

FOR SALE > 4.99± ACRES - Redevelopment Opportunity

5665 Foxridge Drive

CITY OF MISSION - JOHNSON COUNTY, KANSAS



PROPERTY HIGHLIGHTS

- PRICE: \$3,400,000
- EXISTING BUILDING FEATURES:
 - Size: 40,075 SF
 - Property Type: Office
 - No. Stories: 1
 - Year Built: 1970
 - Former Telemarketing Facility
 - Equipped with Multiple T1s
 - Equipped with Uninterruptible Power System
- CURRENT ZONING: M-P; Industrial Park District
- LOT SIZE: 4.99± acres
- TRAFFIC COUNTS: 36,958 VPD
- PARKING RATIO: 7 to 1000 (280 cars)
- REDEVELOPMENT - IDEAL FOR:
 - Office
 - Senior Housing
 - Multi-Family
- TOPOGRAPHY: LEVEL SITE
- ALL UTILITIES TO SITE
- REAL ESTATE TAX ABATEMENT & INCENTIVES POSSIBLE
 - Subject to development approval by City of Mission

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5665 FOXRIDGE DRIVE

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MISSION, KS DEVELOPMENT DRIVERS

NAME	YEAR BUILT
1 Mission Crossing	2015
2 Cornerstone Commons	2015
3 Mission Trails Mixed-use Development	Est. 2018
4 Mission Gateway	TBD
5 St Lukes Micro Hospital	TBD

SCHOOLS

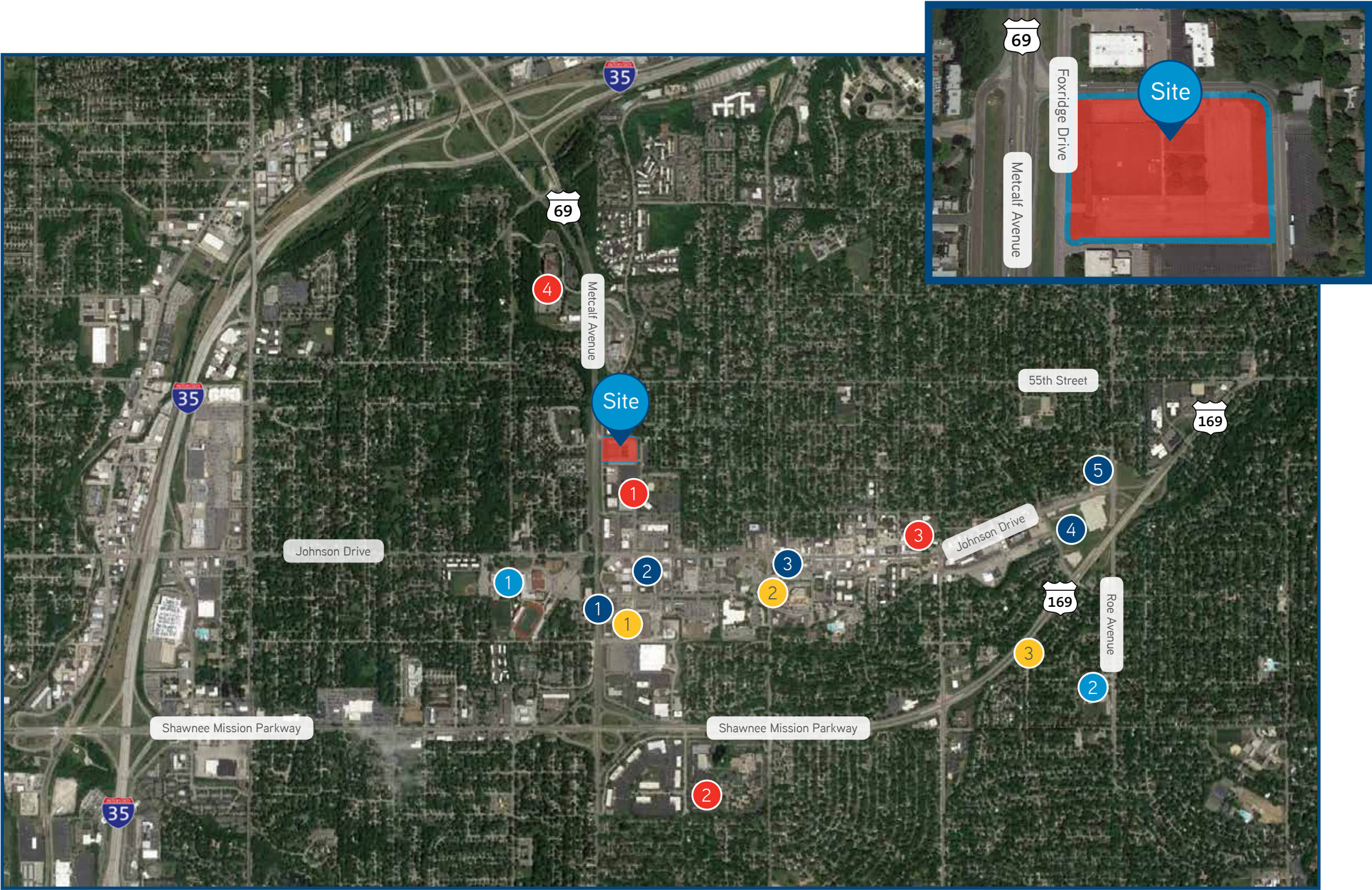
NAME
1 Shawnee Mission North High School
2 Highlands Elementary School

