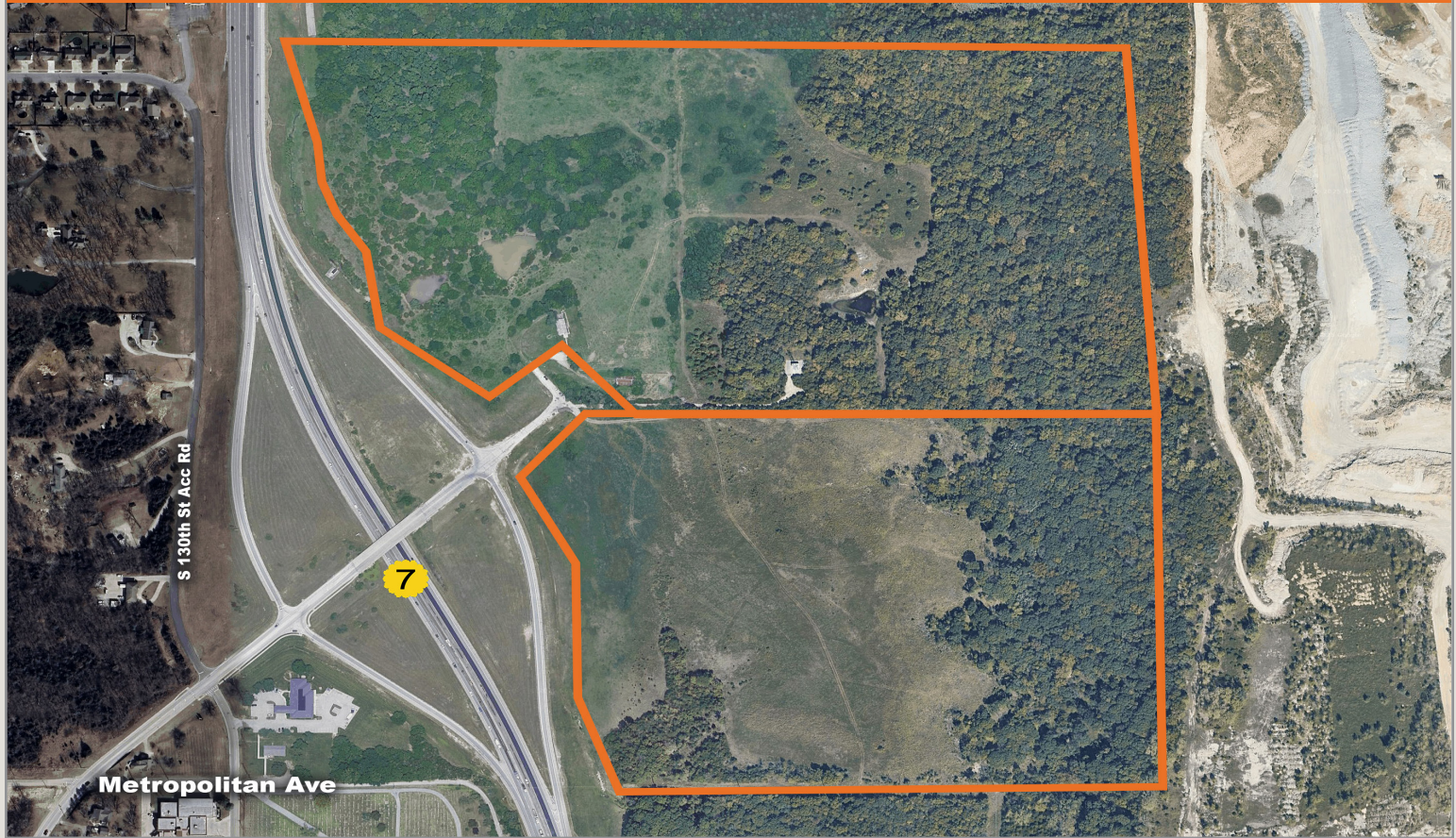


Opportunity for Single Family Residential Development 120+ Acres



Residential Development Land for Sale

- 119.65± Acres - \$1.60 PSF
- City planning supportive of Multifamily and Single Family development with potential for commercial pads at the K7/Nettleton Interchange
- Fantastic location along K-7 just south of Walmart, Ace Hardware, and the newly developed Old Dominion Freight Center at K-7 and I-70
- Unmatched regional and national highway connectivity with immediate access to K-7 and I-70 - one of the country's premier east-west freight corridors – as well as adjacent connectivity to I-35, US-69, US-49, and I-635
- City of Bonner Springs has been open to discussions regarding Tax Abatement, Sales Tax Exemptions, and TIF programs depending on use-type
- Strategic residential positioning to capture demand from western Kansas City/Johnson County growth trends including the new \$4 billion Panasonic battery plant in nearby De Soto
- Site located within the Bonner Springs/Edwardsville School District, providing a strong foundation for sustained family housing demand
- Consistent population growth in surrounding area with 7% growth since 2010, supporting long-term housing absorption

For more information:

