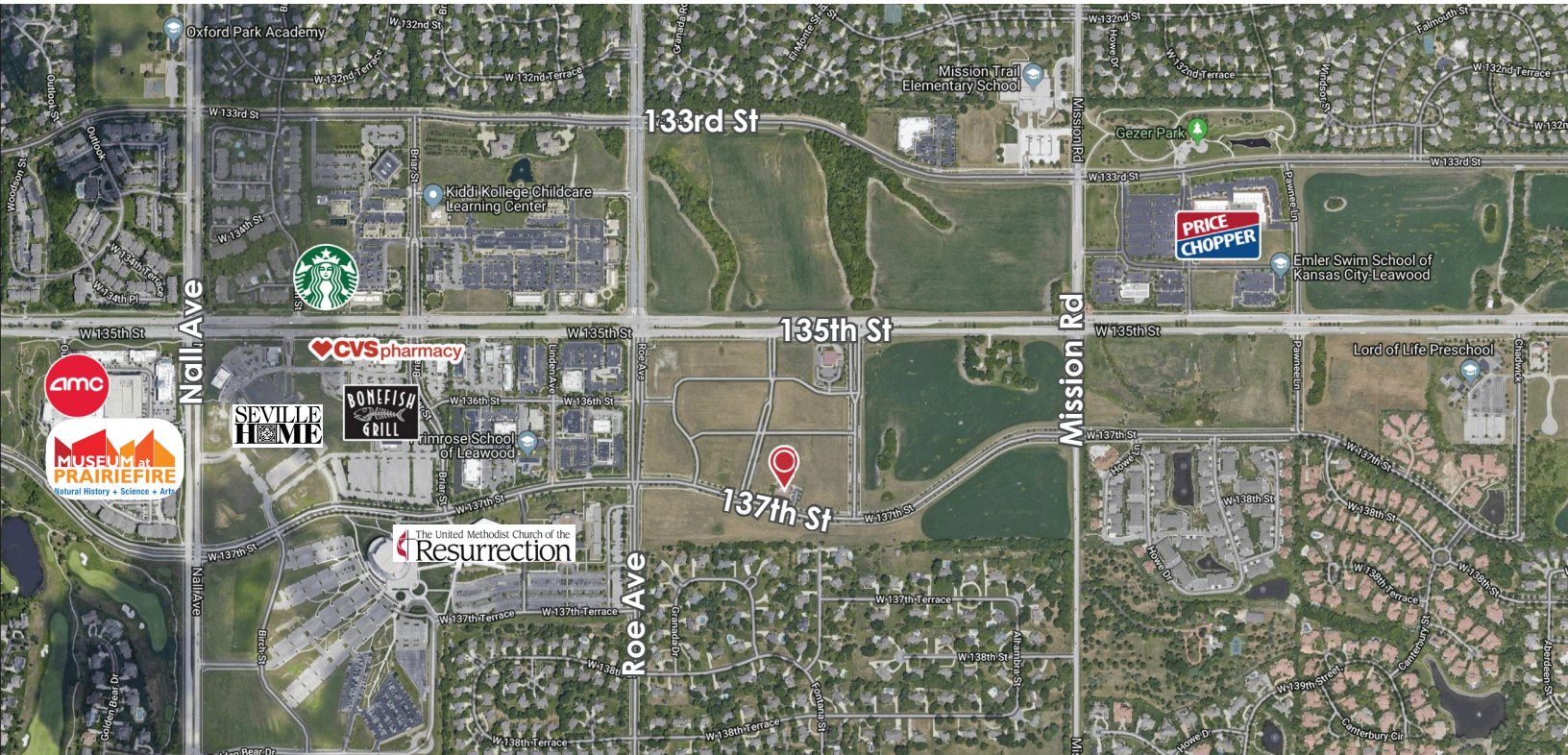
4630 W 137TH ST, LEAWOOD, KS 66224



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- Lots in the Heart of Leawood
- Lot 1 - 12,830+/- SF
Lot 2 - 6,382+/- SF
+ Tract A - 41,926+/- SF
Total = 61,138 SF
- Property is platted for 2 building footprints as well as common tract for parking & driveway
- Zoned SD-O (Planned Office)

FOR SALE

\$12.00/SF

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 POPULATION	8,377	69,782	153,454
2019 AVG HOUSEHOLD INCOME	\$196,197	\$167,418	\$147,412

Jim Thome

Direct: 913.548.8700

Fax: 913.981.9082

Email: jthome@reececommercial.com

The information above 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.

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Taxes

The Special Assessments are for the Transportation Development District (TDD) that was created to finance the infrastructure. The subject property special assessments are for buried power lines, storm water improvements and street improvements in the Villaggio development, along with curbing and sidewalks along 135th Street and Fontana Street.

- The assessment for buried power lines runs for a period of 15 years, ending after the 2021 tax year.
- The assessment for storm water improvements runs for a period of 15 years, ending after the 2023 tax year.
- The assessment for curbing and sidewalks along 135th and Fontana runs for a period of 10 years, ending after the 2019 tax year.
- The assessment for Street improvements runs for a period of 15 years, expiring after the 2024 tax year.
- The assessment for wastewater is ongoing and paid in addition to the mill levy taxes.
 - Lot 1 - \$13,376 (2014)
 - Lot 2 - \$6,708 (2014)
 - Common Tract \$23,078 (2014), 50% of this is attributed to Lot 1 and 25% is attributed to Lot 2

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