

PRIME COMMERCIAL DEVELOPMENT LAND IN WILLOW RIDGE – NEC 75th & K-7, Shawnee, Kansas



- Two tracts of prime commercial development land
 - Tract 1A: 9.2+ acres (392,654 SF) – future use Community Commercial
\$2,352,000 (\$5.99/SF)
 - Tract 1B: 4.7 acres (204,533 SF) possible KDOT ROW
\$767,000 (\$3.75/SF)
- All utilities located nearby along Silverheel
- Future 75th and K-7 Interchange - City of Shawnee is hopeful that the State will install a full interchange within the next few years on Tract 1B
- Currently zoned AG. Future use is Community Commercial, which focuses on providing commercial, retail entertainment, service and office uses to local and community populations. It provides retail, service, specialty, boutique, unique and one of a kind uses; lodging or office uses. It includes fast and convenient food and other dining facilities and allows drive-thru windows. Construction types can range from individual buildings on pad sites or small to large scale single strip center buildings.
- Excellent visibility from K-7 with over 28,000 CPD. Conveniently located between Shawnee Mission Parkway with a traffic count of 15,445 cars per day and K-10 Highway with a traffic count of 53,500 cars per day a few miles south

2021 Demographics	1 mile	3 miles	5 miles
Population	2,606	26,697	68,998
# Households	1,088	8,876	24,894
Avg Household Income	\$148,867	\$159,768	\$141,066

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Potential 4.7 Acres KDOT ROW looking S from Retention



Potential 4.7 Acres KDOT ROW W of K-7 N of 75th



9 Acres Looking S from Retention



9 Acres Looking SE from K-7 & Retention

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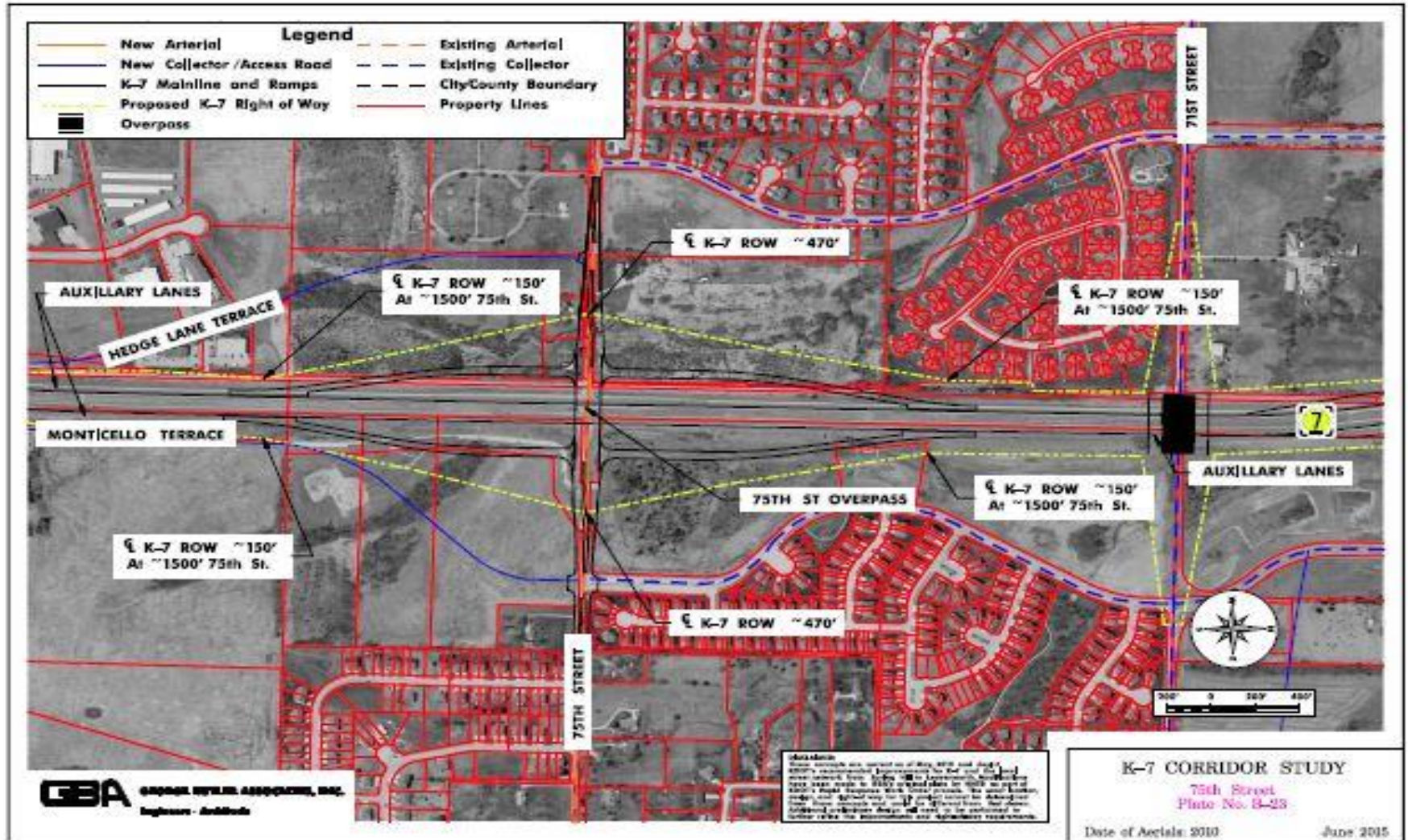
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Potential Interchange NEC 75th & K-7

