

LAND FOR SALE

Site

3,392 VPD
W 106TH STREET

4,407 VPD

11,877 VPD
S RIDGEVIEW ROAD

COLLEGE BOULEVARD

PRAIRIE STAR PARKWAY

W 95TH STREET

W 99TH STREET

INTERSTATE
435

INTERSTATE
35

S WOODLAND ROAD

RENNER BOULEVARD

LACKMAN ROAD

SANTA FE TRAIL DRIVE

CORPORATE RIDGE, LOT J

SEC OF W 106TH STREET & S RIDGEVIEW ROAD



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PROPERTY HIGHLIGHTS

- Located in established, high quality Corporate Ridge Office Park
- Lot Size: 2.3± acres
- Zoning: C-2
- Price: \$12.00 PSF
- All utilities to site
- Traffic & Access: The parcel is situated along W 106th Street and S Ridgeview Road. The site is strategically located with quick access to highways K-10, I-435, and I-35.
- Vehicles Per Day: W 106th Street - 4,407, S Ridgeview Road - 11,877
- Great hotel/restaurant site or urgent care/medical office location
- Tax Abatement: 55% for 10-year period

MAJOR EMPLOYERS:

Farmers Insurance - 2,315

Honeywell Aerospace Electronic Systems - 850

Gear For Sports, Inc. - 650

United Parcel Service - 629

PRA Health Sciences - 562

John Deere Company - 450

Terracon - 205

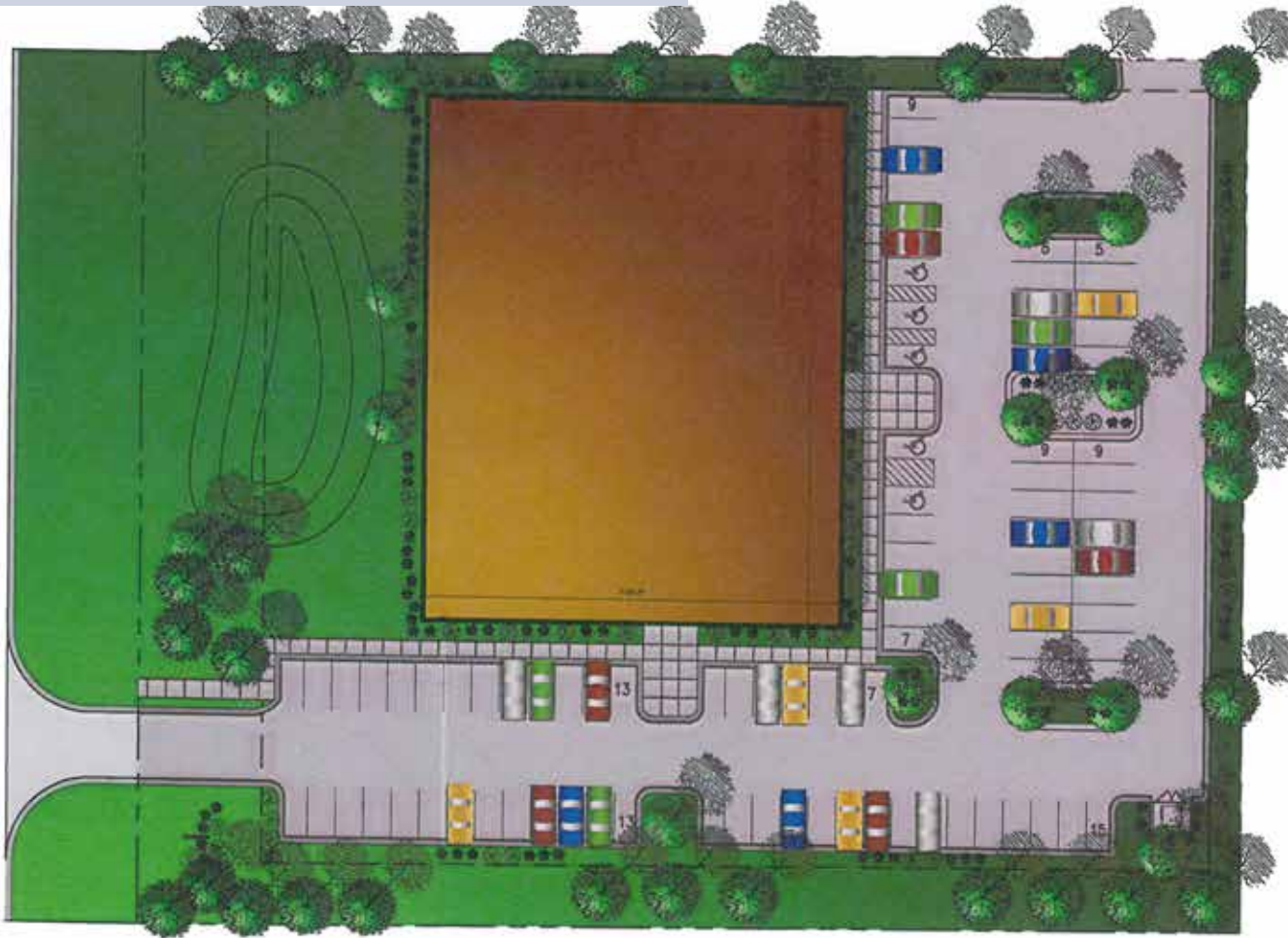
2018 DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	1,968	50,654	172,795
Population Change 2018-2023	1.06%	1.05%	1.05%
Household Change 2018-2023	1.06%	1.05%	1.06%
Owner-Occupied Housing Units	75.7%	62.4%	63.3%
Renter-Occupied Housing Units	24.3%	37.6%	36.7%
Median Age	37.9	34.7	36.7
Per Capita Income	\$49,139	\$42,191	\$39,502
Median Household Income	\$113,175	\$92,210	\$86,542

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DEVELOPMENT PLAN CONCEPT



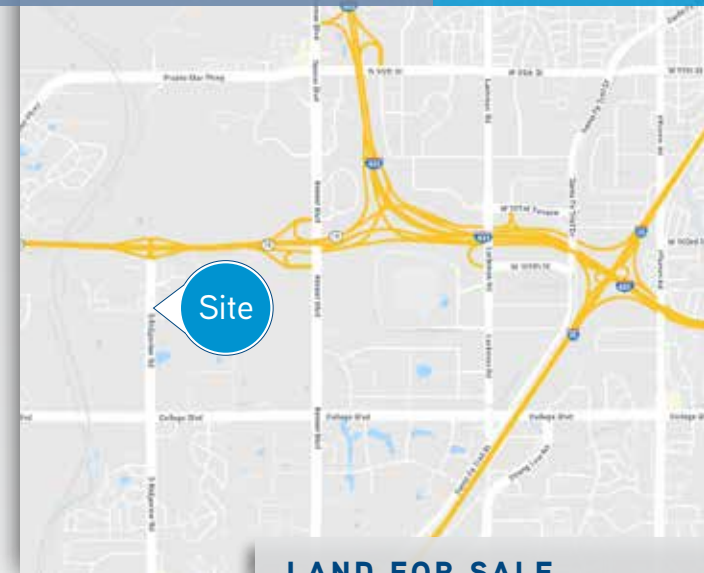
PROPOSED SITE LAYOUT

- 1-story
- 23,000 SF building
- 92 parking spaces including 5 ADA accessible
- Parking Ratio: 4.0 spaces/1,000 SF
- Detention basin size to be verified
- Conceptual landscape plan

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LOCATION



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