



Pad Sites For Sale across from Walmart Supercenter

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,507	51,301	93,227
Avg. Household Income	\$99,222	\$85,830	\$71,606



- Over 275,000 SF of retail, office, and mixed-use development
- Premier shopping, dining, and entertainment destination center
- Highly sought-after location next to new Walmart in West Lawrence
- Located on 40 acres fronting US Hwy 40 at Wakarusa Drive
- Surrounded by one of Lawrence's strongest residential growth areas
- Pad sites available for immediate delivery



CLICK HERE TO VIEW MORE LISTING INFORMATION

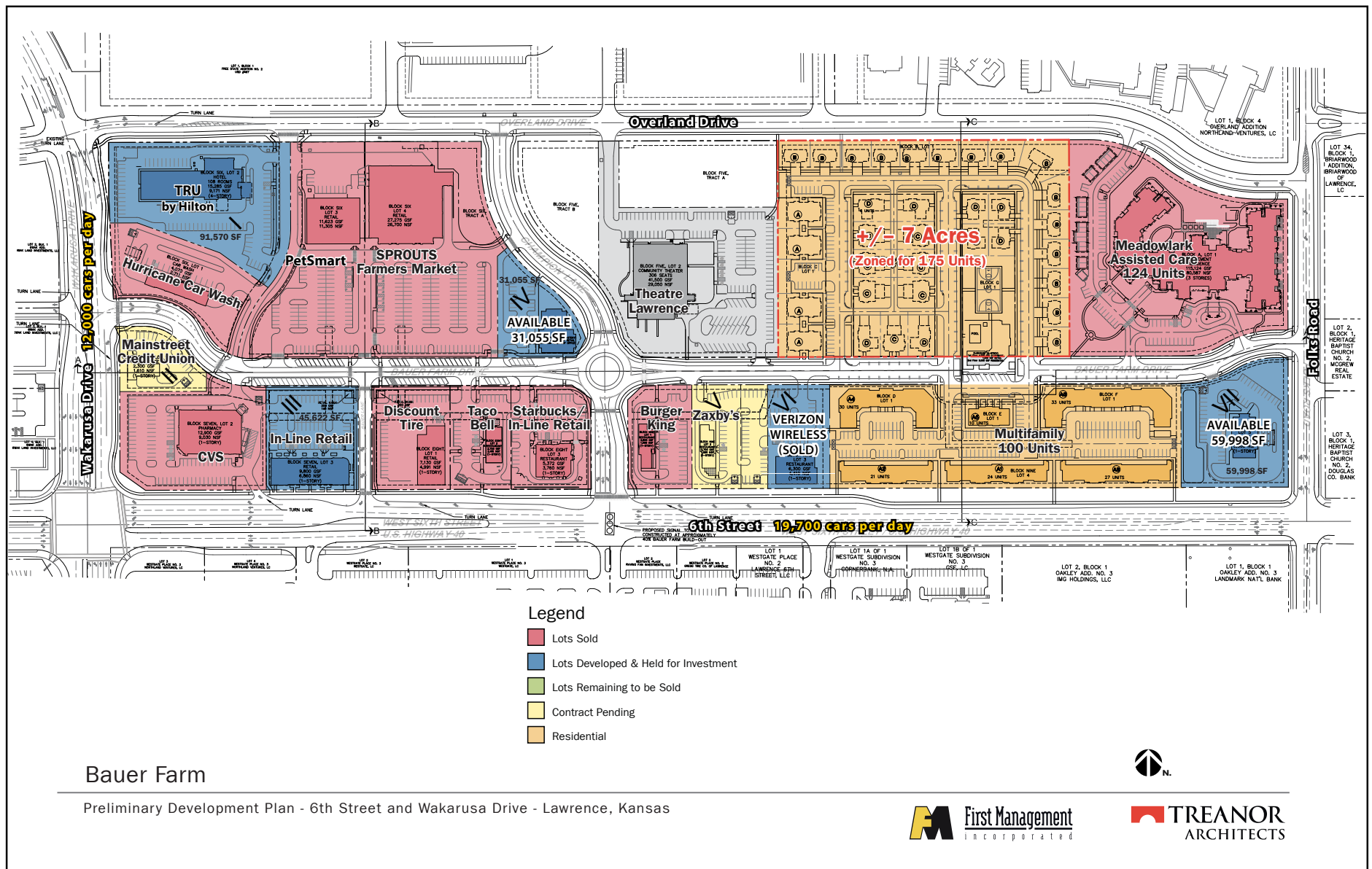
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Exclusive Agents

