

18750 Clare Road

Gardner, Kansas 66030

For Sale



Excellent Gardner Location

- 177± Acres of Commercial Land
- Located Just South of I-35 & 175th Street
- Commercial Land and Residence
- Owner/User or Development Opportunity
- Rare Recreational Private Lake

For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com

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Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

Property Specifications

Total Building Square Feet: 5,000± SF

Lot Size: 177± acre

Year Built: 1988

Zoning: RUR

Utilities: Evergy, Atmos, WaterOne, Johnson County Public Works

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Demographics Specifications

Lat/Lon: 38.7891/-94.8736

18750 Clare Rd Gardner, KS 66030	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2021)	100	11,855	36,597
Projected Population (2026)	111	12,652	39,270
Census Population (2020)	116	11,705	35,932
Census Population (2010)	80	10,919	30,779
Projected Annual Growth (2021-2026)	11 2.3%	797 1.3%	2,673 1.5%
Historical Annual Growth (2020-2021)	-16 -	150 1.3%	665 1.8%
Historical Annual Growth (2010-2020)	36 4.6%	786 0.7%	5,153 1.7%
Estimated Population Density (2021)	32 <i>psm</i>	419 <i>psm</i>	466 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2021)	35	4,108	12,653
Projected Households (2026)	41	4,510	13,944
Census Households (2020)	41	4,137	12,532
Census Households (2010)	28	3,787	10,445
Projected Annual Growth (2021-2026)	5 3.0%	402 2.0%	1,291 2.0%
Historical Annual Change (2010-2021)	7 2.2%	321 0.8%	2,208 1.9%
Average Household Income			
Estimated Average Household Income (2021)	\$122,992	\$93,289	\$94,885
Projected Average Household Income (2026)	\$126,313	\$100,791	\$101,559
Census Average Household Income (2010)	\$96,865	\$67,931	\$74,368
Census Average Household Income (2000)	\$66,355	\$56,848	\$62,143
Projected Annual Change (2021-2026)	\$3,321 0.5%	\$7,503 1.6%	\$6,673 1.4%
Historical Annual Change (2000-2021)	\$56,637 4.1%	\$36,440 3.1%	\$32,743 2.5%
Median Household Income			
Estimated Median Household Income (2021)	\$87,784	\$78,932	\$87,082
Projected Median Household Income (2026)	\$102,999	\$91,652	\$100,968
Census Median Household Income (2010)	\$83,234	\$63,093	\$68,747
Census Median Household Income (2000)	\$54,012	\$47,370	\$54,409
Projected Annual Change (2021-2026)	\$15,215 3.5%	\$12,720 3.2%	\$13,886 3.2%
Historical Annual Change (2000-2021)	\$33,772 3.0%	\$31,562 3.2%	\$32,673 2.9%
Per Capita Income			
Estimated Per Capita Income (2021)	\$43,377	\$32,622	\$33,203
Projected Per Capita Income (2026)	\$45,955	\$36,204	\$36,431
Census Per Capita Income (2010)	\$34,234	\$23,559	\$25,236
Census Per Capita Income (2000)	\$23,640	\$19,523	\$21,539
Projected Annual Change (2021-2026)	\$2,578 1.2%	\$3,581 2.2%	\$3,228 1.9%
Historical Annual Change (2000-2021)	\$19,737 4.0%	\$13,099 3.2%	\$11,664 2.6%
Estimated Average Household Net Worth (2021)	\$595,932	\$476,743	\$575,139

