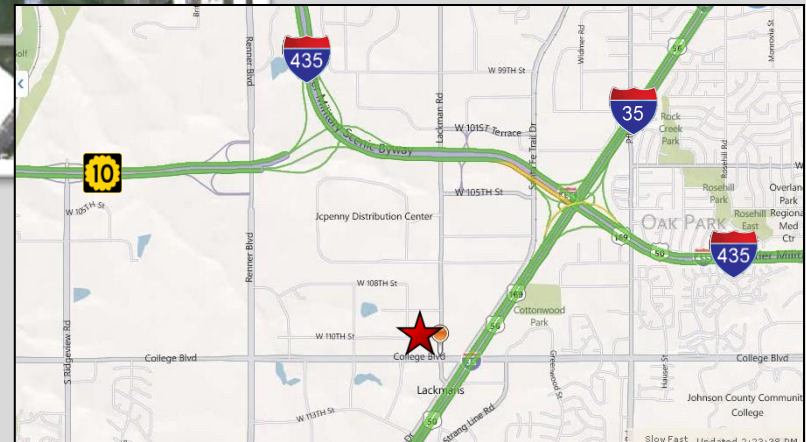


PRIME DEVELOPMENT LAND | NWC College & Lackman, Lenexa, KS



- ✓ 5.807 acres (252,953 SF)
- ✓ 300' frontage on College Blvd.
- ✓ Excellent development opportunity
- ✓ Zoned BP-1
- ✓ Daytime population 48,000+ in 3 mile radius
- ✓ .25 mile from JC Penney regional distribution center

SALE PRICE: \$1,000,000



Jill S. Bergthold
jbergthold@fishmancommercial.com
913.747.3322 O | 913.961.0600 C



PRIME DEVELOPMENT LAND | NWC College & Lackman, Lenexa, KS

Description:

5.807 acres at the NW corner of College & Lackman with 300' frontage on College Boulevard

Legal Description:

8-13-24 BG 100' N & 50.86' SW SE CR SE1/4 ON N/L 111TH ST SW 189.49' W 863.06' N 215' E 204.06' NE CUR LF 182.22' NE 154.7' ELY CUR RT 335.76' SE 10' & 55.44' W 31.83' S 144.88' E 165.01' TO W/L LACKMAN S 120.47' TO POB EX .326 AC 5.8065 ACS M/L LEC 270 54

Zoning: BP-1

Planned Business Park

Traffic & Access:

Access to I-35 is 1.75 miles
 Access to I-435 is 3 miles
 Access to K-10 is 2 miles
 Property has I-35 visibility

Utilities:

All utilities are available on site

Electrical Provider:	Kansas City Power & Light	888.471.5275
Gas Provider:	Atmos Energy	888.286.6700
Sewer Provider:	JoCo Wastewater	913.715.8590
Water Provider:	Water One	913.895.1800
Storm Water Provider:	City of Lenexa	913.477.7110
Communication Provider:	Time Warner Cable	816.358.8833
	SureWest	913.825.3000

School District: Olathe

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,251	69,282	218,755
Households	1,580	29,210	86,492
Median HH Income	\$50,106	\$61,789	\$69,203

Jill S. Bergthold

jbergthold@fishmancommercial.com

913.747.3322 O | 913.961.0600 C

