

PLAZA SOUTH

RETAIL DEVELOPMENT, W 188TH ST & S GARDNER RD, GARDNER, KS

LOTS FOR SALE

- 14.75 Acres of Development
- One Mile East of the New Logistics Park Kansas City Intermodal Facility
- Zoned for Retail Development
- All Utilities On Site
- 3 Miles From the New Kubota Headquarters
- Easy Access Off of the I-35 & Gardner Rd Interchange
- Property Adjacent to the South Owned by Olathe Medical Center
- Minutes Away From Downtown Gardner

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PROPERTY	Plaza South Retail Pad Sites
DESCRIPTION	These soon to be completed, build-ready pad sites are located on the northeast corner of W 188th St and S Gardner Rd in Gardner, Kansas. With the I-35 interchange improvement looking to be complete in 2022, this intersection will become Gardner's new access to the Logistics Park Kansas City Intermodal Facility. Some have called it the new front door to south Gardner. This is the first time ever in the history of the City of Gardner that Activity Center District planned zoning will be used. This was created to highlight this area of growth for the city.
LOCATION	On the northeast corner of W 188th and S Gardner Road, Gardner, Kansas
LAND AREA & PRICING	See Site Plan & Pricing
PAD CONDITION	Pads will be build-ready with all utilities, grading, roadways, and on-site improvements complete
UTILITIES	All utilities on site
ACCESS	The property is just north of the I-35/Gardner Rd Interchange
INCENTIVES	Tax abatement available from the City of Gardner
ZONING	AC-P (Activity Center Planned District)
INTERMODAL	The property is located one mile to the east of the new Logistics Park Kansas City Intermodal Facility
NOTE	New Life Community Church is building a new worship center on the 12 acres adjacent/east of lots 5-8

The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2019

PLAZA SOUTH RETAIL

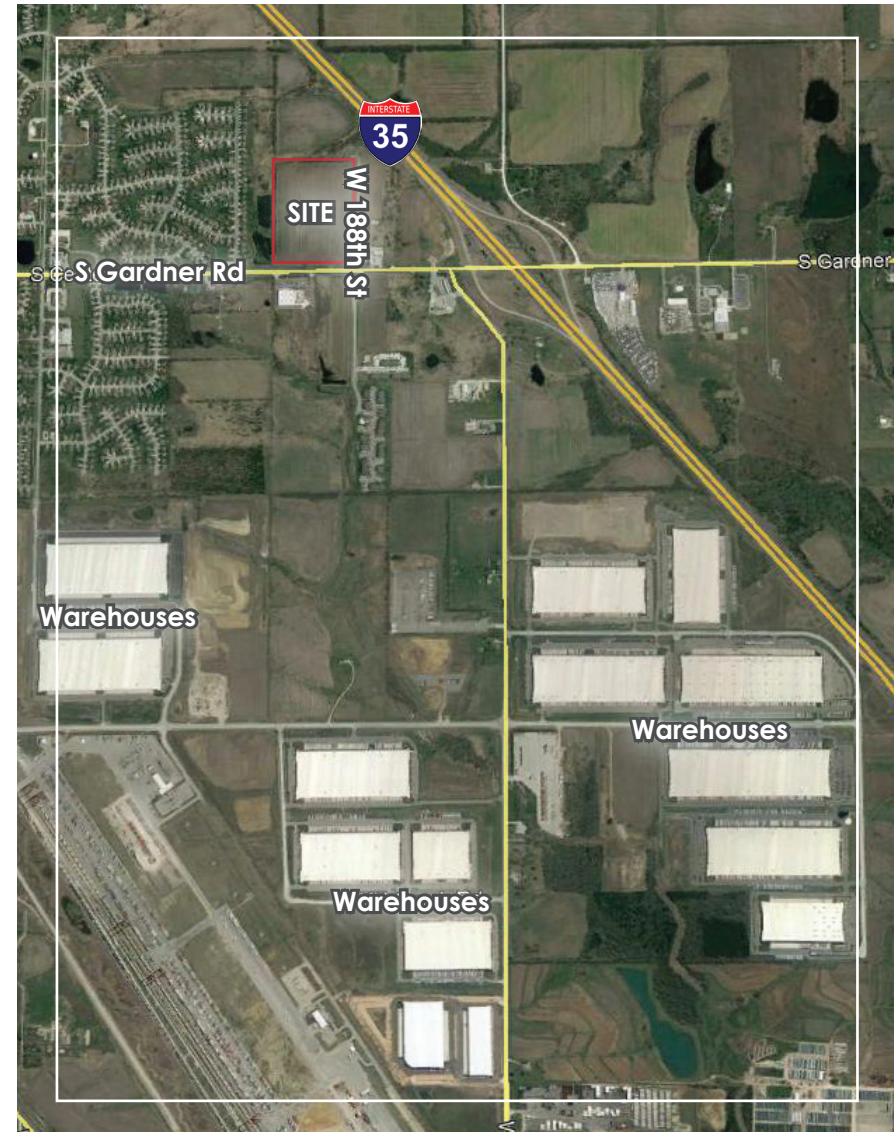
PROPERTY INFORMATION

PRICING

<u>Lot</u>	<u>Lot Size SF</u>	<u>Lot Size AC</u>	<u>Price/SF</u>	<u>Total</u>
Lot #1	63,611.00	1.46	\$14.00	\$899,538.00
Lot #2	65,130.00	1.50	\$12.00	\$781,560.00
Lot #3	62,620.00	1.44	\$14.00	\$878,164.00
Lot #4	57,863.00	1.33	\$12.00	\$694,356.00
Lot #5	47,490.00	1.09	\$12.00	\$569,880.00
Lot #6	48,407.00	1.11	\$12.00	\$580,884.00
Lot #7	139,648.00	3.21	\$6.50	\$907,712.00
Lot #8	164,691.00	3.78	\$6.50	\$1,070,491.50