SENIOR LIVING

NAME
1 The Welstone
2 Mission Square Senior Living
3 Bickford Senior Living

MAJOR AREA EMPLOYERS

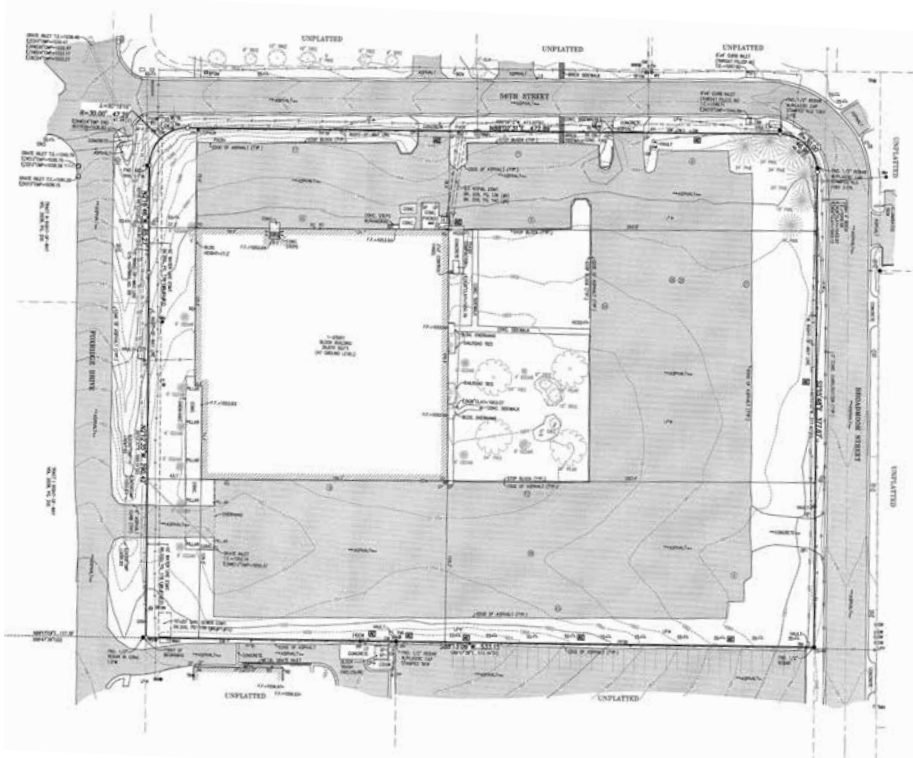
NAME	# OF EMPLOYEES
1 VinSolutions	250
2 Waddell & Reed	1300
3 Script Pro	531
4 Swiss Re	409



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2017 DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

TOTAL POPULATION	11,400	89,400	242,845
MEDIAN HOUSEHOLD INCOME	\$58,684	\$68,565	\$72,992
AVERAGE HOUSEHOLD INCOME	\$65,304	\$79,837	\$87,021
% 19 AND UNDER	19.5%	23.5%	22.7%
% 60 AND OVER	20.9%	21.7%	21.8%
# OF HOUSEHOLDS	5,782	39,869	110,386
POPULATION CHANGE 2010 TO 2022	11.7%	7.5%	7.1%

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