

## Multi-Use Opportunity to Develop at K-7 & 83rd Street Street



### 34.8± Acres, Will Divide, Excellent Access/Amenities

- Highly Accessible pad site with direct access to the K-7 and 83rd Street interchange with a close proximity to K10 and other metro area highway systems
- Uniquely desirable development opportunity along Monticello Rd. and Woodsonia Dr. in the heart of Lenexa's westward expansion
- Upscale neighborhood directly adjacent to Freedom Baseball Fields, Lake Lenexa, and the highly desirable Black Hoof park nature trails
- 79,351 population, 34,466 employees (5-Miles)
- Upscale Demographics, average household income: \$139,947 (3-Mi)

### For more information:

Aaron M. Mesmer, CCIM  
816.412.5858  
amesmer@blockllc.com

James A. Coyle  
913.226.7774  
jim@coyleproperties.com

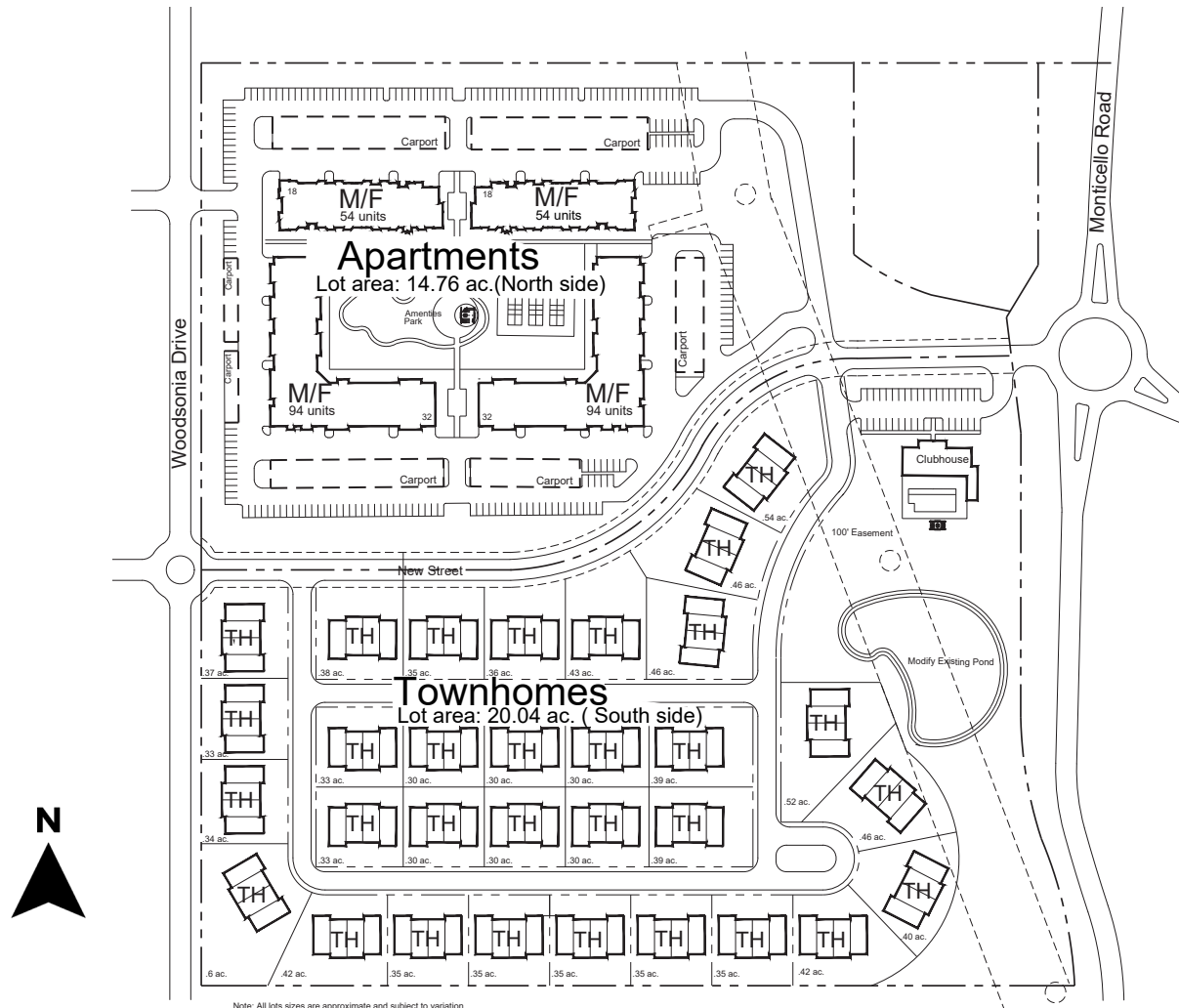
William Block, CCIM  
816.412.5805  
wblock@blockllc.com

