

FOR SALE / BTS

+1.06 ACRE LOT AT CORPORATE LAKES

7021 W. 121st Street, Overland Park, KS



AREA DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population (2018)	8,600	83,940	231,647
Average HH Income	\$104,086	\$119,137	\$115,580
Median Age	44.6	40.3	39.9

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800 W. 47th Street, Suite 517

Kansas City, MO 64112



CROSSROADS
REAL ESTATE GROUP

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Metcalf Ave - 22,400 VPD



DESCRIPTION

This ± 1.06 acre hard-corner lot at Corporate Lakes will accommodate up to $\pm 12,000$ square foot building with ample parking. The site is located just east of Saint Luke's Hospital and in close proximity to Menorah Medical center. Nearby amenities include shopping and dining options available at Town Center, Prairiefire and Corbin Park shopping centers, among others.

Prior build to suit fell through; will sell, build to suit or lease the space in the building we had designed.

PROPERTY HIGHLIGHTS

- Sale Price \$825,000
- Easy Access to 69 Hwy & I-435
- Hard Corner at 121st & Metcalf
- 12,000 +/- Sq Ft Building Possible on Lot
- Great Site for Medical or General Office
- Zoning: CP-O

UTILITIES

Sanitary Sewer:	Johnson County Wastewater
Water:	WaterOne
Gas:	Available - Kansas Gas Service
Electricity:	Kansas City Power & Light
Storm Water:	City of Overland Park
Communications:	Spectrum, Google Fiber, AT&T

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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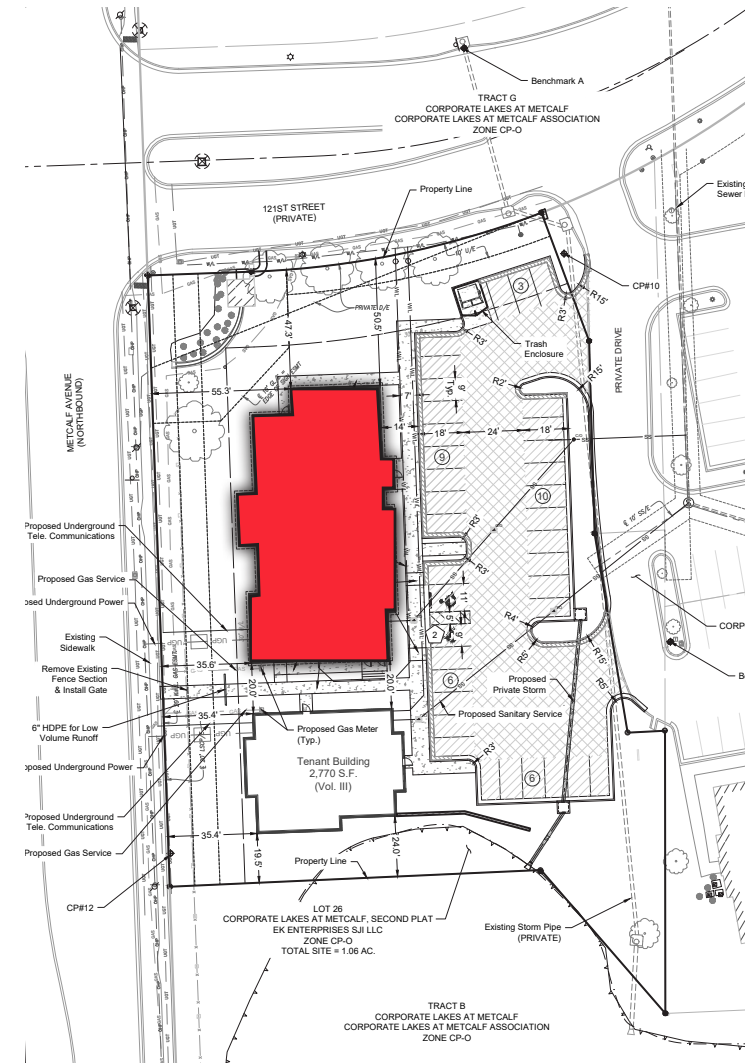
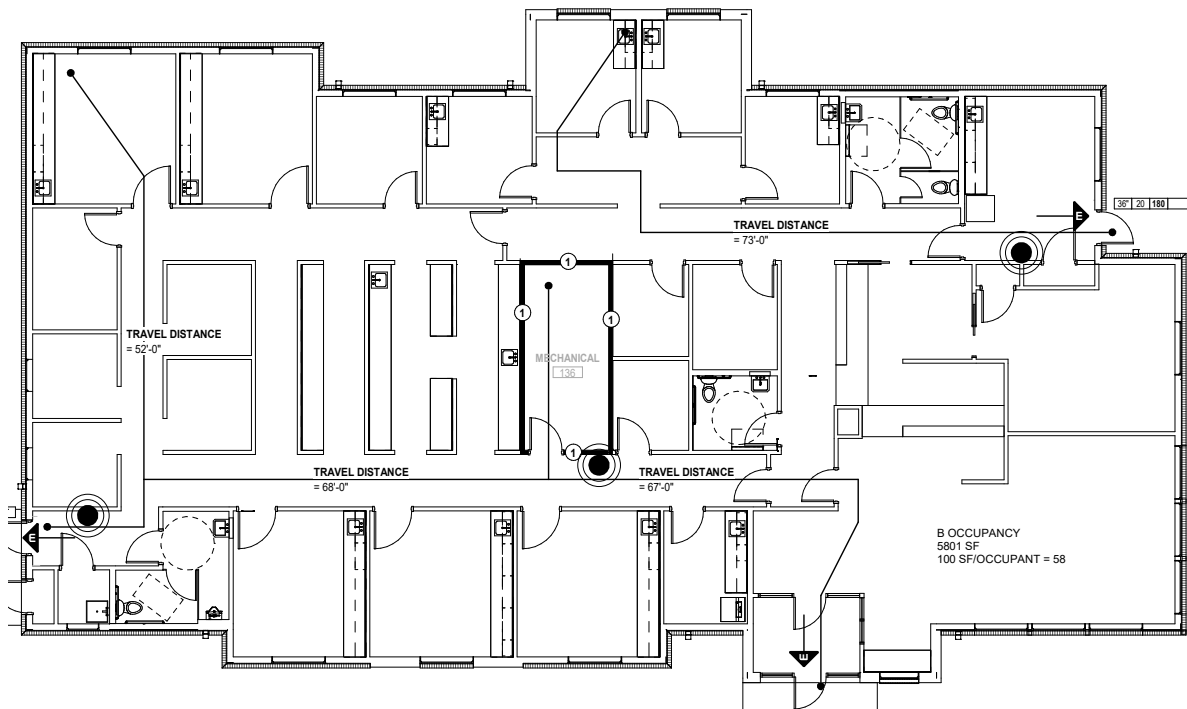
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Proposed Building Plans



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