SITE PLAN

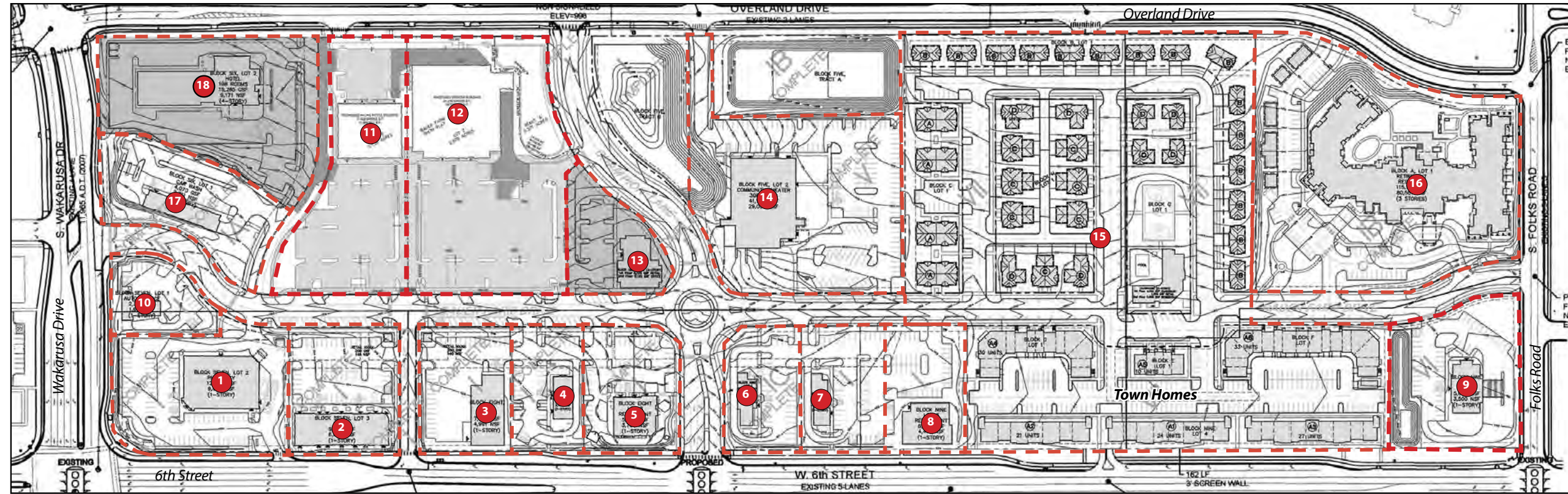


Bauer Farm

Preliminary Development Plan - 6th Street and Wakarusa Drive - Lawrence, Kansas



SITE PLAN



#	BLOCK, LOT	STATUS	GROUND SIZE (Sq Ft)	GROUND SIZE (Acres)	BUILDING SIZE (Sq Ft)
1	Block 7, Lot 2	SOLD CVS Pharmacy	70,200	1.61	12,900
2	Block 7, Lot 3	SOLD Retail Building	45,622	1.05	10,000
3	Block 8, Lot 1	SOLD Discount Tire	38,735	0.89	7,200
4	Block 8, Lot 2	SOLD Taco Bell	30,191	0.69	3,100
5	Block 8, Lot 3	SOLD Retail Building	39,074	0.90	6,300
6	Block 9, Lot 1	SOLD Burger King	31,233	0.71	TBD
7	Block 9, Lot 2	SOLD Zaxby's	39,810	0.57	2,700
8	Block 9, Lot 3	SOLD Verizon Wireless	28,490	1.01	6,300
9	Block 9, Lot 5	AVAILABLE Bank/Office	59,988	1.38	5,000
10	Block 7, Lot 1	SOLD Mid American Credit Union	22,135	0.51	2,300
11	Block 6, Lot 3	SOLD PetSmart	92,723	2.12	11,623
12	Block 6, Lot 4	SOLD Sprouts Farmers Market	116,582	2.68	27,275
13	Block 6, Lot 5	AVAILABLE Restaurant	31,055	.071	6,125
14	Block 5, Lot 2	SOLD Community Theater	128,099	2.94	24,000
15	TBD	AVAILABLE Residential	TBD	TBD	TBD
16	Block A, Lot 1	SOLD Harvest Senior Living	TBD	TBD	TBD
17	Block 6, Lot 1	SOLD Hurricane Car Wash	51,710	1.19	N/A
18	Block 6, Lot 2	SOLD Tru Hotel by Hilton	91,570	2.10	61,140