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Building Specifications

Address:	Woodsonia Drive/Monticello Terrace/and K-7 Hwy				
Size:	Lot	Size (Ac.)	Size (SF)	Price PSF	Total Price
	1	34.8	1,515,888	\$3.50	\$5,305,608
	Total	34.8	1,515,888		\$5,305,608
Total Size:	34.8				
Tax Property ID:	IF231227-2020, IF231227-2029				
Entitlement	Currently Zoned AG				
Access	The property has adjacent access to West 83rd Street via Monticello road along the East side of the site and Woodsonia Drive to the west				
Visibility	The property is visible from Monticello Rd., Woodsonia Drive, and has some sight lines from K7				
Property Taxes:	\$4,821				
Sewer	Johnson County Wastewater				
Water	WaterOne				
Stormwater	City of Lenexa				
Natural Gas	Kansas City Gas Service				
Electric	Evergy				
Trash/Recycling	Private Contractor				

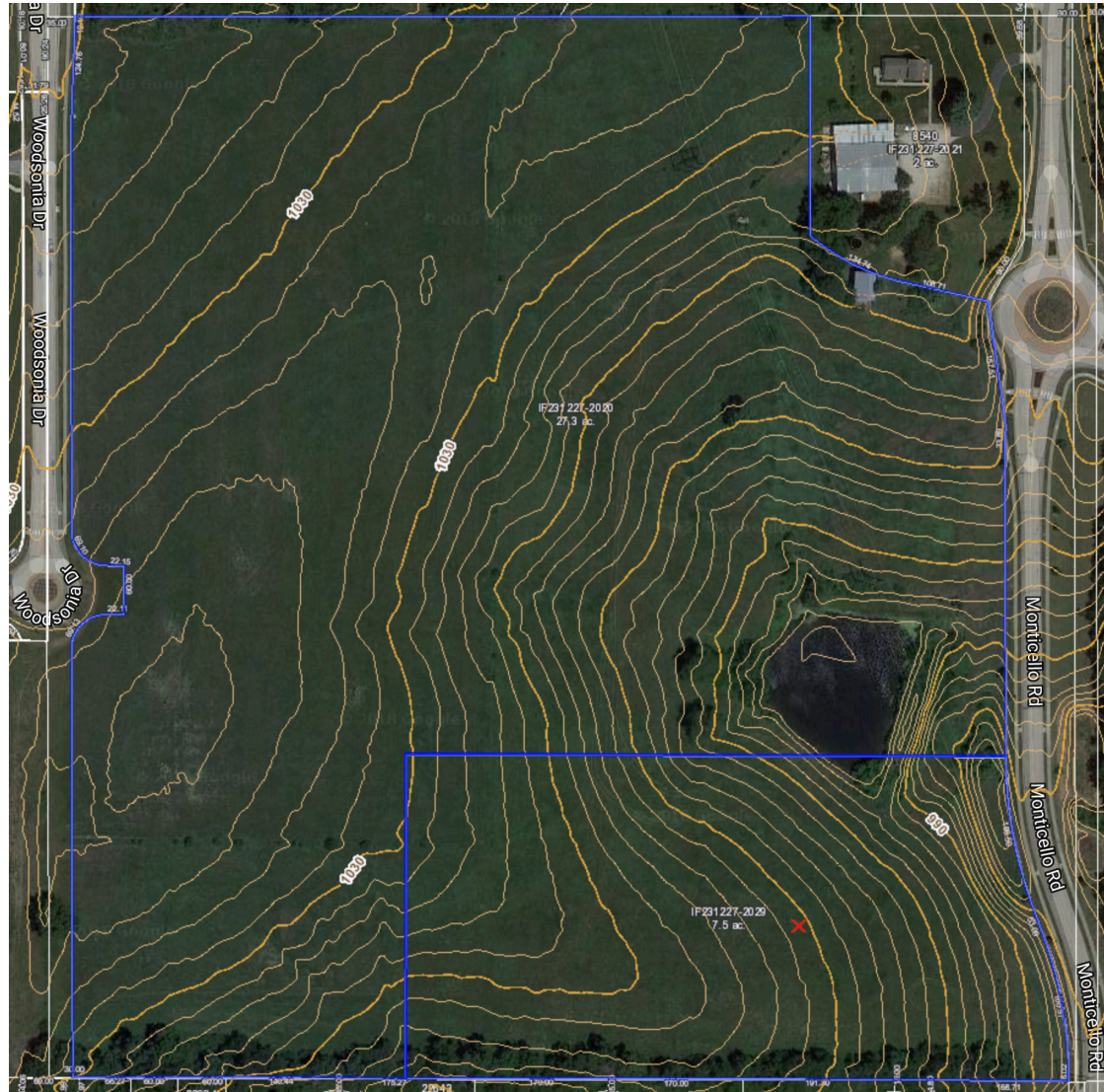


**Disclaimer**  
This concept plan is for representative purposes only and may be subject to change without notice. It is not intended to be a contract and does not constitute a representation or warranty of any kind. This plan shows certain arrangements and typical building use representation is being made with respect to any information.

