

REDUCED PRICE - \$1.30 PSF



Location	Drive Time from Site
K-7 & K-10 Interchange	2 minutes
Falcon Ridge Golf Course	5 minutes
Price Chopper	6 minutes
Shawnee Mission Health	9 minutes
Lenexa City Center	10 minutes

FOR SALE > 19.7± ACRES NEAR FALCON RIDGE GOLF CLUB

Prairie Star Parkway & Monticello Road

LENEXA, KANSAS

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Accelerating success.





VACANT LAND

Prairie Star Parkway & Monticello Road

HIGHLIGHTS

The property at the **NWC of Prairie Star Parkway & Monticello Road** is located northeast of the K-7 and K-10 interchange. This site is located in immediate proximity to Shawnee Mission Health, a state-of-the-art facility offering high-level health care services, including an emergency department, surgery center, radiology, bariatric surgery and more. It is within a 10-minute drive of Lenexa City Center, which encompasses nearly 3 million square feet of commercial and residential development. This project is to include a multi-use civic center, hotel and conference amenities, in addition to the existing Lifetime Fitness and 500,000 SF of corporate office space.

This 19.7 acre tract at Prairie Star Parkway & Monticello Road offers a unique opportunity for multifamily or senior housing development along a luxurious corridor within Lenexa.

TRAFFIC & ACCESS

The parcel is situated along Prairie Star Parkway at Monticello Road. This site is strategically located with quick access to Highways K-7 and K-10.

Vehicles Per Day:

- > Prairie Star Parkway: 5,400 VPD
- > K-7: 20,506 VPD

ASKING PRICE

\$1,115,572

\$1.30 PSF

PROPERTY USE

Zoning: R-1, Residential and AG, Agricultural
RP-3, Multifamily

Vision: Multifamily or Senior Housing: Medium
Density Residential up to 12 units/acre

UTILITIES

Sanitary Sewer:

Johnson County Wastewater District
913-715-8590

Storm Sewer:

City of Lenexa
913-477-7880

Water:

Water One
913-895-5700

Gas:

Atmos Energy
1-888-286-6700

Electricity:

Kansas City Power & Light
816-471-5275

Communications:

Consolidated Communications
Time Warner Cable
Google Fiber (projected 2015)

Prairie Star Parkway & Monticello Road > 2016 Demographics Report

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	3,207	21,947	80,534
Population Change 2016-2021 (projected)	16.6%	19.0%	11.7%
Households Change 2016-2021 (projected)	16.7%	18.9%	11.3%
Owner-Occupied Housing Units	97.2%	92.1%	77.6%
Renter-Occupied Housing Units	2.8%	7.9%	22.4%
Median Age	37.6	39.0	35.1
Per Capita Income	\$52,719	\$51,782	\$40,795
Median Household Income	\$132,626	\$119,138	\$91,412



Map Key > Area Grocers

1	Price Chopper	1
2	Aldi	1
3	Sprouts Farmers Market	1

Map Key > Multifamily Developments

A	Prairie Creek Apts.	308 units
B	The Reserve	256 units
C	Estancia at City Center	304 units
D	The Dunes at City Center Apts.	172 units
E	Crescent Apts.	334 units
F	West End at City Center Apts.	334 units
G	The Dunes at Falcon Valley	208 units
H	Mansions at Canyon Creek	220 units
I	Watercrest at City Center	306 units

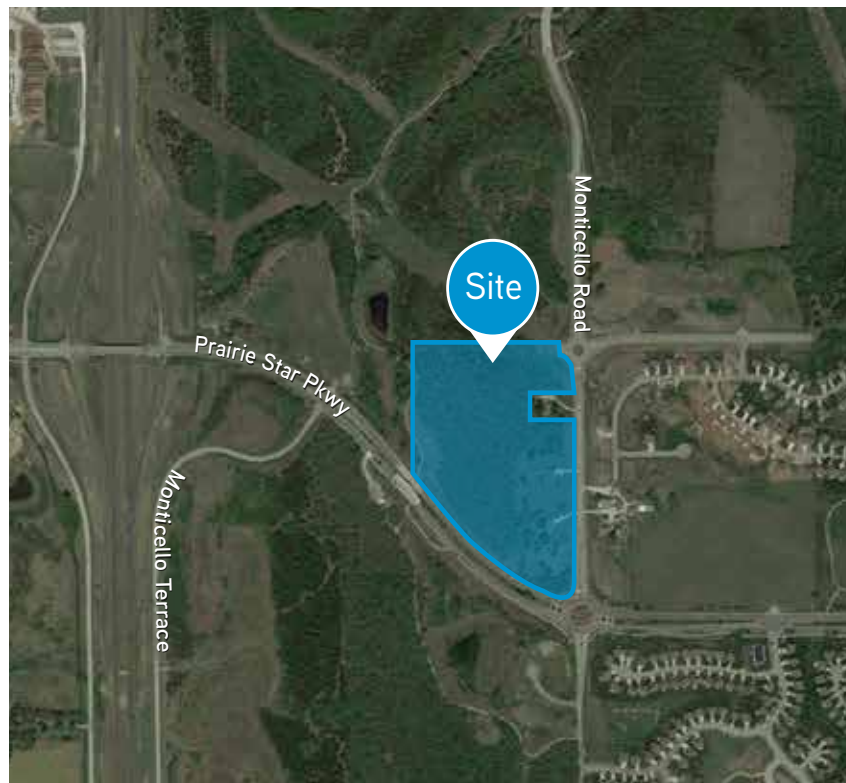
Lenexa, Kansas Major Employers

	Employees
Quest Diagnostics	1,286
JC Penney Catalog Logistics	743
Environmental Protection Agency	700
Kiewit Power Engineers	700
Gear For Sports, Inc.	600
Deluxe Financial Services	597
CEVA Biomune	530
Clinical Reference Laboratory	470
PRA International	465
Alliance Data Systems	430
Gill Studios	405
Henderson Engineers, Inc.	369
B/E Aerospace	350
Igenix	196
George Butler Associates (GBA)	158
Caravan Ingredients	140
Aeroflex	100

PRAIRIE STAR PARKWAY & MONTICELLO ROAD

An 19.7± acre tract located near Falcon Ridge Golf Club.

LOCATION:



CONTACT DETAILS

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