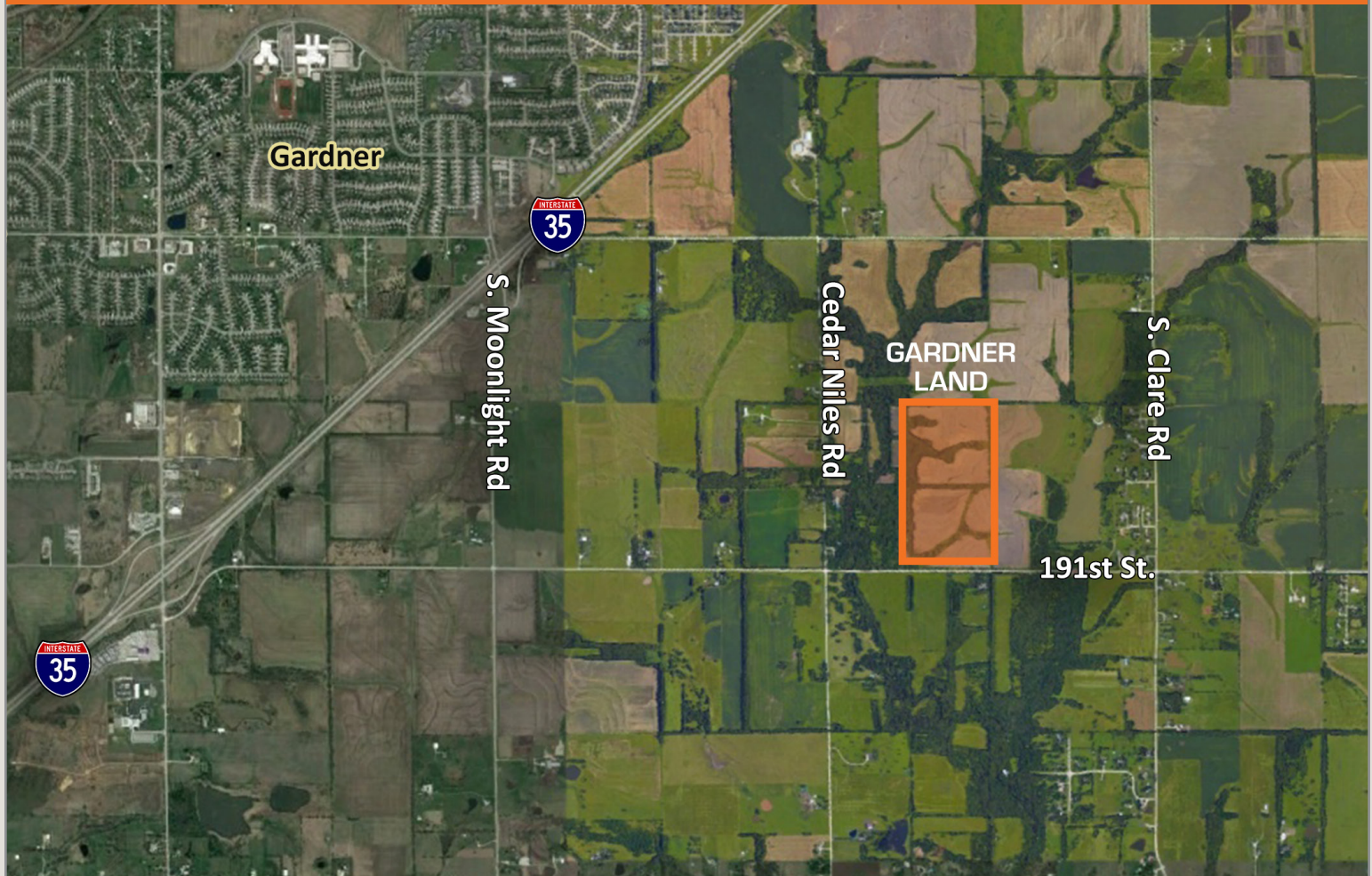


Opportunity for Single Family Development 80+ Acres



Residential Development Land for Sale – Will Divide

- 80+ Acres - \$1.50 PSF
- Fantastic location in Gardner, Kansas, the fastest growing city in the Kansas City metro area
- Zoned Agricultural, city plan will allow low density residential
- Access to I-35 via W 191st Street
- City plans for gravity sewer main off of corner of I-35 and a force main along 191st
- Access to great schools: Gardner-Edgerton school district
- 23,287 population, projected growth of 1.5% per year over the next 15 years

For More Information:

