

11.8 ACRES PRIME DEVELOPMENT LAND | North Side of Eisenhower at Lakeview Drive, Leavenworth, KS



- **Sale price: \$1,200,000**
- Owner prefers to sell as one parcel, however will accept offers on two parcels (see aerial on page 3):
 - 6.35 acres on the north - \$280,000
 - 5.45 acres on the south - \$1,070,000
- Currently zoned R1-9 Medium-Density Single Family Residential District – retail/office/multi-family/senior living are possible uses with zoning changes
- Utilities nearby along Eisenhower Road
- High traffic along Eisenhower to Dillon's and Walmart
- Located just one mile west of K7/Main Street on Eisenhower Road
- Close to many amenities, including Walmart, Dillon's, Leavenworth Golf Club, and KCI Airport (29 miles) with easy highway access

2019 Demographics	1 mile	3 miles
Population	4,089	29,859
Households	1,804	10,030
Avg Household Income	\$95,111	\$84,973

John Handley
 jhandley@fishmancommercial.com
 913.747.3314 O | 913.909.1304 C



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Looking east along Eisenhower from the west



Looking west along Eisenhower from Lakeview



Looking north from Eisenhower

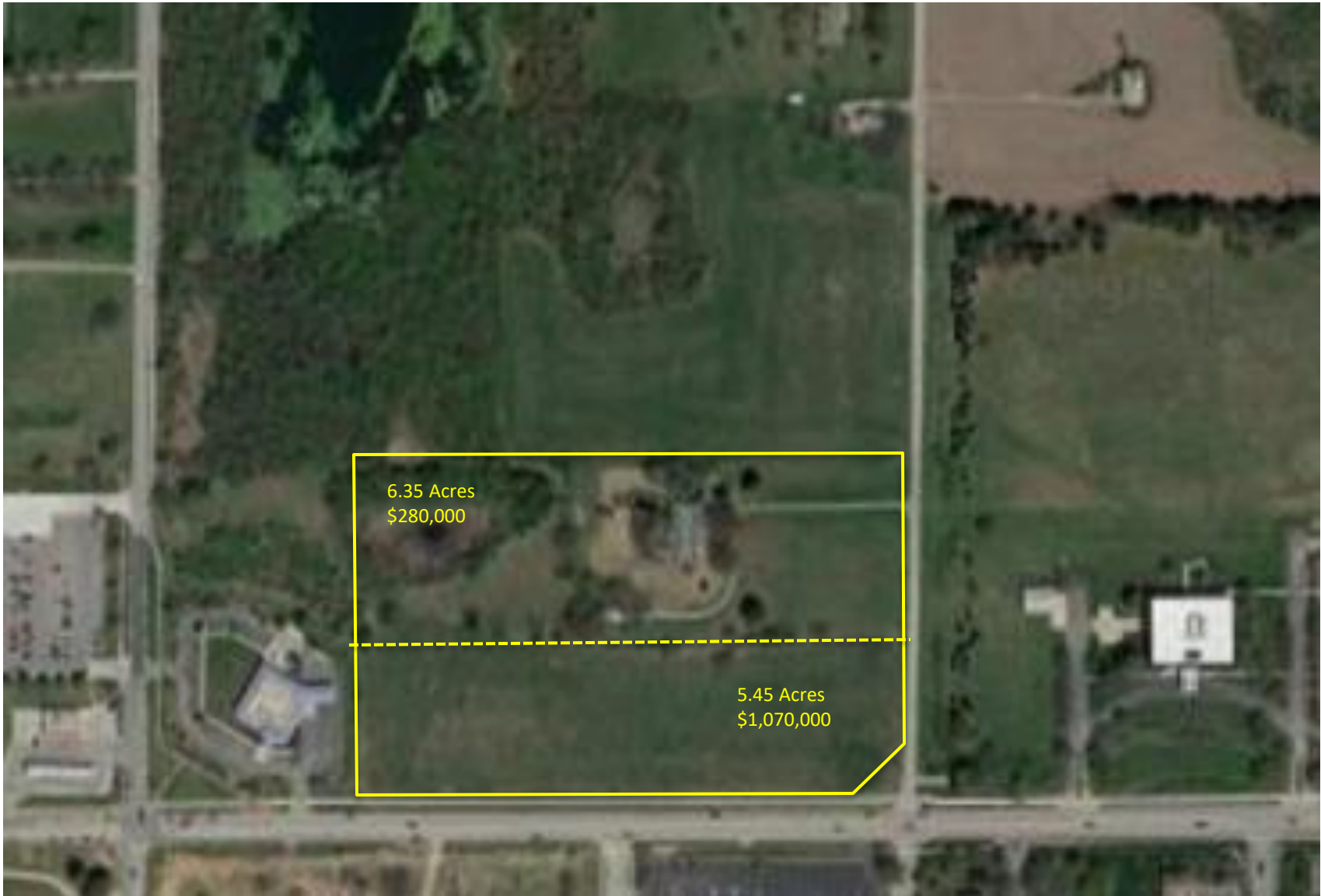


Looking NW from west end

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Utilities:

Sanitary sewer: There is an 8" line on the south side of Eisenhower Road coming from the east that stops on the east side of Lakeview Drive, and an 8" line that comes in from the west and touches the west property line just south of the pond on the property.
City of Leavenworth – 913.684.0735

Water: Leavenworth Water Department – 913.682.1513

Gas: Kansas Gas Service – 913.599.8985

Electric: Westar Energy

Close to major employers:

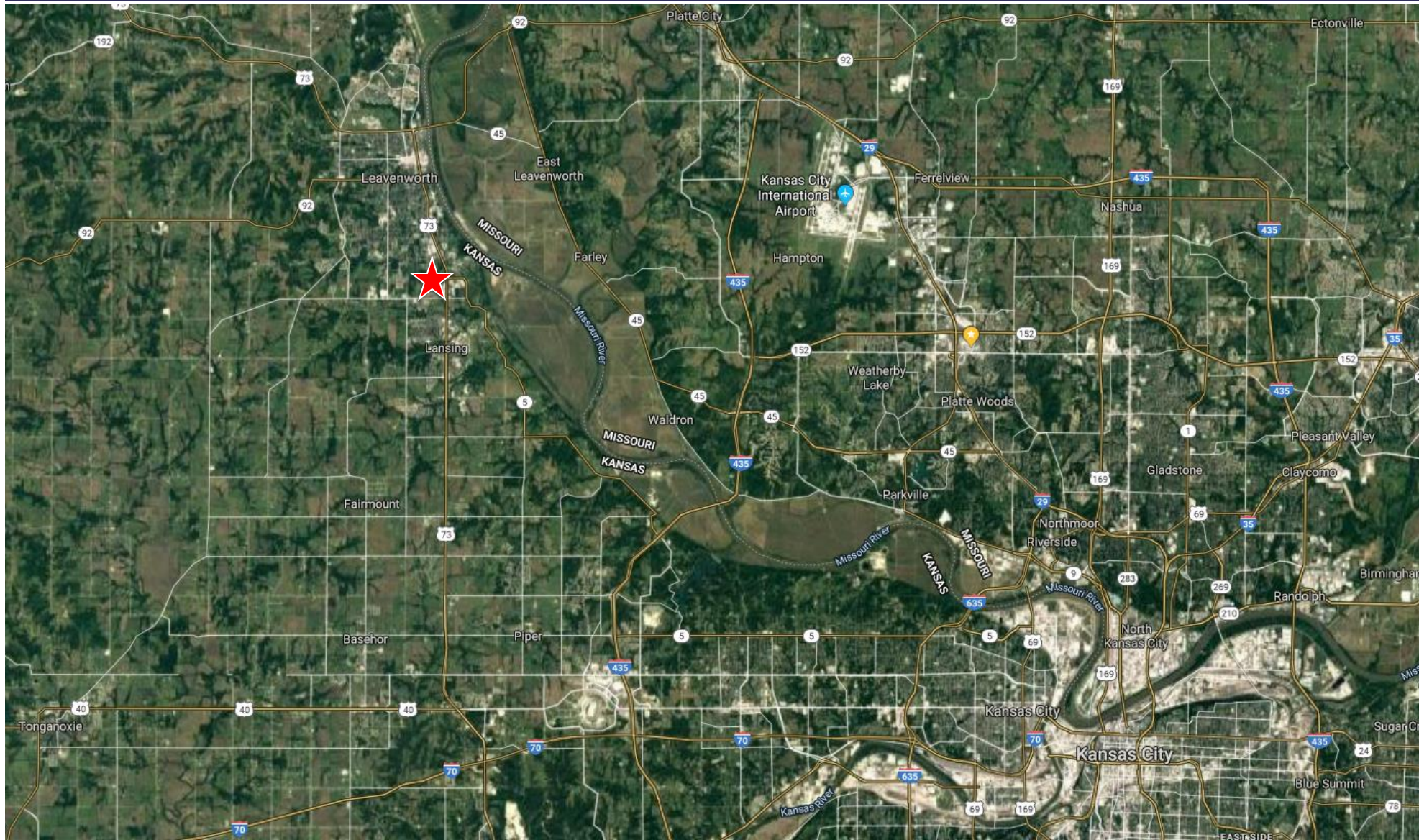
- Hallmark
- Fort Leavenworth
- Leavenworth Federal Penitentiary
- Lansing Correctional Facility
- Walmart
- Dillon's
- Armed Forces Insurance
- Cereal Ingredients
- University of St. Mary
- VA Hospital
- Corrections Corporation of America
- Northrup Grumman
- Leavenworth Golf Club

