

PRIME DEVELOPMENT LAND | Moonlight & Madison, Gardner, KS 66030



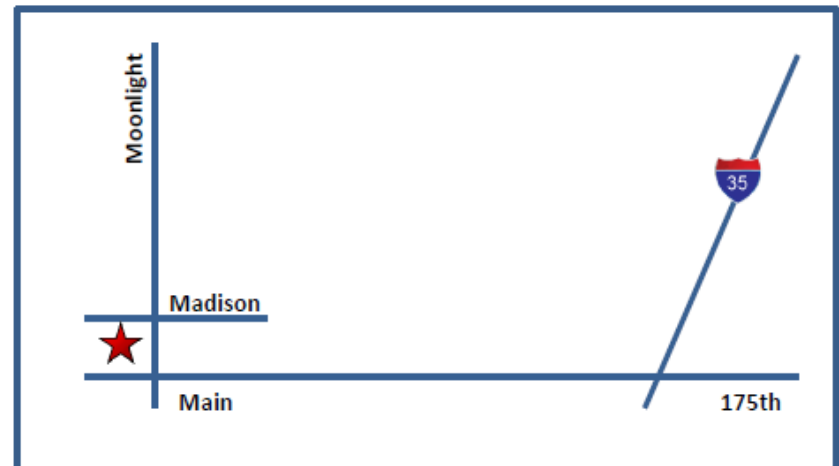
- ✓ Join Casey's General Store in this small retail development just north of Main on Moonlight Road in Gardner, Kansas
- ✓ Located just minutes from I-35 at 175th Street and only 7 miles southwest of Olathe, Kansas
- ✓ Two tracts currently available for sale

SALE PRICES:

Tract I: 2.13 acres - \$788,654 (\$8.50/SF)
 Tract II: 1.09 acres - \$522,284 (\$11/SF)

LEASE RATES (all offers carefully considered):

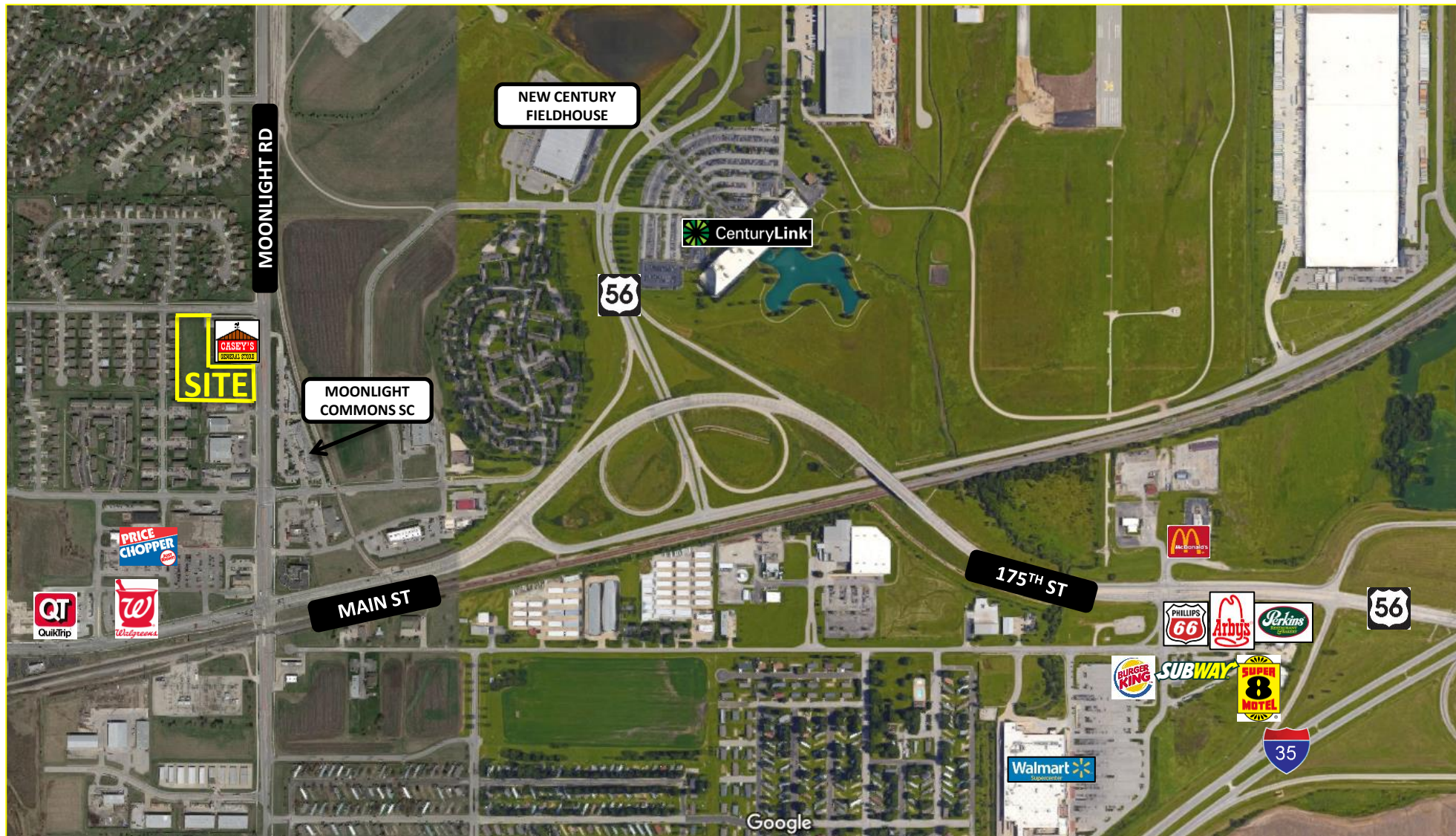
Tract I: 2.13 acres - \$130,000/year
 1.0 acre of the 2.13 - \$65,000/year
 Tract II: 1.09 acres - \$80,000/year



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Description: Approximately 3.2 acres at the SW corner of Moonlight Road and Madison in Gardner, Kansas

Property ID: Tract I – CF221424-4028 – 2.13 acres
Tract II – CF221424-4032 – 1.09 acres

Zoning: C-2

2017 Taxes: Tract I - \$5.77
Tract II - \$2.88

Traffic & Access: Access to I-35 at 175h Street – 2 miles
1 block north of Main Street & Moonlight at lighted intersection

Utilities:

Electric:	City of Gardner	913-856-8833
Gas:	Kansas Gas Service	800-794-4780
Sewer:	City of Gardner	913-856-0922
Water:	City of Gardner	913-856-0922
Stormwater:	City of Gardner	913-856-0922
Cable:	Time Warner Cable	816-358-8833

School District: Gardner-Edgerton (District 356)

Demographics	1 Mile	3 Mile	5 Mile
Population	8,385	22,023	27,591
Households	3,018	7,390	9,371
Median HH Income	\$50,505	\$62,349	\$65,575

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