PHOTOS



Sprouts Farmers Market | Now Open



Walmart Supercenter (next to development)



Lot 3 Retail Building



BAUER FARM | Pad Sites For Sale

6th Street & Wakarusa Drive, Lawrence, Kansas

ACROSS FROM
WALMART
SUPERCENTER

PHOTOS





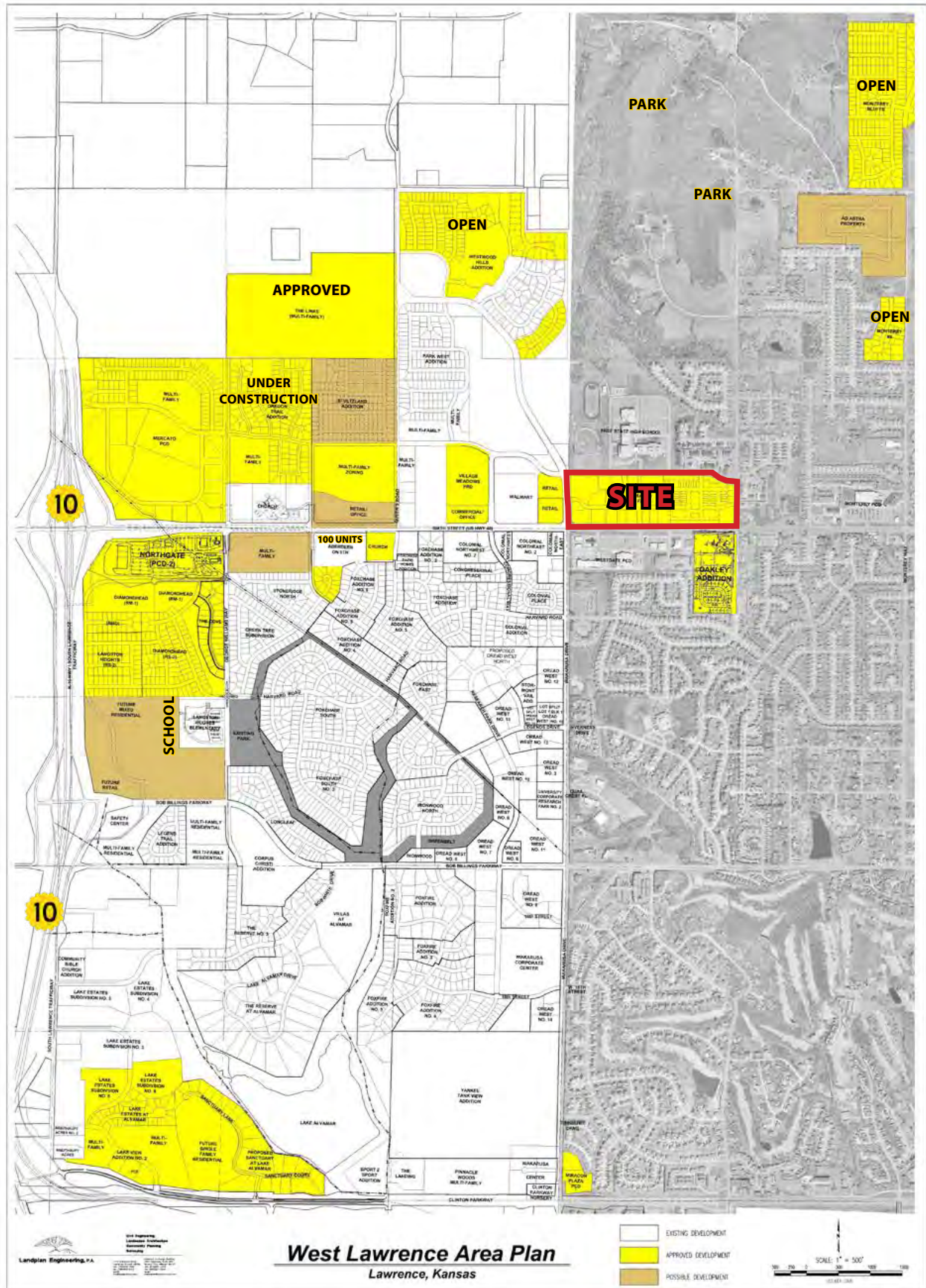
