

MULTI-FAMILY LAND FOR SALE

167TH ST & S GARDNER RD, GARDNER, KANSAS



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REECE COMMERCIAL REAL ESTATE
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Selling Land & Farms Since 1976

167TH ST & S GARDNER ST

LOCATION On the south side of 167th St, about 300 ft west of Gardner

ACRES See attached survey

RP-3 Multi-Family	9.5 Acres
M-2 Industrial	<u>2.2 Acres</u>
	11.7 Acres

PRICE \$1,250,000

ZONING See attached land plan, which shows (22) 4-Plex buildings and (1) duplex building on the 9.5 acres. The 2.2 acre industrial parcel needs to be rezoned to multi-family. Also see attached Aims zoning map.

TOPOGRAPHY See attached Aims topography map

UTILITIES All utilities available - See attached utility map

Sewers - On site shown as green on map

Water - There is a water main at the northwest corner of the property shown as blue line on map

SCHOOLS Gardner-Edgerton school district

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167TH ST & S GARDNER ST- FACING SOUTH

AERIALS



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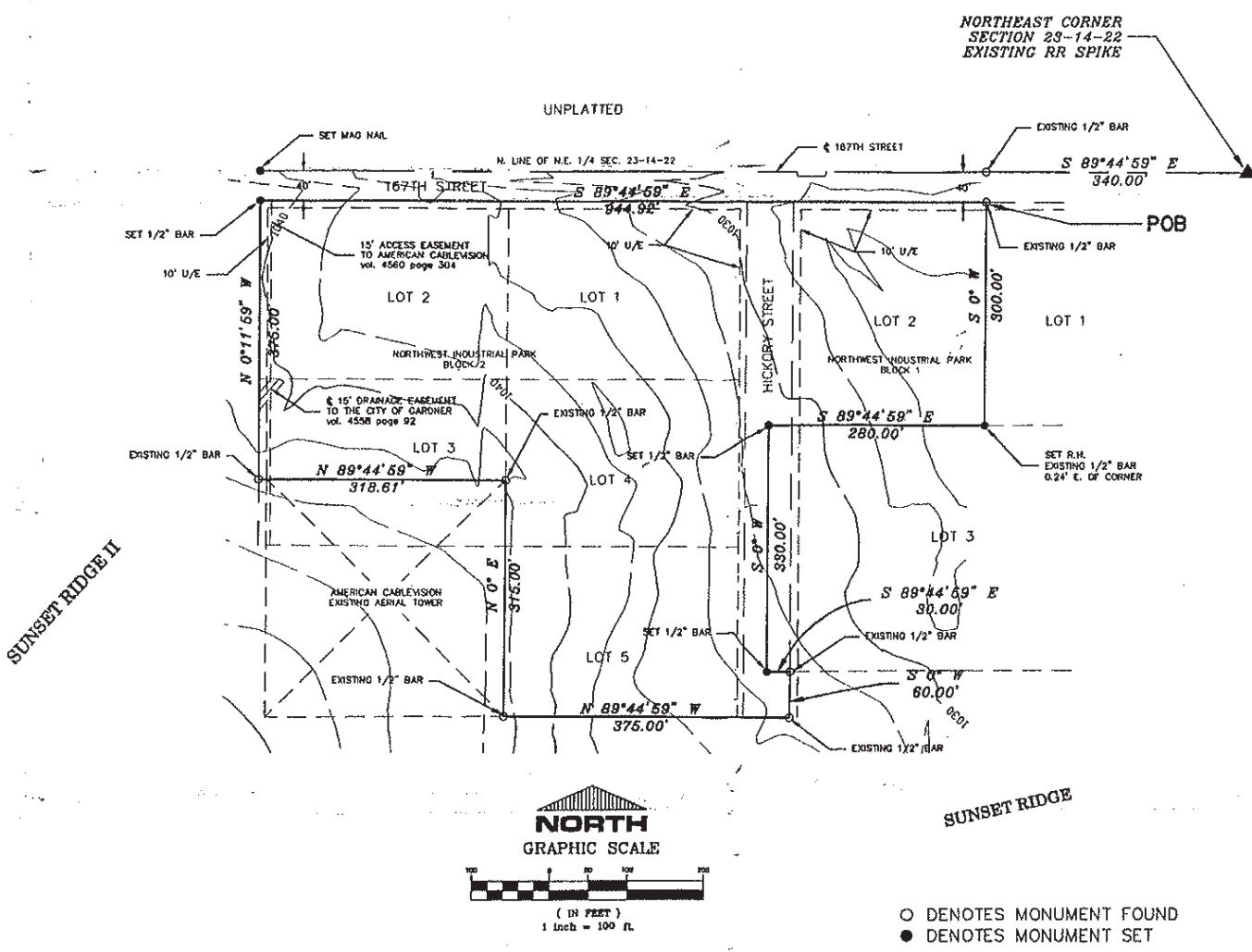
167TH ST & S GARDNER ST- FACING SOUTH