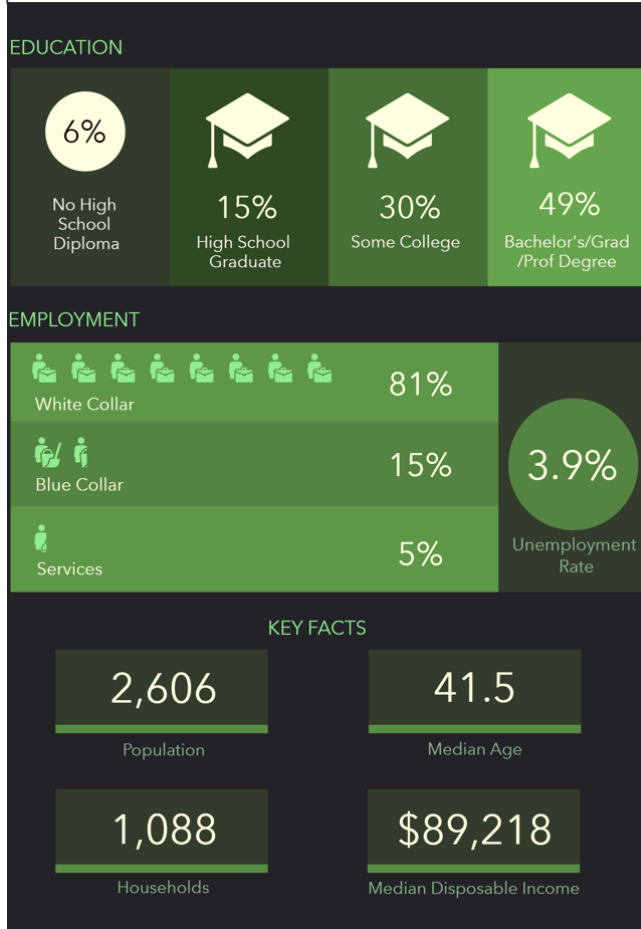


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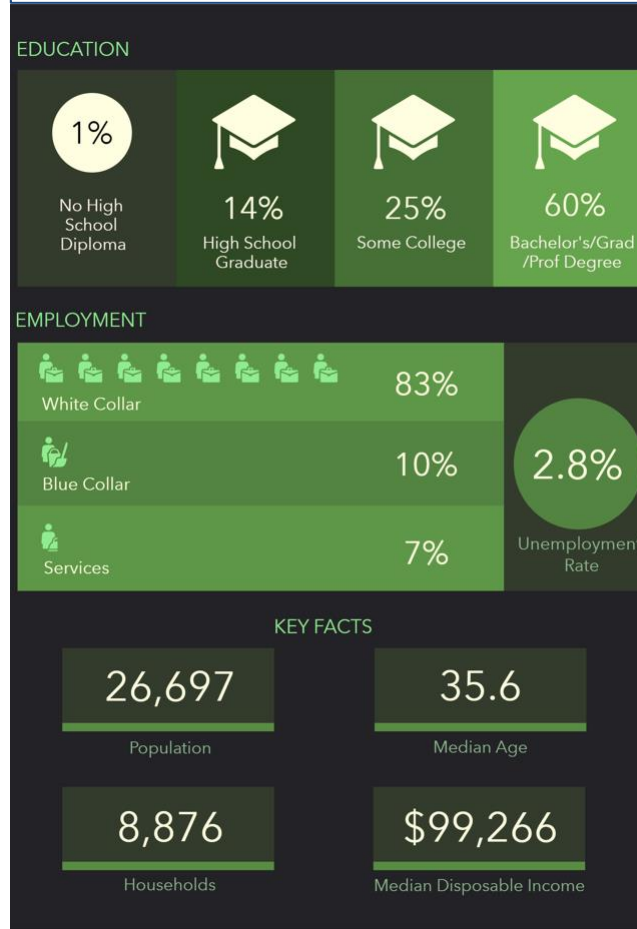