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AREA HIGHLIGHTS

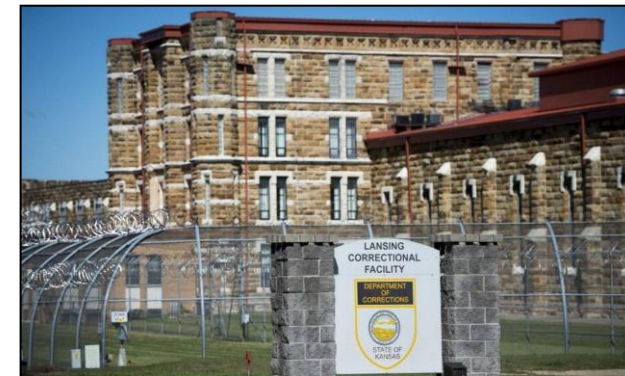
- + Established in 1827, Fort Leavenworth is the oldest active Army post west of the Mississippi. Although it is known for its role in the expansion of the American frontier and as the only U.S. military maximum security prison, Fort Leavenworth's most important role began in 1881 when Gen. William T. Sherman established the School of Application for Cavalry and Infantry. That school evolved into the U.S. Army Command and General Staff College and has graduated officers such as Dwight D. Eisenhower, Omar N. Bradley and George S. Patton.
- + Fort Leavenworth, known as the "Intellectual Center of the Army", is currently home to the U.S. Army Combined Arms Center. It is also home to the U.S. Army Command and General Staff College, School of Advanced Military Studies, the Center for Army Leadership, the Combat Studies Institute, the Combined Arms Doctrine Directorate, the Center for Army Lessons Learned, and the Mission Command Center of Excellence.
- + Leavenworth, Kansas, in Leavenworth County, is located 23 miles northwest of Kansas City, Missouri. The city benefits from easy access to the nearby cities and towns with which it shares the Kansas City metropolitan area.
- + Leavenworth is the largest city and county seat of Leavenworth County. Leavenworth was founded in the year 1854 by the settlers from Missouri. It was the first incorporated city in Kansas. The city was named after Col. Henry H. Leavenworth, who established an Army post in 1827 to protect travelers. It is the hometown of Robert E. Davis, the Supreme Court Justice of Kansas, and Ron Logan, the former Executive Vice President of Walt Disney Entertainment.
- + Just 14 miles south of Leavenworth is Village West, a regional shopping and entertainment area with Kansas NASCAR Speedway, Hollywood Casino, Nebraska Furniture Mart, Cabella's, Legends Outlet Stores, and many restaurants.
- + Industry in Leavenworth includes Hallmark Production Center; Cereal Ingredients, an employee-owned specialty ingredients manufacturer; Cubic Global Defense; Great Western Manufacturing; Heatron, Inc., a heating element manufacturer; Northrup-Grumman; and Peruvian Connection, clothing manufacturer.
- + Lansing, also known as "The City with a Future" is an expanding community adjacent to the south of Leavenworth. Selected in 2009 by *Money Magazine* as one of the "Top 100 Best Places to Live," the city strives to provide excellent opportunities.
- + A major area employer, Lansing Correctional Facility is the state's largest and oldest correctional complex for adult male inmates. LCF has a capacity of 2,405 and includes an 11-acre maximum security facility, a 46-acre medium security facility, and an 85-acre minimum security facility.



FORT LEAVENWORTH



KANSAS SPEEDWAY AT VILLAGE WEST



LANSING CORRECTIONAL FACILITY

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