AERIALS



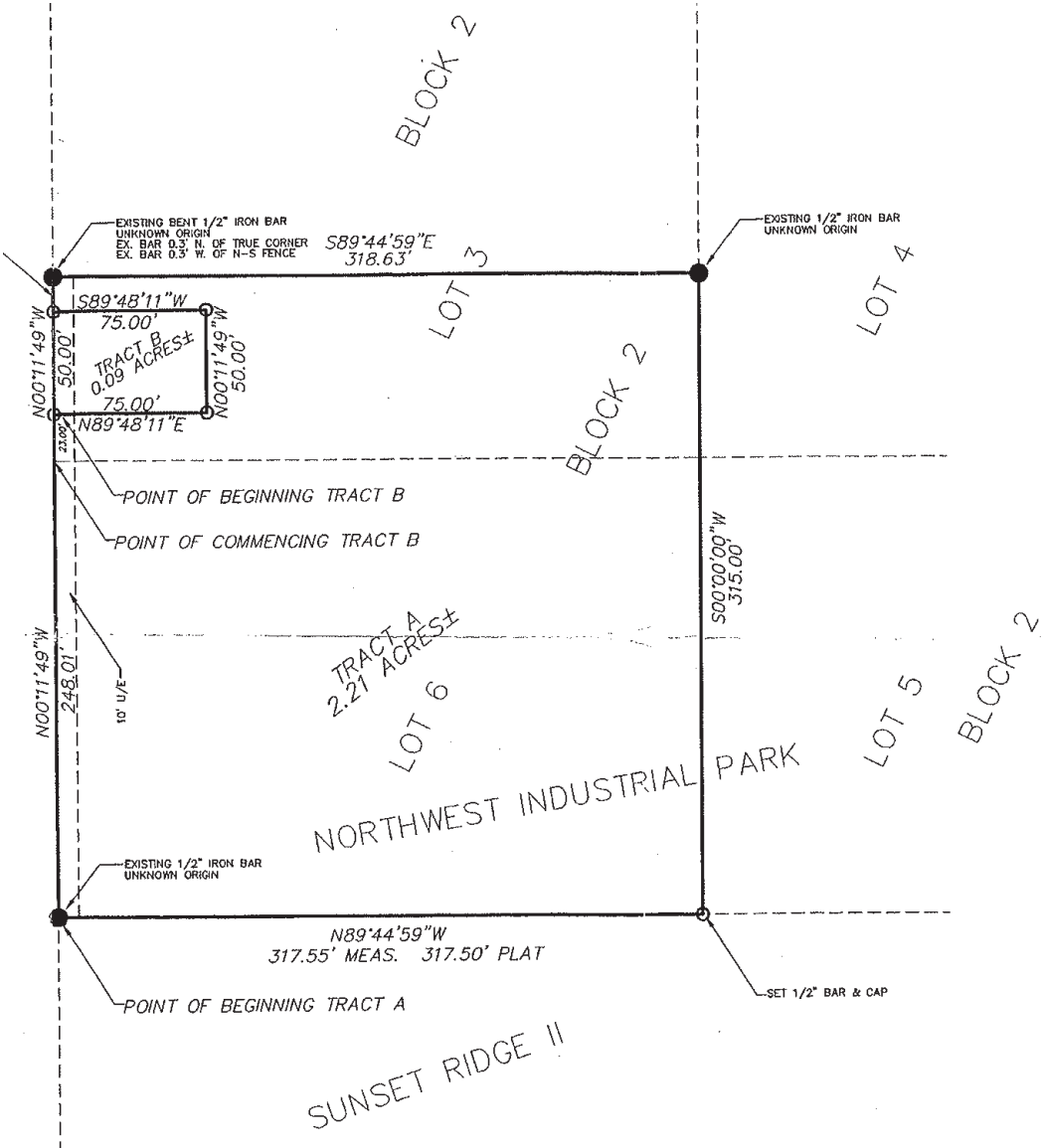
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CERTIFICATE OF SURVEY



