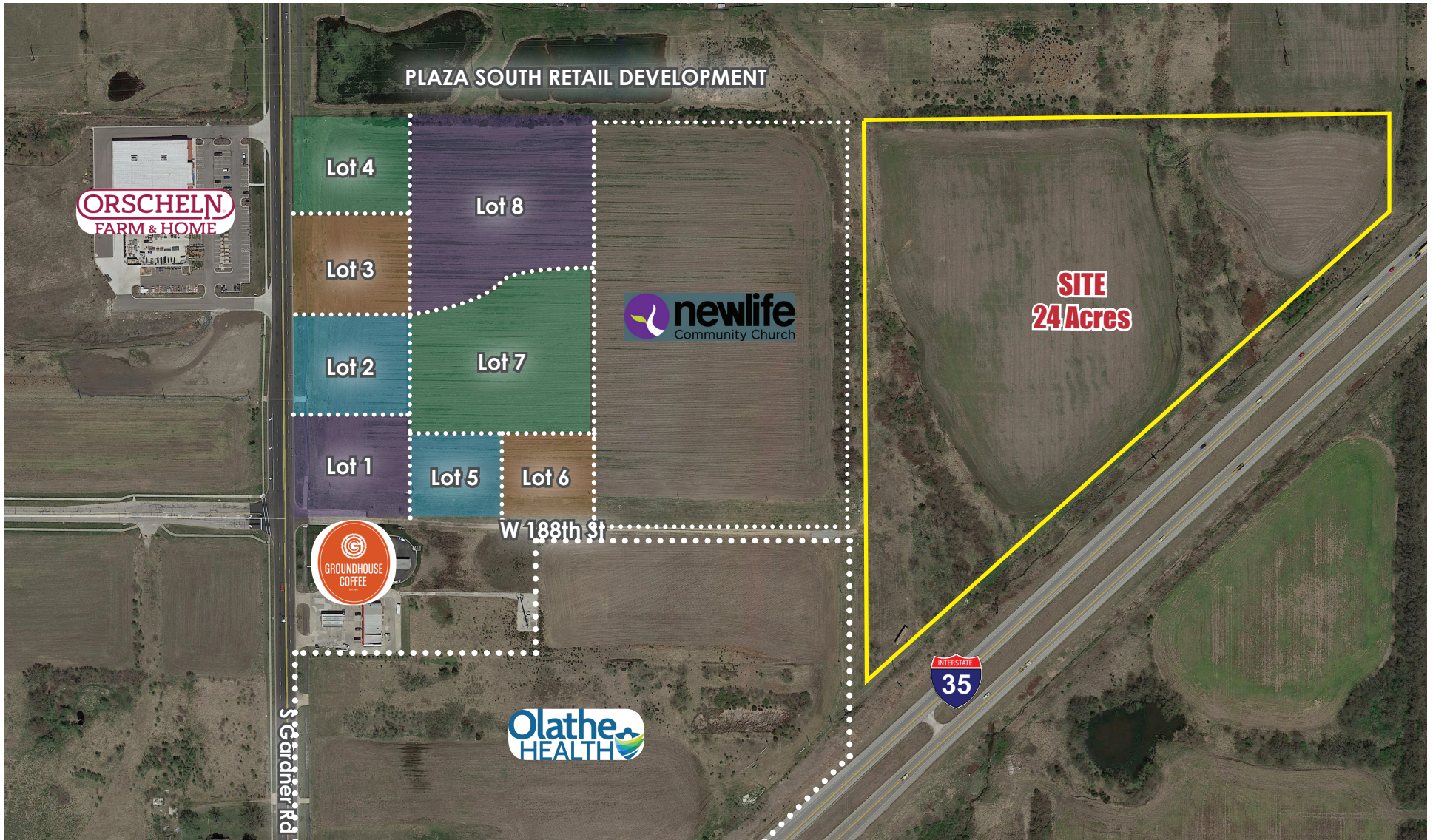


FOR SALE - 24 ACRES - ZONED C-3

W 188TH ST & E GARDNER RD, GARDNER, KS



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REECE COMMERCIAL REAL ESTATE

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Selling Land & Farms Since 1976