2021 DEMOGRAPHICS – NEC 75th & K-7, Shawnee, Kansas

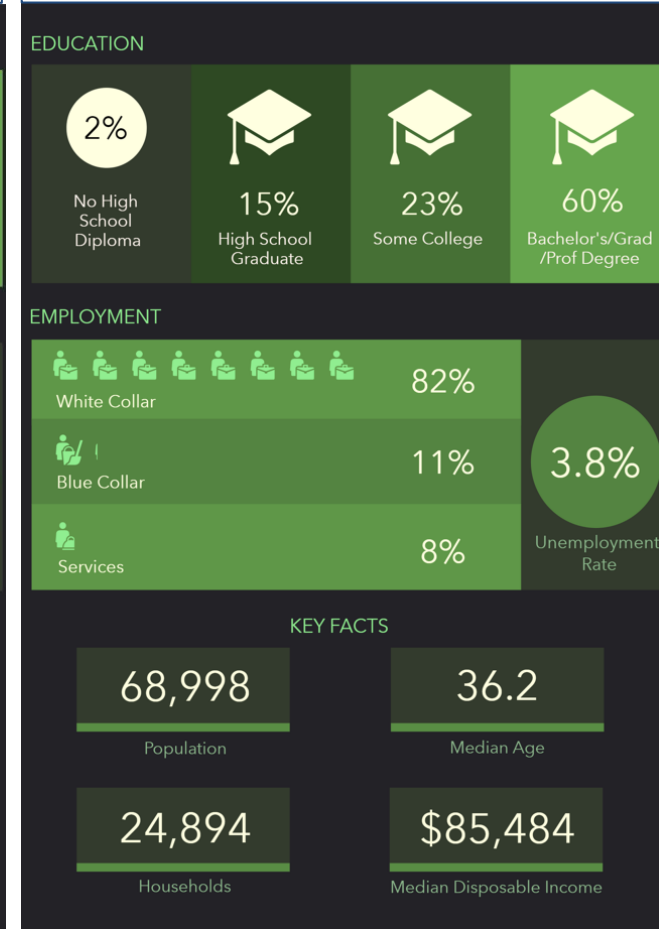
1 MILE



3 MILES



5 MILES



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LAND USE CATEGORY: COMMERCIAL

Community Commercial

The Community Commercial use focuses on providing commercial, retail, entertainment, service, and office uses to local and community populations. It provides retail uses; service uses; specialty, boutique, unique, and one of a kind uses; lodging; or office uses. It includes fast food, convenient food, and other dining facilities, and allows drive-thru windows.

Found at key intersections and along Arterial Roads, the use can range from individual pad sites or small to large scale single strip centers and lifestyle centers. It has a community wide draw for customers that may become regional depending on the specific use or business. It includes small to medium sized anchor tenants as well as supporting small shop tenants, with local, regional, and possibly national tenants. The Community Commercial use must be located or adjacent to an intersection of at least one Arterial and must front on an Arterial. Primary access provided is directly onto at least one Arterial.

The character of the Community Commercial use includes individual buildings and pad sites or multi-building developments. Multi-building developments should be interconnected with pedestrian access and feature an aesthetic that's complementary of the surrounding neighborhoods or community development patterns. The sites should include landscape, buffered side and rear yards, sidewalks, and connectivity to the sidewalk system with service requirements screened and/or in an enclosure. Parking requirements are based on the scale and size of the use.



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