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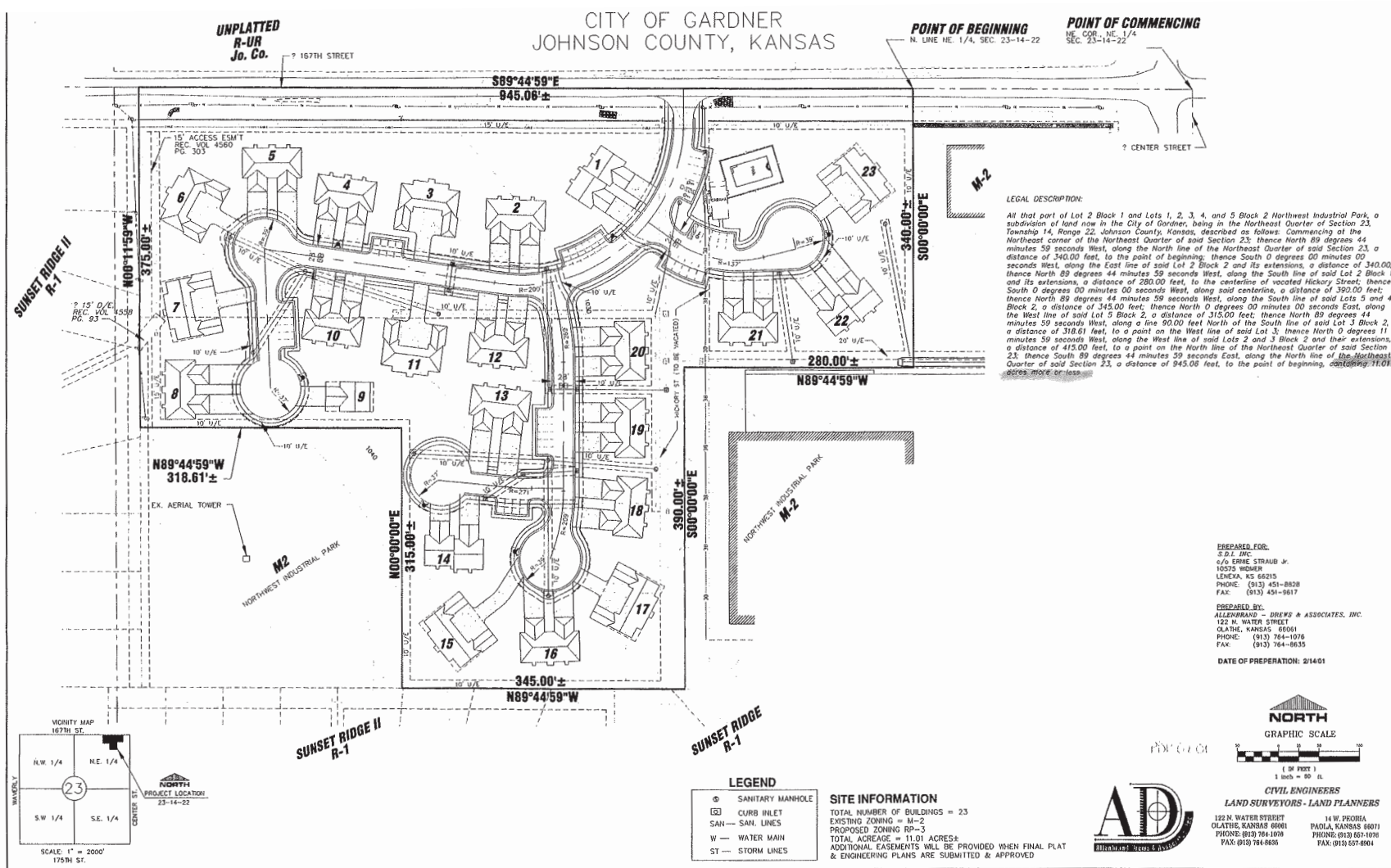
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