W 188TH ST & E GARDNER RD

PROPERTY INFORMATION

- LOCATION** Approximately 1,100 SF of frontage on the north side of I-35, and approximately 1,100' east of Gardner Rd on the soon to be built 188th St.
- ACRES** 24 Acres
- PRICE** \$2, 770,416 (\$2.65/SF)
- ZONING** Zoned C-3 for commercial and business (See list of permitted uses).
- TAX ABATEMENTS** Tax abatements may be available by petitioning the property into AC-P zoning which is in existence for the Plaza South retail development
- TERRAIN** All open with gentle slope from north to south (See topography map)
- PLAZA SOUTH** The 12 acres directly to the west were recently purchased by New Life Community Church who will be building a new community worship center within 2 years. There is another 14 acres just to the west of the church site zoned for Plaza South Retail, abutting Gardner Rd with 8 pads for restaurants, hotels and senior living. The development will start in the Spring of 2020.
- OLATHE MEDICAL** Olathe Medical owns the land on the south side of 188th St and is presently building phase 1 of the Olathe Health Gardner Edgerton Campus
- STREETS** Olathe Medical and Plaza South Development have submitted a petition for 188th St to be built as a benefit district, and when completed will connect the property to Gardner Rd.
- UTILITIES** Water: To be installed along with the construction of 188th St. Gas and electricity are also to be installed along 188th St.
Sewers: At the southwest corner of the property
- LOGISTICS CENTER** The property is about 1.25 miles east of Logistics Park Kansas City with 10 million (soon to be 16 million) SF of warehouses. Presently there are 4,500 employees working at the center.
- NEW INTERSECTION** The City of Gardner starting in 2020 will construct a new intersection at 188th St & Gardner Rd and complete a new street to the west of Gardner Rd to connect with the Kansas City Logistic Center.

The information in this package 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. © 2017



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In District C-3, no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Any use permitted in District C-2.
- B. Rental, leasing or sale at retail or wholesale of new or used passenger cars, boats, trucks, trailers, recreational vehicles, construction equipment and farm machinery.
- C. Rental or leasing of lawn care equipment.
- D. Sales and servicing of swimming pools, patio furnishings and related equipment.
- E. Repair and servicing of motor vehicles, machinery and equipment of all types, including body shops, paint shops, transmission shops, and facilities for engine overhauls.
- F. Commercial or wholesale facilities for bakeries, printing and publishing, cold storage and ice, and nurseries and greenhouses.
- G. Car washes.
- H. Outdoor miniature golf.
- I. Contractor's yard and storage.
- J. Taxi and limousine dispatching centers.
- K. Manufacture or assembly of products to be sold only at retail on the premises.
- L. Hotels and motels.
- M. Accessory uses customarily incidental to the uses permitted in District C-3