LOCATION ADVANTAGES

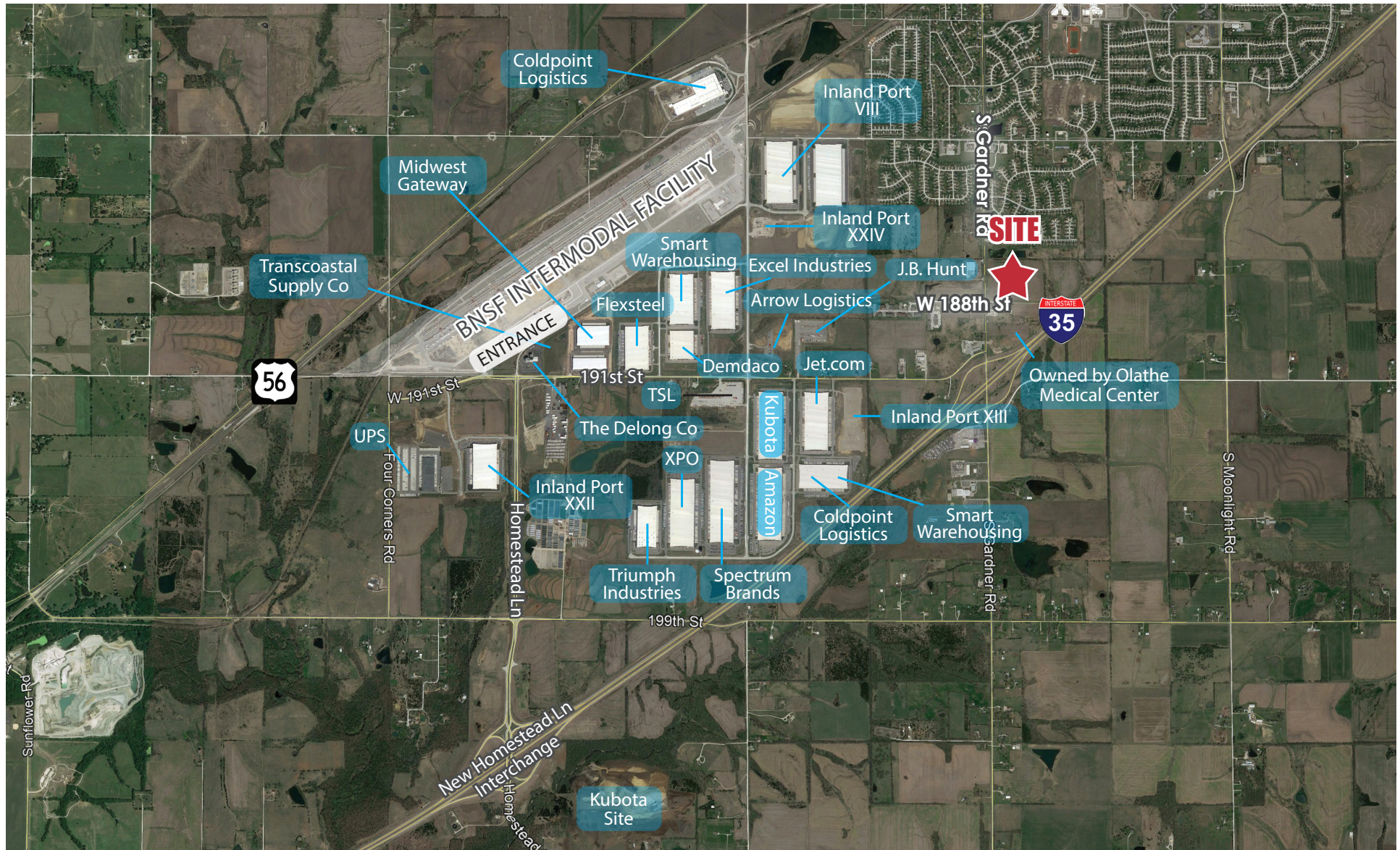
The City of Gardner, Kansas is a prime location for retail development due to available and affordable land, a productive workforce and quality of life factors. Ranked one of Kansas City metro's fastest growing cities, Gardner is the retail epicenter of the Southwest Johnson County area. Located along Interstate 35, Gardner is home to the Kansas City Logistics Center also referred to as the Intermodal. There is presently 9 million square feet of industrial warehouse space in the Intermodal which will become 15 million square feet once fully developed. The new Kubota North American Distribution Headquarters is being constructed 3 miles away from the Plaza South retail site which will add 2 million more square feet of industrial warehouse space and hundreds of more jobs to the immediate area.



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