

FOR SALE > 19.7± ACRES NEAR FALCON RIDGE GOLF CLUB

Prairie Star Parkway & Monticello Road

LENEXA, KANSAS

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Colliers



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-theart 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

\$1,330,000 \$1.55 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

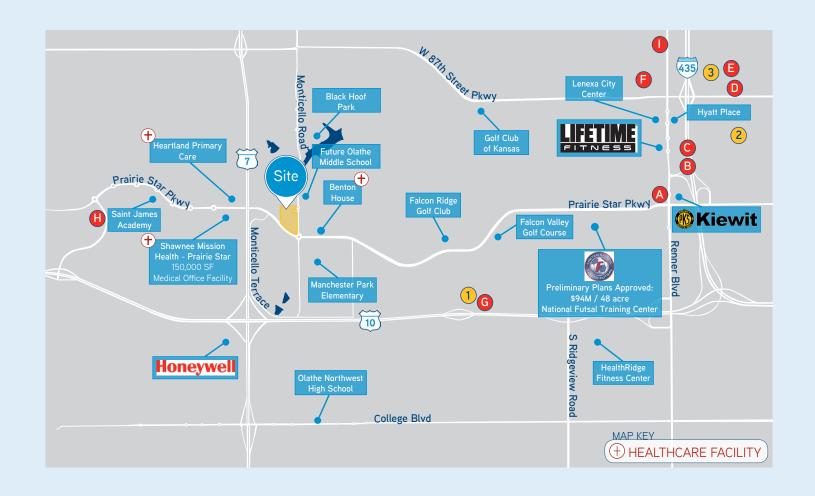
Electricity:

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		

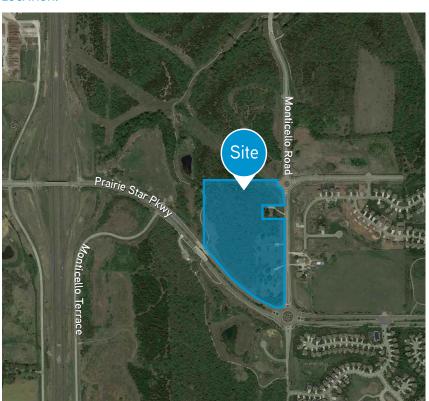
Map Key > Multifamily Developments				
A	Prairie Creek Apts.	308 units		
B	The Reserve	256 units		
C	Estancia at City Center	304 units		
D	The Dunes at City Center Apts.	172 units		
(Crescent Apts.	334 units		
6	West End at City Center Apts.	334 units		
G	The Dunes at Falcon Valley	208 units		
(H)	Mansions at Canyon Creek	220 units		
0	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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