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AERIAL FACING NORTH

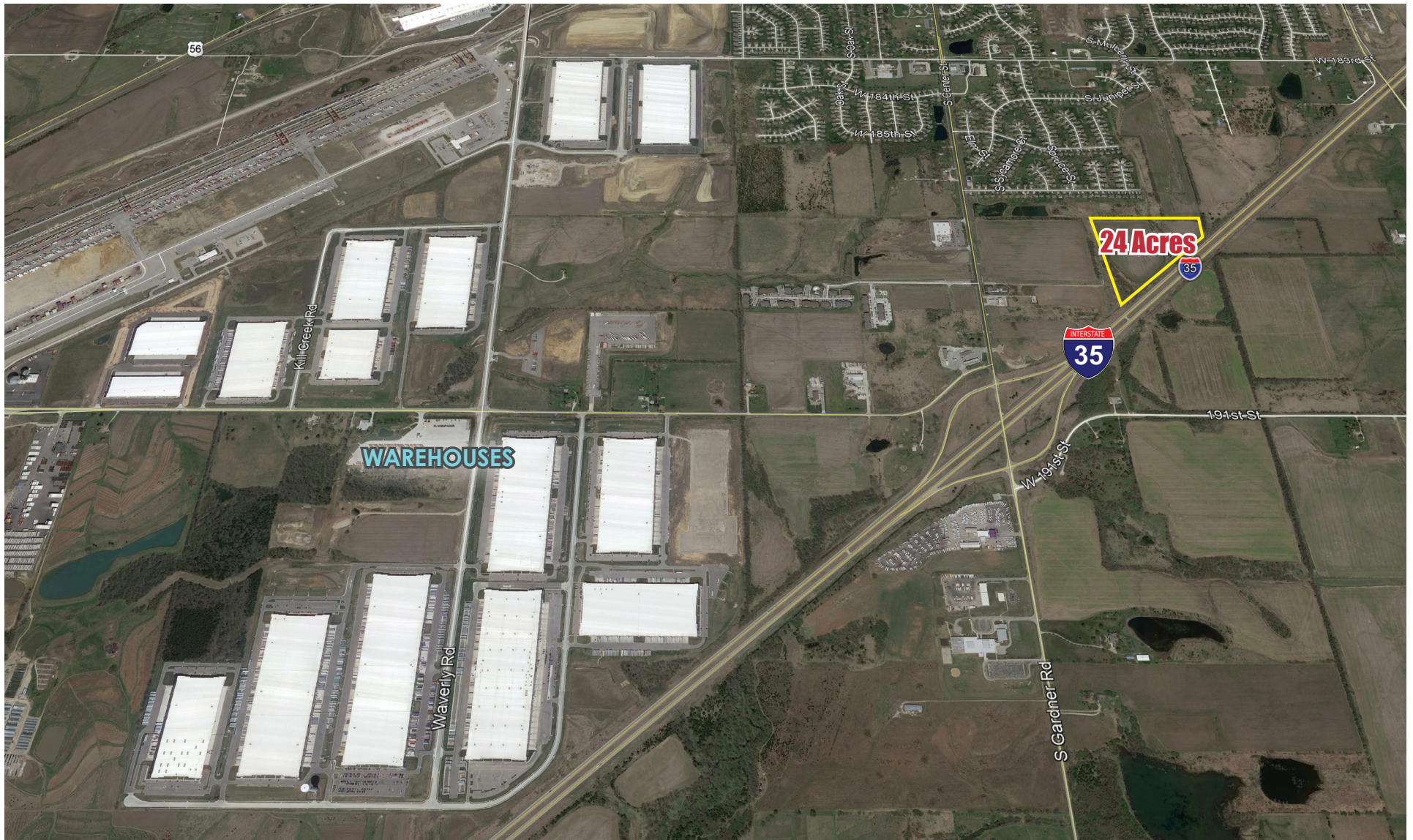
AERIALS



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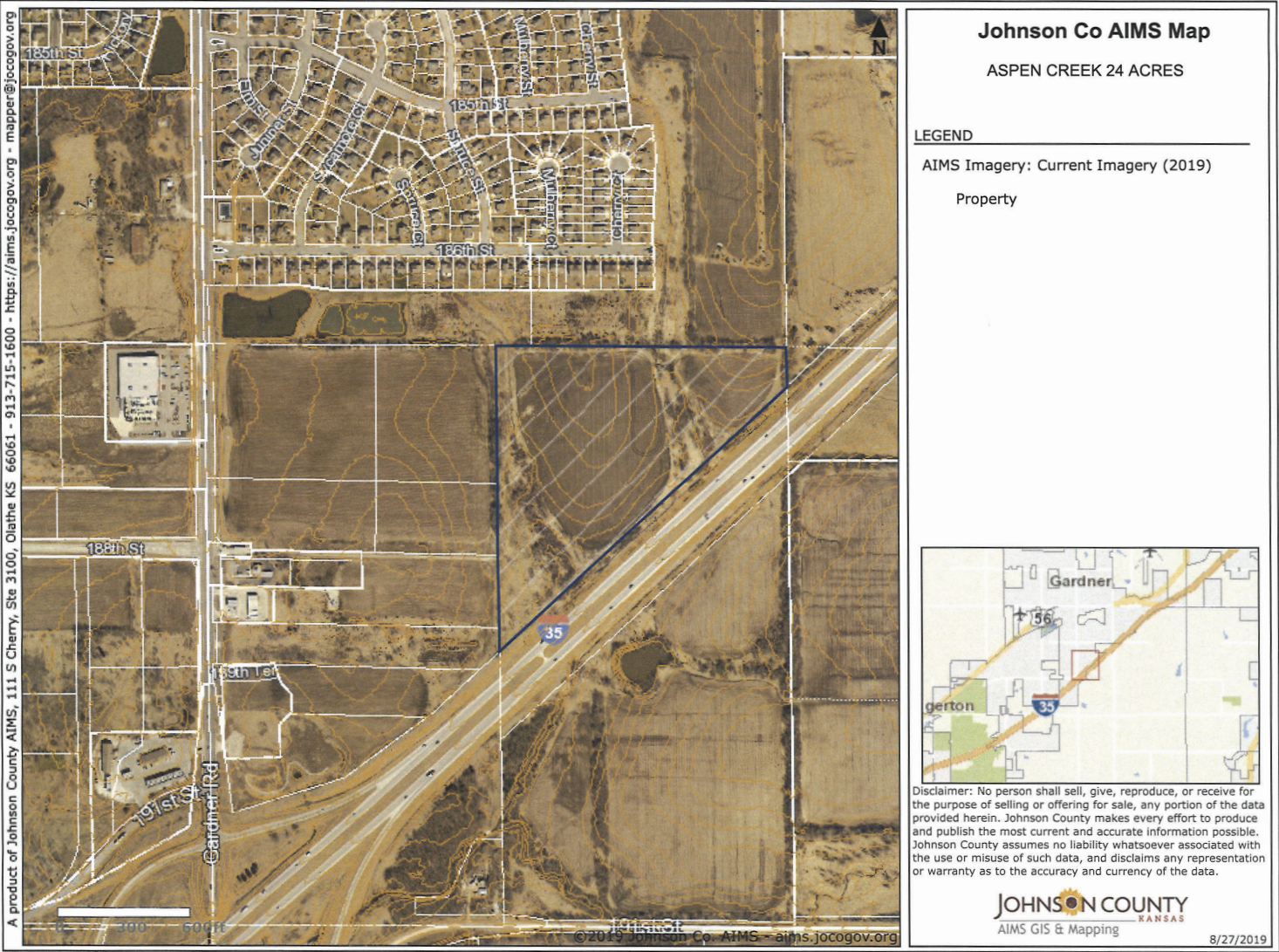
