

Industrial Development Opportunity Near BNSF Intermodal



Industrial Development Land for Sale - Will Divide

- Outstanding Johnson County location, along Highway 56
- Rapidly developing warehouse distribution node that serves as a home for Amazon, Walmart, USPS, Pepsi, Honda, Wagner Logistics and Smart Warehousing among many others.
- Immediate access to the Rail-to-Truck, BNSF Intermodal facility via Waverly Road.
- Zoned RUR
- Access to I-35 via the 175th street or Gardner Road interchanges.

For more information:

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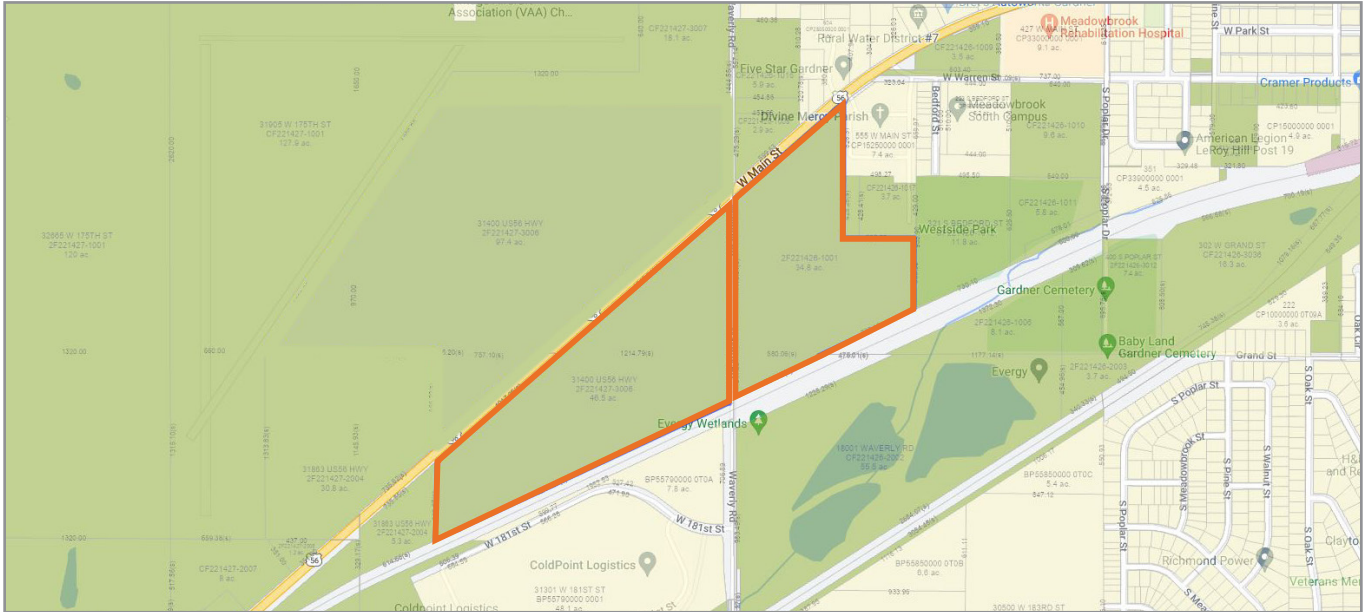
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Gardner Land

US-56 and Waverly Road, Gardner, Kansas

For Sale

Specifications



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Demographics

Lat/Lon: 38.807/-94.9458

	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	4,452	24,462	28,854
2027 Projected Population	4,716	26,300	31,160
2020 Census Population	4,443	24,036	28,559
2010 Census Population	3,556	20,318	24,474
Projected Annual Growth 2022 to 2027	1.2%	1.5%	1.6%
Historical Annual Growth 2010 to 2022	2.1%	1.7%	1.5%
Households			
2022 Estimated Households	1,629	8,497	9,785
2027 Projected Households	1,765	9,247	10,705
2020 Census Households	1,625	8,351	9,686
2010 Census Households	1,298	6,987	8,241
Projected Annual Growth 2022 to 2027	1.7%	1.8%	1.9%
Historical Annual Growth 2010 to 2022	2.1%	1.8%	1.6%
Age			
2022 Est. Population Under 10 Years	17.3%	18.4%	17.4%
2022 Est. Population 10 to 19 Years	11.0%	13.9%	13.7%
2022 Est. Population 20 to 29 Years	13.6%	13.2%	13.5%
2022 Est. Population 30 to 44 Years	24.6%	24.6%	24.5%
2022 Est. Population 45 to 59 Years	14.6%	14.8%	15.6%
2022 Est. Population 60 to 74 Years	13.1%	11.1%	11.4%
2022 Est. Population 75 Years or Over	5.8%	3.9%	3.9%
2022 Est. Median Age	33.9	31.8	32.5
Marital Status & Gender			
2022 Est. Male Population	50.1%	50.3%	51.2%
2022 Est. Female Population	49.9%	49.7%	48.8%
2022 Est. Never Married	29.0%	28.2%	28.6%
2022 Est. Now Married	49.7%	53.4%	52.6%
2022 Est. Separated or Divorced	13.2%	13.8%	14.4%
2022 Est. Widowed	8.1%	4.6%	4.4%
Income			
2022 Est. HH Income \$200,000 or More	0.4%	4.6%	5.6%
2022 Est. HH Income \$150,000 to \$199,999	6.0%	8.7%	9.2%
2022 Est. HH Income \$100,000 to \$149,999	24.5%	23.5%	23.6%
2022 Est. HH Income \$75,000 to \$99,999	19.5%	18.9%	18.2%
2022 Est. HH Income \$50,000 to \$74,999	23.4%	21.0%	20.5%
2022 Est. HH Income \$35,000 to \$49,999	7.8%	10.8%	10.7%
2022 Est. HH Income \$25,000 to \$34,999	4.6%	4.2%	4.0%
2022 Est. HH Income \$15,000 to \$24,999	8.5%	4.5%	4.3%
2022 Est. HH Income Under \$15,000	5.3%	3.8%	3.9%
2022 Est. Average Household Income	\$62,982	\$86,977	\$90,904
2022 Est. Median Household Income	\$73,677	\$85,688	\$87,554
2022 Est. Per Capita Income	\$23,355	\$30,282	\$31,340
2022 Est. Total Businesses	61	479	580
2022 Est. Total Employees	556	6,301	7,948

Gardner Land

US-56 and Waverly Road, Gardner, Kansas

For Sale



Land Sites:	SWC	46.47± Acres
	SEC	34.79± Acres

Zoning: RUR - Rural, Agricultural, and Single Family

Property Taxes: (2022)	SWC	\$3,721.66
	SEC	\$799.17

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