BAUER FARM | Pad Sites For Sale

6th Street & Wakarusa Drive, Lawrence, Kansas

ACROSS FROM
WALMART
SUPERCENTER

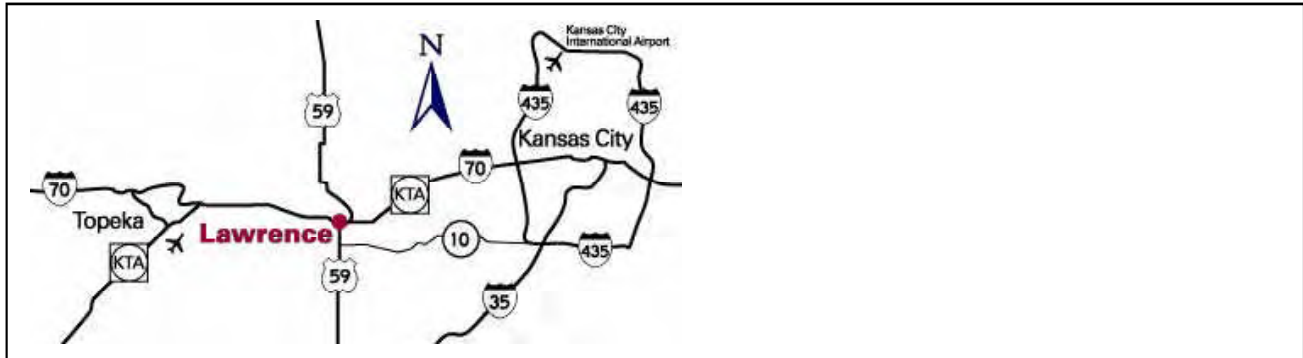
LAWRENCE COMMUNITY THEATRE







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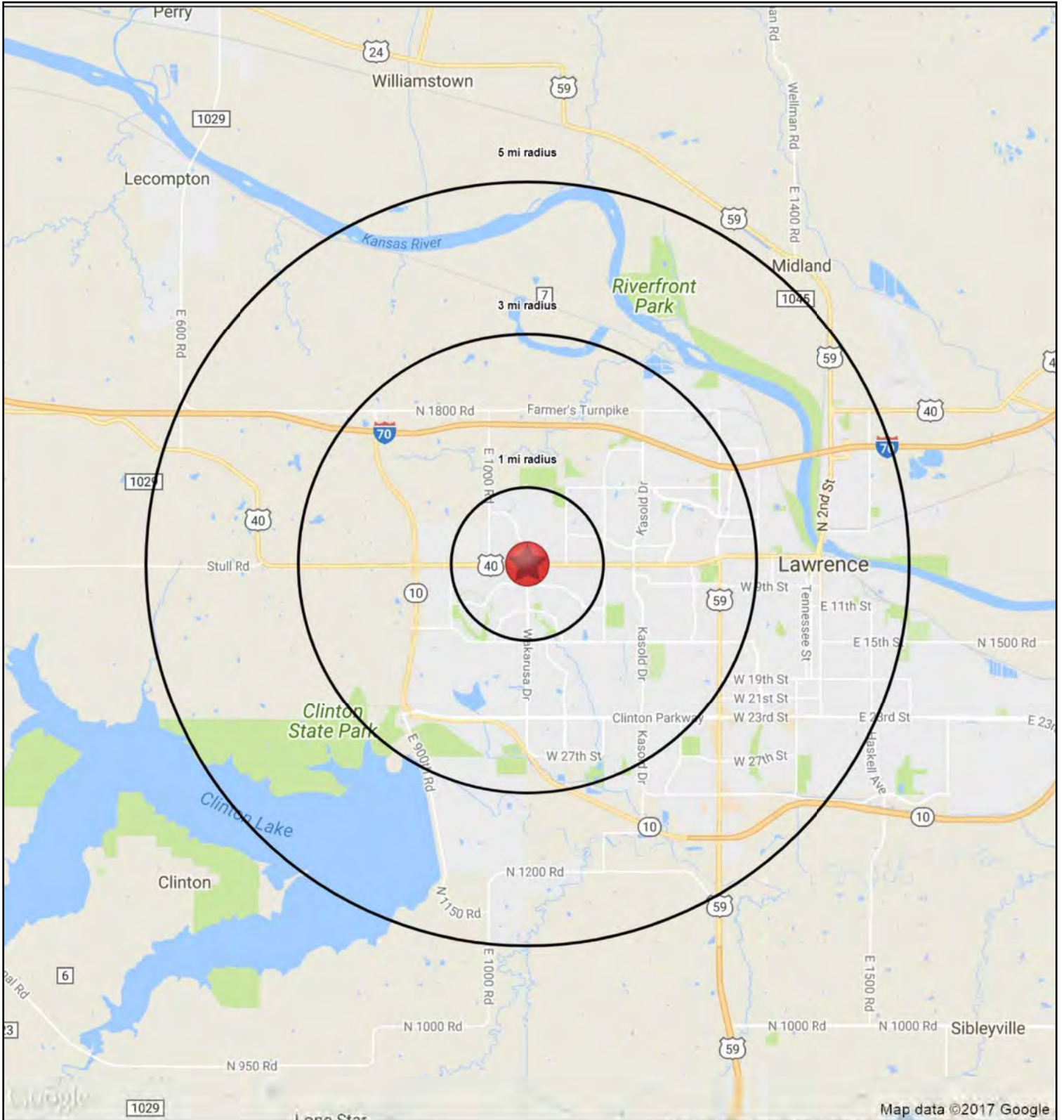