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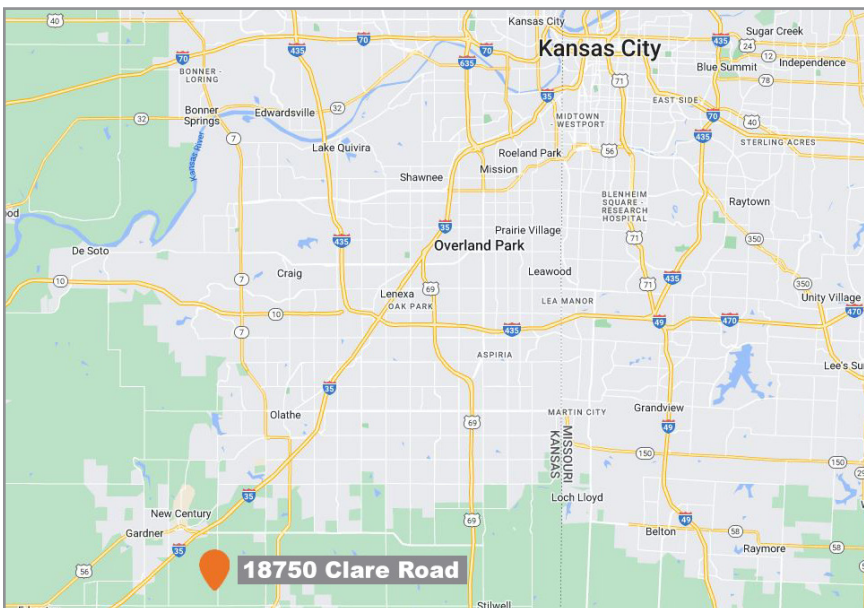
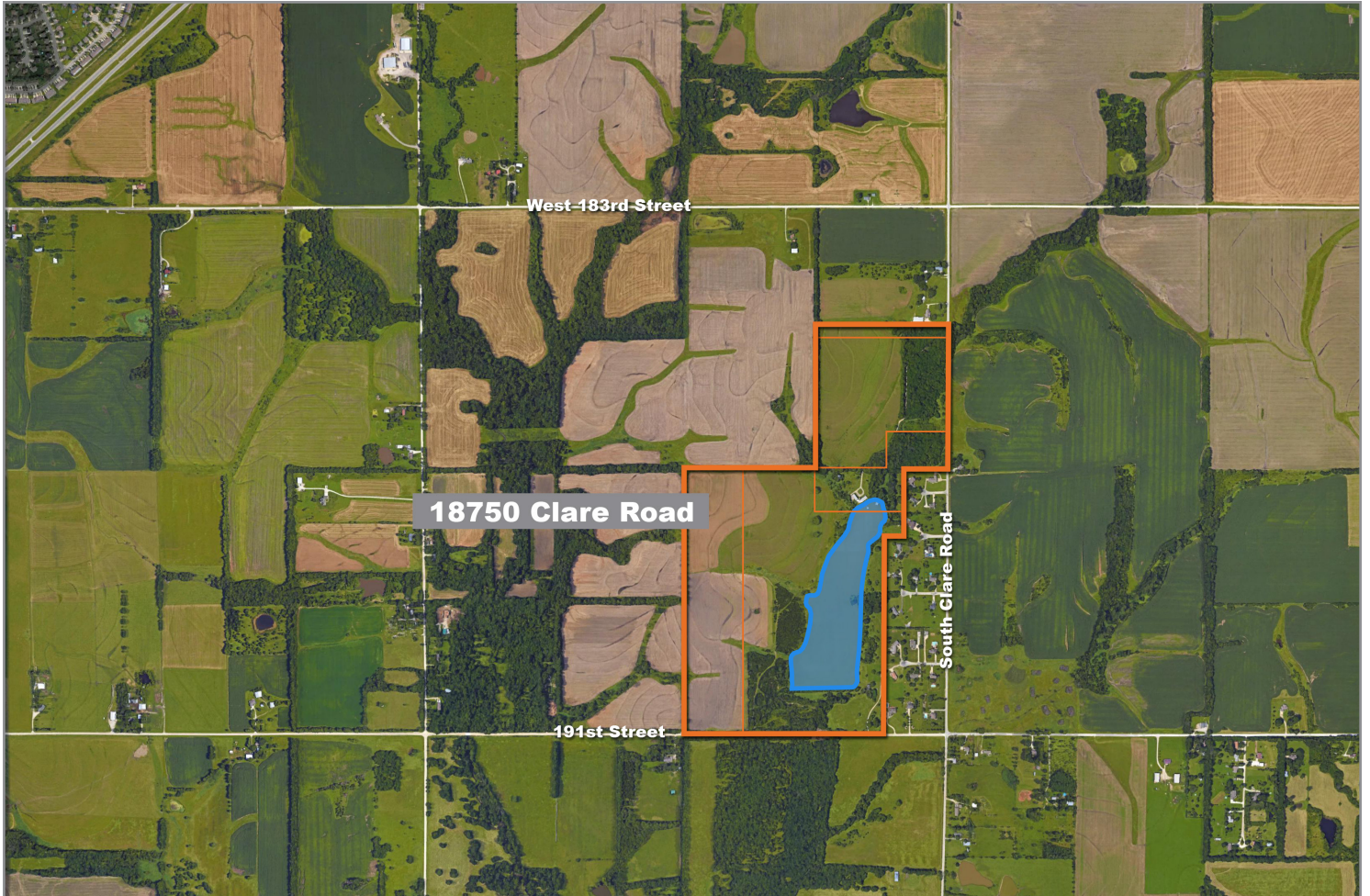
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