

PRIME DEVELOPMENT LAND | Gardner Business Park, Gardner, KS 66030



- ✓ 5.1 acre site with approximately 4 acres of usable land
- ✓ Located just minutes west of I-35 at 175th Street, just west of Walmart Supercenter, Super 8 Motel, Perkins, Phillips 66, Arby's, Scooter's Coffeehouse, Subway, Gardner Shops, New Hampton Inn & Suites, and adjacent to Trade Net Publishing
- ✓ Easy access from Old 56 Highway to Cedar Niles Road to Santa Fe

SALE PRICE: \$1,000,000

	1 mile	3 miles	5 miles
Population	3,981	21,842	32,161
Households	1,393	7,424	10,867
Average HH Income	\$66,405	\$83,698	\$89,629

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Description: 5.06 acres, approximately 4 acres usable – retention pond on site may need to be relocated

Property ID: CP28720000-0001

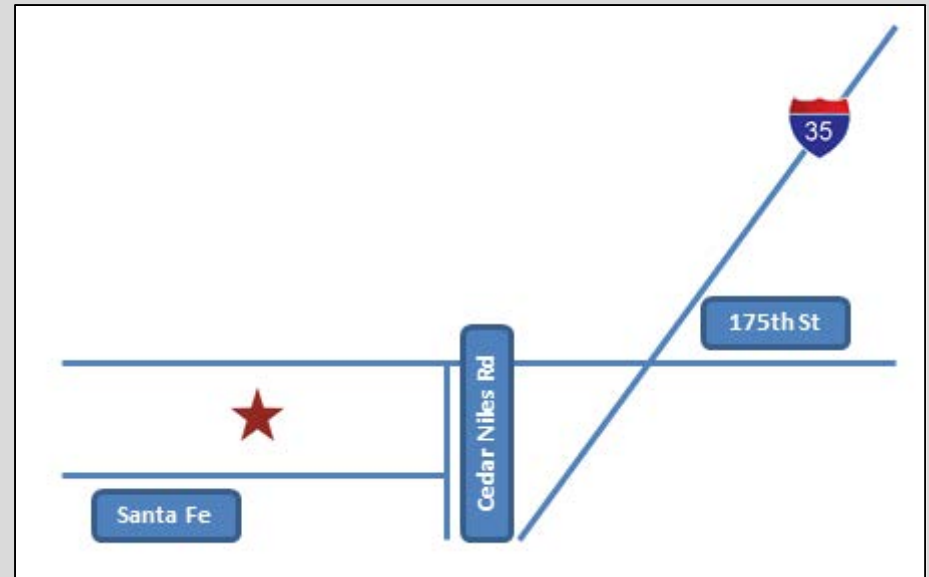
Zoning: C-2

2018 Taxes: \$9,220.58

UTILITIES

Electric:	City of Gardner	913-856-8833	
Gas:	Kansas Gas Service	800-794-4780	
Sewer:	City of Gardner	913-856-7535	
Water:	City of Gardner	913-856-7535	
Stormwater:	City of Gardner	913-856-7535	
Cable:	Spectrum Cable	816-358-8833	800-892-2253

School District: Gardner-Edgerton (USD 231)



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