This map was produced using data from private and government sources deemed to be reliable. The information herein is for informational purposes only.



BAUER FARM | Pad Sites For Sale

6th Street & Wakarusa Drive, Lawrence, Kansas





BAUER FARM | Pad Sites For Sale

6th Street & Wakarusa Drive, Lawrence, Kansas

6th Street & Wakarusa Drive		1 mi radius	3 mi radius	5 mi radius
Lawrence, Kansas				
POPULATION	2018 Estimated Population	12,507	51,301	93,227
	2023 Projected Population	13,444	54,722	99,316
	2010 Census Population	9,009	43,519	83,087
	2000 Census Population	5,756	35,201	76,010
	Projected Annual Growth 2018 to 2023	1.5%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	6.5%	2.5%	1.3%
	2018 Median Age	34.5	32.3	30.3
HOUSEHOLDS	2018 Estimated Households	5,400	22,158	39,216
	2023 Projected Households	5,776	23,681	42,107
	2010 Census Households	3,623	18,004	33,381
	2000 Census Households	2,118	14,090	29,953
	Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.5%
	Historical Annual Growth 2000 to 2018	8.6%	3.2%	1.7%
RACE AND ETHNICITY	2018 Estimated White	81.5%	80.8%	79.1%
	2018 Estimated Black or African American	5.9%	5.2%	5.3%
	2018 Estimated Asian or Pacific Islander	6.2%	6.5%	6.5%
	2018 Estimated American Indian or Native Alaskan	1.0%	1.4%	2.0%
	2018 Estimated Other Races	5.3%	6.1%	7.0%
	2018 Estimated Hispanic	5.9%	6.3%	7.0%
INCOME	2018 Estimated Average Household Income	\$99,222	\$85,830	\$71,606
	2018 Estimated Median Household Income	\$86,312	\$68,223	\$57,560
	2018 Estimated Per Capita Income	\$42,891	\$37,303	\$30,587
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.0%	0.8%	1.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.5%	2.9%
	2018 Estimated High School Graduate	15.0%	13.3%	15.6%
	2018 Estimated Some College	13.8%	15.9%	17.2%
	2018 Estimated Associates Degree Only	6.1%	7.2%	7.1%
	2018 Estimated Bachelors Degree Only	29.4%	29.8%	28.3%
	2018 Estimated Graduate Degree	31.8%	30.4%	27.5%
BUSINESS	2018 Estimated Total Businesses	527	1,669	4,112
	2018 Estimated Total Employees	4,824	16,564	52,575
	2018 Estimated Employee Population per Business	9.1	9.9	12.8
	2018 Estimated Residential Population per Business	23.7	30.7	22.7