

FOR SALE

8 ACRE LAND SITE

NEC of 63rd Street & Maurer Road | Shawnee, KS 66217

North

Johnson Dr

435

68,530 VPD

Shawnee
Police
Department

Johnson Dr

SITE

Swarner
Park

KOHL'S
RED BATH & BEYOND
PETS MART
MICHELE'S
BEAUTY BRANDS
IHOP
carter's

LOWE'S

Walmart
Supercenter

TARGET

27,755 VPD

Shawnee Mission Pkwy

35,900 VPD

Lackman Rd

435

Renner Rd

COURTYARD
Holiday Inn

Maurer Rd

THE HOME DEPOT

ALDI
chili's
Pizza Hut
BatteriesPlus+

AREA DEMOGRAPHICS

1 mile 3 mile 5 mile

Total Households	2,220	16,206	47,653
2020 Average HH Income	\$76,628	\$102,234	\$83,206
2020 Total Population	5,555	42,253	118,293
2020 Median Age	33.7	39.3	38.2

Tomahawk
Hills Golf
Course

Wendy's
eggie
BARLEY'S
AMERICA'S
HARDWARE
Wendy's
HARDWARE

B&B Theatres

Midland Dr

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Crossroads Real Estate Group

800 W. 47th Street, Suite 517

Kansas City, MO 64112



CROSSROADS
REAL ESTATE GROUP

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PROPERTY OVERVIEW

- 8 acres on hard corner
- All utilities on or near the site
- Zoned AG
- Planned medium density residential track for up to 10 units /acre
- Near dense Retail shopping & restaurants on high growth corridor
- Perfect for townhomes or garden apartments
- 1 block from Walmart, Lowes, Target, Old Navy, and much more
- Easy access to Shawnee Mission Parkway and I-435

OFFERING SUMMARY

Lot Size:	8.0 Acres
Sale Price:	\$200,000
Price/SF:	\$0.55
Zoning	Agriculture / Planned for multi-family

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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