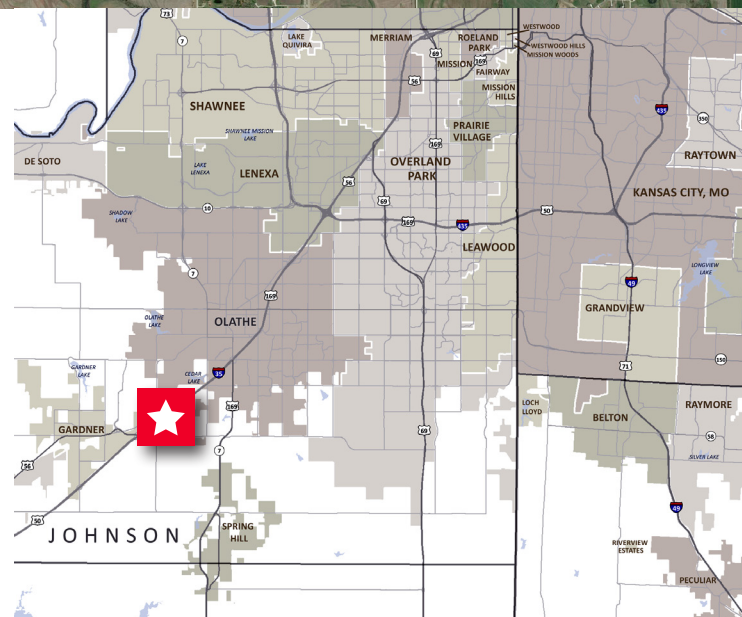




186± Acres Available
Sale Price: \$1.25 PSF

Property Highlights

- Located in RUR zoning in unincorporated Johnson County - Olathe or Gardner annexation area
- Site is 1.75 miles from the nearby 350,000 SF FedEx Ground Distribution Center
- Great visibility and frontage to I-35
- Located in growing South Johnson County corridor
- Site is divisible
- Six miles from Logistics Park KC Intermodal Facility
- Ideal location for “big box”, E-Commerce or fulfillment facilities
- Present use - Agricultural-Row Crops
- Utilities:
 - » Sewer City of Olathe via Benefit District
 - » Water WaterOne
 - » Gas Atmos Energy
 - » Electric KCPL
- Taxes: \$52,725.70 (including special assessments)



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Location Aerial



NEC Clare Road & 175th Street

Gardner, KS

ALTA Survey