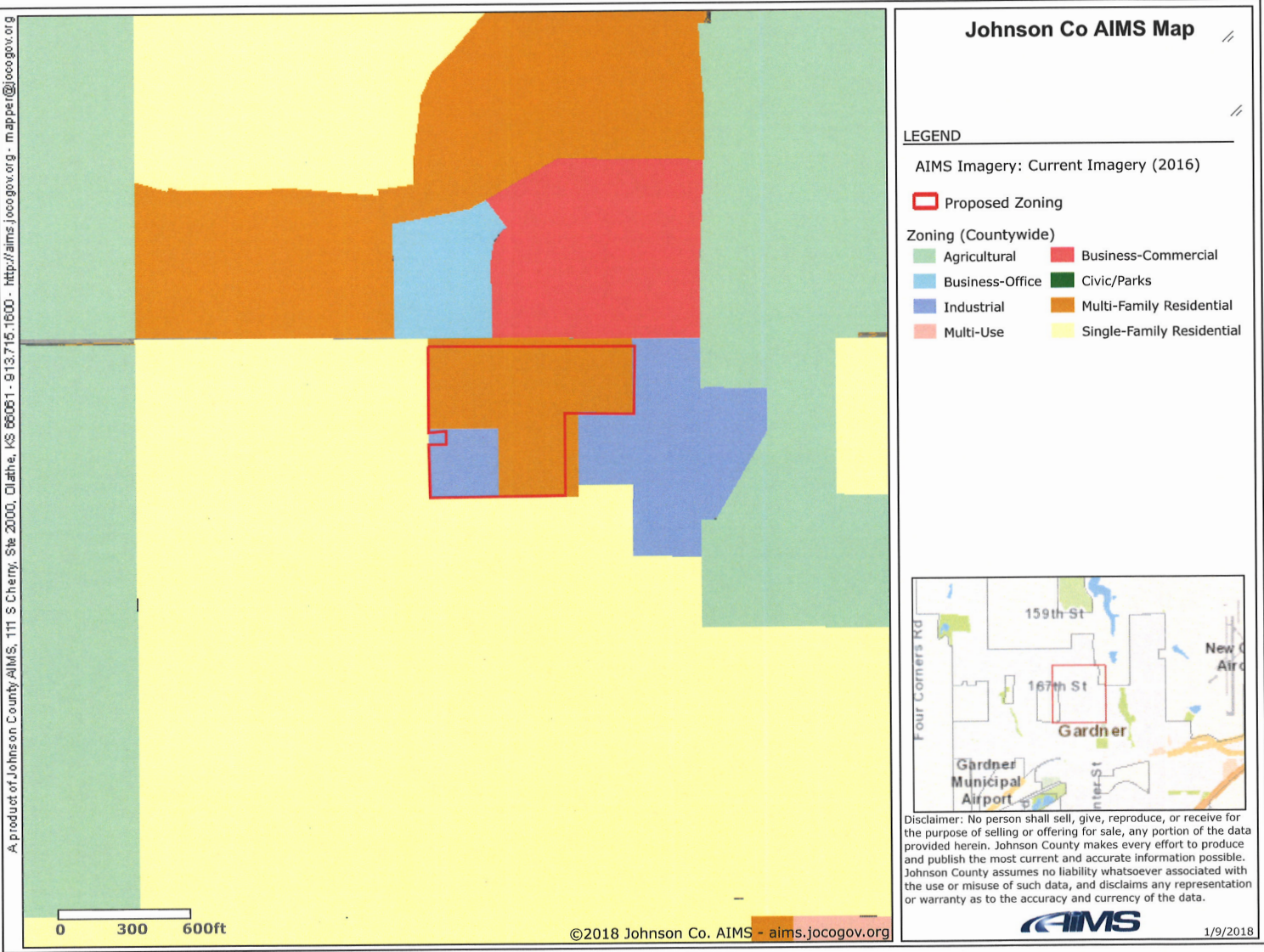
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DEVELOPMENT PLAN OF CHAPEL CREEK



