



Zoning:	Commercial
Sale Price:	\$920,000
Last Updated:	Mar 20, 2020

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description


One of the very few available developed pad sites on Shawnee Mission Parkway at K-7 Highway. Site is adjacent to Bank Midwest & Ruby Tuesdays and dozens of other retail outlets in the area. The land is visible from Shawnee Mission Parkway's 17,000+ auto passes/day and it has already been graded for immediate construction. Shawnee Crossings to the west offers additional retail amenities and a strong gateway for the access road to the site. 10-year majority property tax abatements are available for office development. With major office tracts planned to the west and south, these parcels that are build-ready with full utility extensions are a sure bet for a retail strip, hotel, office developer, or medical office. Retail in this area is strong. This site is ready to build. Highlights: Located in rapidly growing western Shawnee Shawnee named Kansas' Best Affordable Suburb by BusinessWeek based on affordability, lifestyle, & quality schools Just 7 miles from Kansas Speedway, Hollywood Casino and the 5,500+ new jobs at Cerner Corp in KCKS Housing starts in the area over double that of previous years Developed lot ready to build - Will divide Over 38,000 auto passes/day through Shawnee Mission Parkway & K-7 Highway

Population

	19,583 2 Mile Radius	77,300 5 Mile Radius	396,578 10 Mile Radius
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Source: ESRI®, 2024

Households

	6,785 2 Mile Radius	29,766 5 Mile Radius	161,272 10 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Shawnee Mission Pkwy (0.2 mi.)
Nearest Interstate: I-435 (3 mi.)
Ingress/Egress Notes: Via Midland Dr
Nearest Airport: New Century AirCenter (IXD) (15.6 mi.)
Nearest Commercial Airport: Kansas City International Airport (MCI) (33.6 mi.)
Distance to Mass Transit: 0.4
Rail Served: No

Utilities

Natural Gas: Kansas Gas Services
Water: WaterOne
Sewer: Johnson County Wastewater

Property Images



Ann Smith-Tate | President | CEO | Shawnee EDC
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