

N Heartland

19.97 Acre Site

191st Street & Waverly Rd. | Gardner Twp, KS

Property Features

- 19.97 Acres available for sale
- Sandwiched between two fast-growing cities along 191st street near the I-35/Gardner Road interchange
- Currently Zoned RUR 'Rural' with potential to up-zone
- Flat and conducive for development
- Sale Price: \$2,500,000 (± \$2.87/SF)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Blvd Suite 170 Overland Park, Kansas 66211 +1 913 362 1000

nai-heartland.com

Russell Pearson, CCIM

+1 913 890 2015 russell@nai-heartland.com

Proposed Site Plan Option: ± 640'-9" Orscheln Farm & Home F.D. ACCESS LOOP Wagner Logistics Horizon Trails Apartments 6 @ 50 = 300-0 EXISTING PAVED TRAILER STORAGE Kubota Tractor Corporation 362,700 SQ FT ONE-STORY 130-0" 60-0 WAREHOUSE Amazon Fulfi EXISTING PAYED PARKING AREA 10 @ 50' = 500'-0" DID 140-0" 310-0" 110'-0" 110'-0" OFFICE For more information: Russell Pearson, CCIM +1 913 890 2015 1.25 ACRES RETENTION russell@nai-heartland.com WEST 191st STREET