John Mullen

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

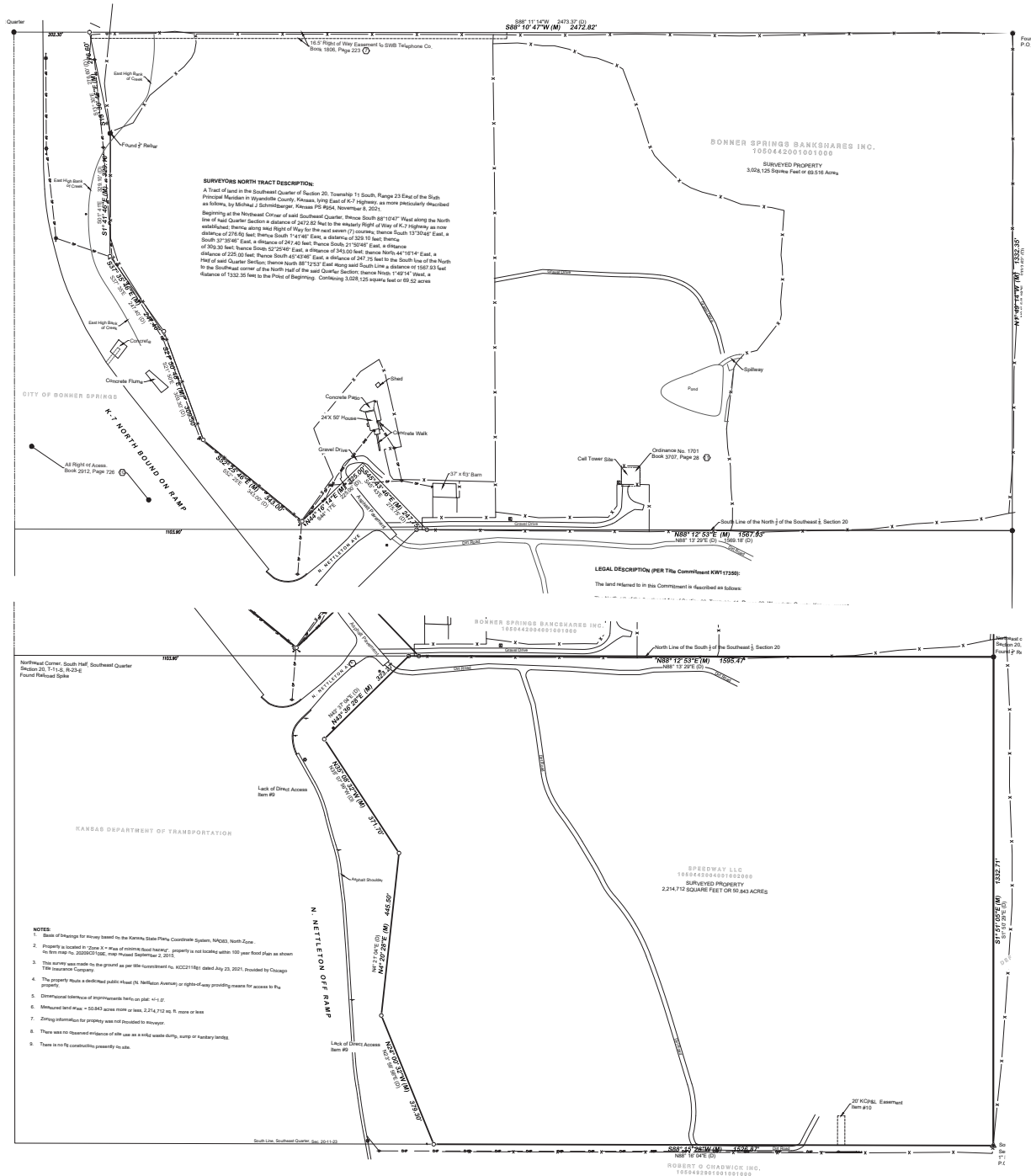
Total Size:	119.65± Acres
Parcel ID:	956601, 956600
Entitlements:	Northern Parcel: Farm Homesite – F Southern Parcel: Agricultural Use – A
Access:	The Property has direct access to K7 Highway
Visibility:	The Property is visible from its frontage to K7 Highway