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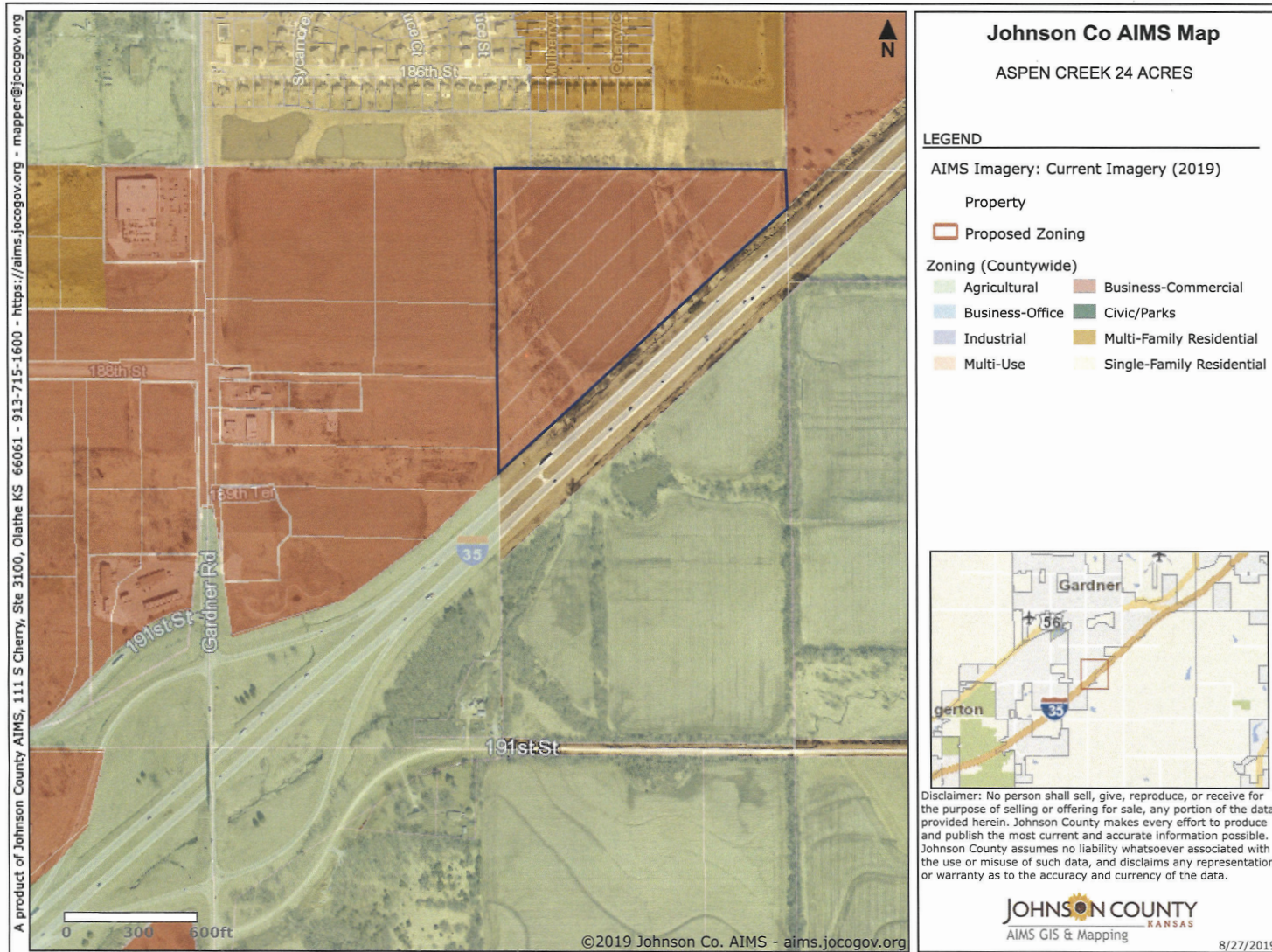
TOPOGRAPHY MAP



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ZONING MAP

AERIALS



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