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ZONING MAP



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JOHNSON COUNTY AIMS MAP

Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2016)

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AIMS 1/9/2018

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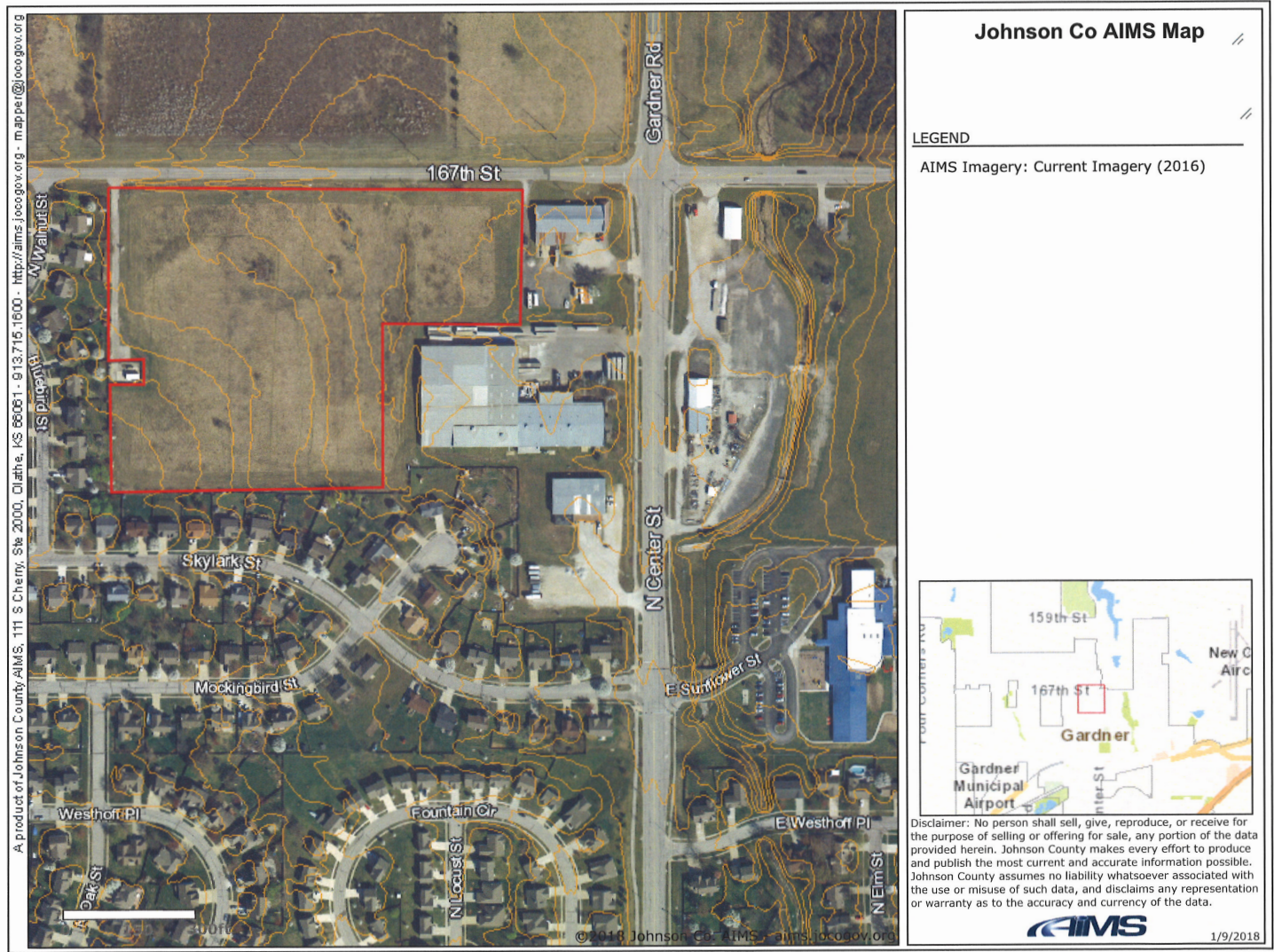
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TOPOGRAPHY MAP



<https://ims.jocogov.org/IMSPrint/prnlandscape.aspx>

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WATER & SEWER MAP

- Water Lines
- Sewer Lines
- Site Boundaries



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