K7 & Nettleton

1209 & 1401 S 130th Street, Bonner Springs, Kansas 66012

For Lease



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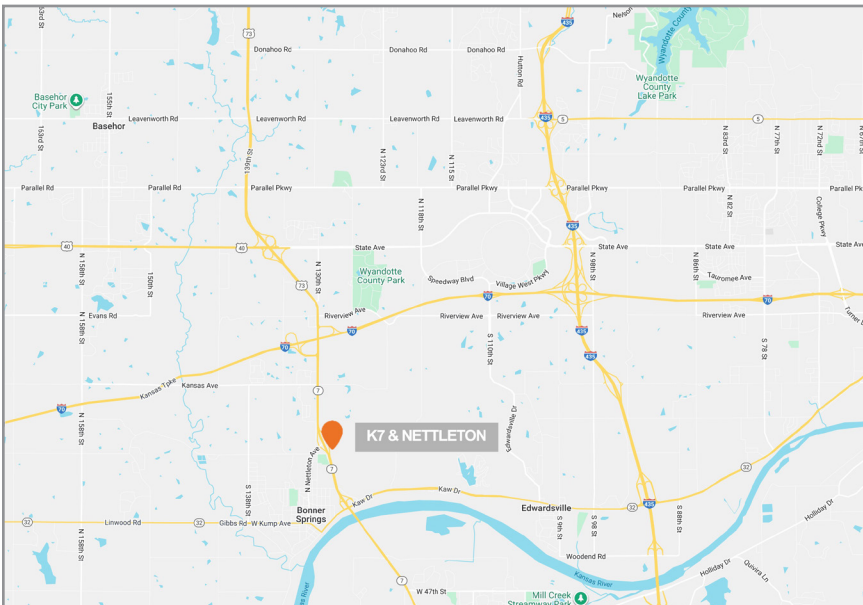
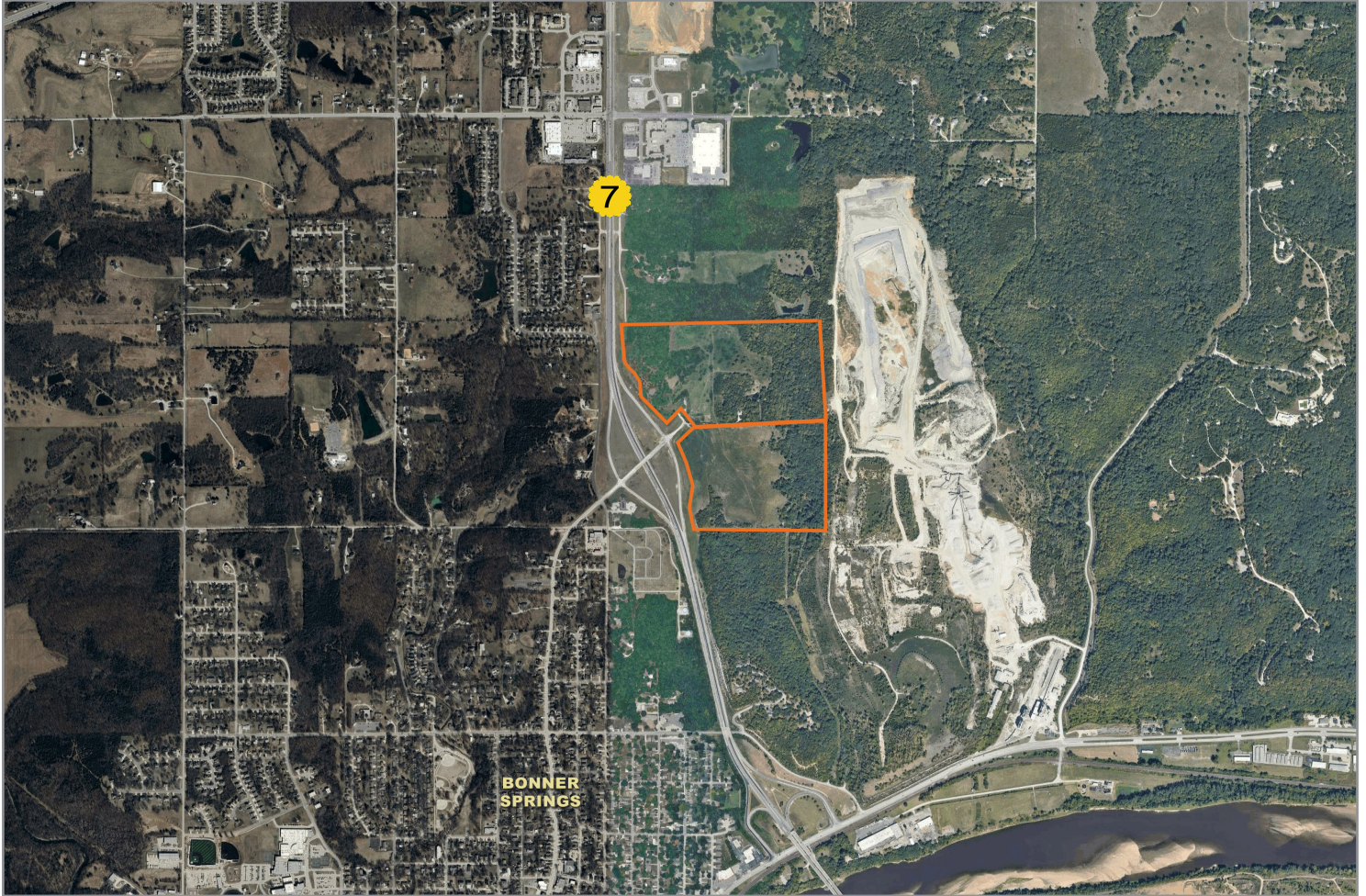
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