# K-7 & 83rd Street

Lenexa, Kansas 66227

# For Sale



4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)





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## Demographics

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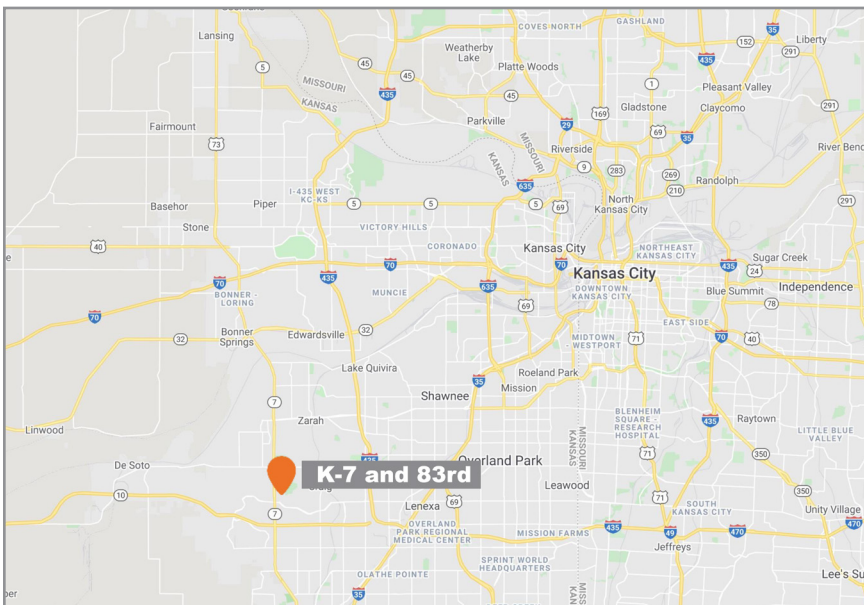
K-7 and 83rd Lenexa, KS 66227		1 mi radius	2 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	1,636	12,478	22,892	79,351
	2025 Projected Population	1,682	12,791	23,619	81,919
	2010 Census Population	1,011	9,076	16,330	63,917
	2000 Census Population	426	2,894	5,487	34,341
	Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	14.2%	16.6%	15.9%	6.6%
	2020 Median Age	37.5	37.6	36.5	36.3
HOUSEHOLDS	2020 Estimated Households	566	4,389	8,449	29,440
	2025 Projected Households	596	4,624	8,925	31,097
	2010 Census Households	344	3,154	5,834	22,906
	2000 Census Households	153	1,018	1,902	12,105
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	13.5%	16.6%	17.2%	7.2%
RACE AND ETHNICITY	2020 Estimated White	86.7%	87.3%	85.4%	85.7%
	2020 Estimated Black or African American	6.4%	5.4%	6.5%	5.5%
	2020 Estimated Asian or Pacific Islander	3.7%	3.6%	3.8%	4.4%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%	0.4%
	2020 Estimated Other Races	2.8%	3.2%	3.8%	4.1%
	2020 Estimated Hispanic	4.8%	4.8%	5.5%	5.4%
INCOME	2020 Estimated Average Household Income	\$155,345	\$161,220	\$139,947	\$135,752
	2020 Estimated Median Household Income	\$150,385	\$145,690	\$128,895	\$122,035
	2020 Estimated Per Capita Income	\$53,755	\$56,705	\$51,648	\$50,369
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.3%	0.3%	0.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	0.9%	1.7%	1.5%	1.3%
	2020 Estimated High School Graduate	11.6%	11.7%	11.3%	12.1%
	2020 Estimated Some College	14.0%	14.2%	16.0%	15.7%
	2020 Estimated Associates Degree Only	7.5%	7.2%	8.0%	7.6%
	2020 Estimated Bachelors Degree Only	38.2%	38.3%	37.9%	39.4%
	2020 Estimated Graduate Degree	27.3%	26.6%	25.0%	23.3%
BUSINESS	2020 Estimated Total Businesses	138	389	746	2,249
	2020 Estimated Total Employees	2,015	4,585	9,497	34,466
	2020 Estimated Employee Population per Business	14.6	11.8	12.7	15.3
	2020 Estimated Residential Population per Business	11.9	32.1	30.7	35.3



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