John Mullen

816.412.8461

jmullen@blockllc.com

Aaron M. Mesmer, CCIM

816.412.5858

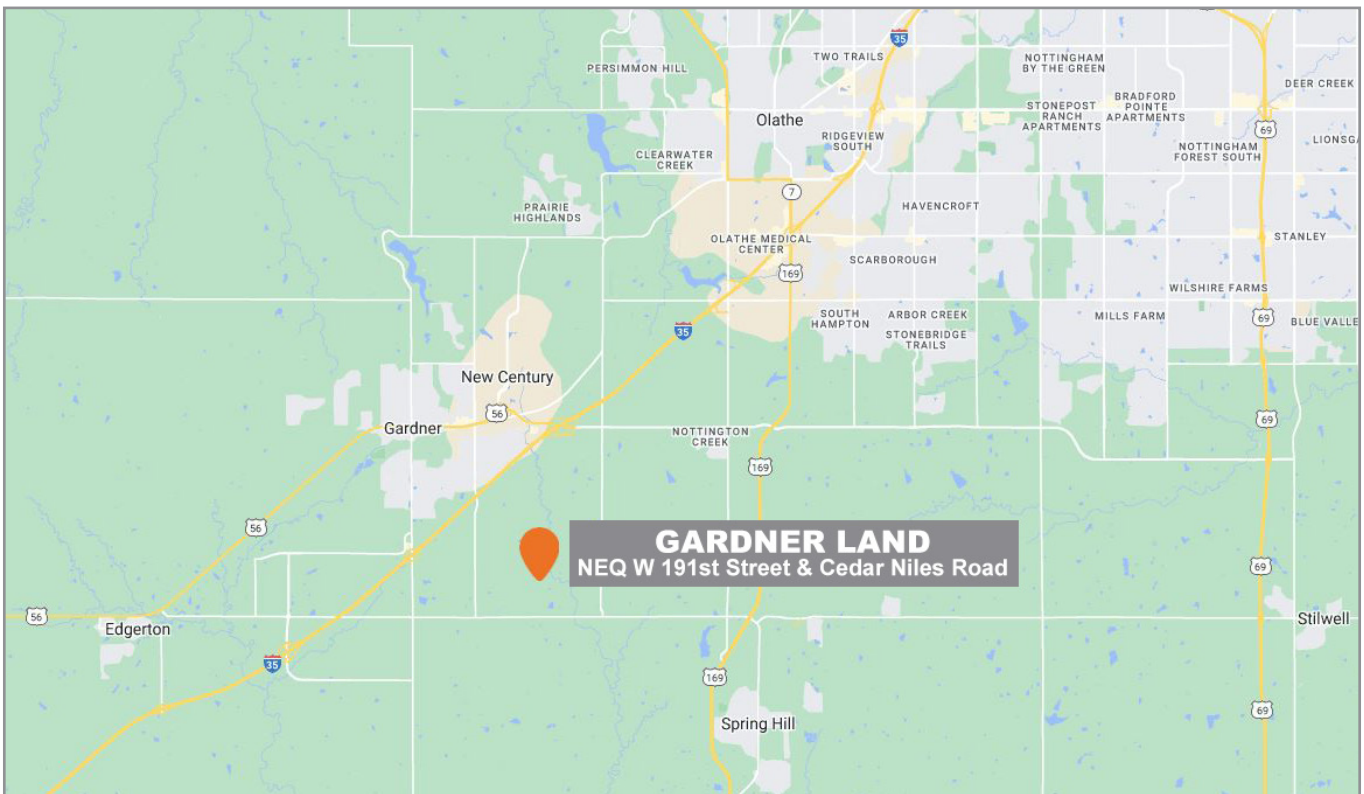
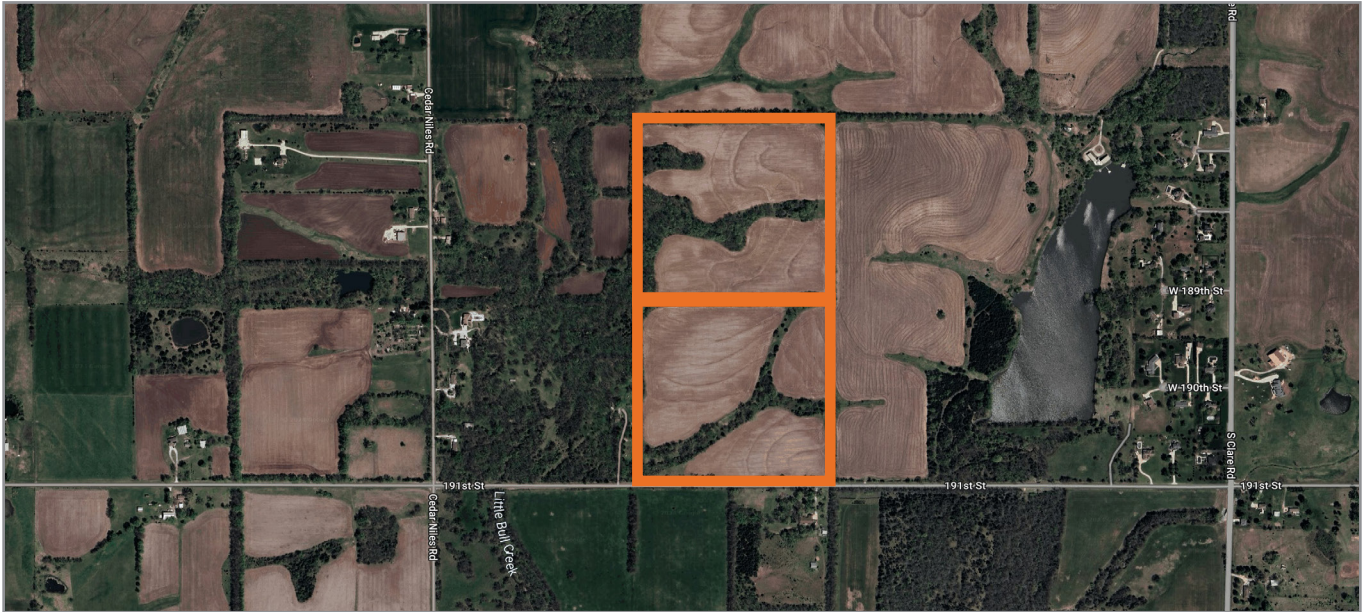
amesmer@blockllc.com

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Land Specifications

Address:	NEQ W 191st Street & Cedar Niles
Total Size:	80.98± Acres
Tax Property ID:	2F231432-2001
Entitlement:	Agricultural
Access:	The Property has direct access to W 191st Street and adjacent access to Cedar Niles Road
Visibility:	The property is visible from its frontage to W 191st Street
Sewer:	None, city plan calls for gravity main off corner of I-35 and force main along 191st Street
Water:	Johnson Rural Water District
Natural Gas:	Atmos Energy
Electric:	Evergy
Cable & Internet:	Brightspeed, Hughesnet, Starlink, Viasat

Specifications



For More Information:

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