



FOR SALE › LAND

# SWC K-10 & Kill Creek Road

DE SOTO, KANSAS

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# VACANT LAND

## > SWC K-10 & Kill Creek Road, De Soto, Kansas

The property is located in a vibrant, growing community in the heart of the K-10 'Smart Corridor.' The site has unsurpassed visibility along the principal linkage between Johnson County and the University of Kansas. The K-10 and Kill Creek Road frontage is well-suited to destination retail, restaurants, limited service hotels, senior housing, and medical related uses.

De Soto is the #1 fastest growing city in Johnson County, with a projected population growth of 8.44%.

### De Soto Major Employers

Company	Type of Operation	Employees
De Soto USD 232	Education	900
Huhtamaki Americas, Inc.	Manufacturer, paper products	450
Engineered Air	Manufacturer, large HVAC	250
Merck Animal Health	Pharmaceutical, large animal	170
Rehrig Pacific	Manufacturer, plastic containers & pallets	105
Hillside Village of De Soto	Skilled nursing and assisted living	75
Custom Foods	Manufacturer, frozen breads	32

### De Soto Map



### Map Key

1	Casey's General Store
2	McDonald's
3	Super 8 Hotel
4	Subway / C-Store Gas Station
5	Great Southern Bank
6	Steve's Meat Mart
7	La Veracruzana Market
8	De Soto J Mart
9	US Post Office
10	Lexington Trails Middle School
11	Starside Elementary School
12	De Soto High School
13	Casey's General Store
14	Jean's Heartland Foods
15	Kwik Shop
16	C&S Market

# Site Description

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## LOCATION

SWC K-10 & Kill Creek Road, De Soto, Kansas

## ACREAGE

29.14± acres

## ZONING

C-2; Business - General District

## SEWER

Extension of sewer services required from North side of K-10

## UTILITIES

- › Water
  - › Service area of Johnson County rural. Water District #6
  - › 12" water main running along 95th Street (southside) and adjacent to the property
- › Electric
  - › Service provided by Westar
- › Gas
  - › Service provided by Atmos Energy; extension required
- › Access
  - › Access is planned and approved at Kill Creek Road and 95th Street

### 95th Street & Kill Creek Road › Demographics Report

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Population	6,304	10,028	37,387
Median HHI	\$53,859	\$53,988	\$54,529
Growth 2014-2019 (projected)	3.9%	3.2%	5.0%
Owner-Occupied Housing	80.6%	82.1%	78.1%
Renter-Occupied Housing	19.4%	17.9%	21.9%
2014 Est. Median Age	35.3	37.2	37.8

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