FOR SALE
10.2+ Acres
Office / Retail

TheLandSource.com
The Land Source
7021 Johnson Drive
Mission, KS 66202
913.562.5622

S & E of Shawnee Mission Pkwy. & Lackman Rd.
Shawnee, KS

- Zoned Agriculture - Planned for Office/ Commercial. Great for banks, restaurants, professional offices
- On the Lackman Road interchange with excellent exposure to Shawnee Mission Parkway
- 35,000 +/- vehicles per day on Shawnee Mission Parkway, 9,500 +/- on Lackman--counts continue to grow
- Exploding growth area inside the beltway
- Thriving commercial centers--Lowe's, Wal-Mart, Target, Kohl’s, Old Navy, The Home Depot, Aldi, banks and restaurants
- Strong demographics
Description:

The City of Shawnee is one of the fastest growing cities in Johnson County. It’s highly desirable location near Interstates I-35 and I-435 provides an ideal setting for diverse, well-planned neighborhoods, vibrant shopping centers, and prosperous businesses. It is home to Bayer Health and hundreds of smaller businesses. Shawnee takes great pride in its beautifully maintained park system, including the 9.7 acre Quivira Glenn Park adjacent--complete with shelter, playground, walking trail, swings, picnic table, sports fields, and facilities.

Outstanding visibility and access on a major traffic corridor in growing suburban market area. Frontage and exposure on Shawnee Mission Parkway with 35,000 vehicles/ day at the interchange. Across from The Home Depot, Target, Lowe's, Wal-Mart, shops at Shawnee Station.

Zoning:  AG  Anticipated Zoning:  Office/Retail

Presently zoned Agricultural, planned for Office/ Commercial. City of Shawnee will allow selected types of retail uses with a blend of offices. City of Shawnee, 913-631-2500.

Traffic & Access:

Shawnee Mission Parkway is a 4-lane, limited access suburban thoroughfare with 35,000 vehicles per day, and growing. Lackman Road and 67th Street are 2-lane paved city streets.

Utilities:

Sanitary Sewer:  8" line just east of Lackman Road on 67th Street. There is also an 8" line on the north side of Shawnee Mission Parkway. Johnson County Wastewater District, 913-681-3200.

Water:  16" line near southwest corner of 67th Street & Lackman, Water District No. 1 of Johnson County, 913-895-5700.

Gas:  4", 55 psi, line near southwest corner of 67th & Lackman, Kansas Gas Service, 913-599-8954.

Electricity:  Kansas City Power & Light, 816-471-5275.

Storm Water:  City of Shawnee

Communications:  Sure West, Time Warner Cable
<table>
<thead>
<tr>
<th><strong>Listing Price</strong></th>
<th>$2,142,134</th>
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<tbody>
<tr>
<td><strong>SqFt</strong></td>
<td>445,227</td>
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<tr>
<td></td>
<td>($4.81)</td>
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<tr>
<td><strong>Acres</strong></td>
<td>10.221</td>
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<td>($209,582)</td>
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**Address (if assigned)**
S & E of Shawnee Mission Pkwy. & Lackman Rd., Shawnee, KS

**Planned Use**
Commercial

**Location Description**
S & E of Shawnee Mission Pkwy. & Lackman Rd.
Shawnee, KS

**Nearest Cross Streets**
Shawnee Mission Pkwy. & Lackman Rd.

**Longitude**
-94.757466

**Latitude**
39.008621

**School Info**
Shawnee Mission

**Taxes**
2014: $4.78

**Specials**
- ($4.81)
- ($209,582)

**Parcel Number**
QF241216-1030

**Download Detailed Demographics and Available Site Information for This Property At:**
http://TheLandSource.com/listings/backup/B35893

**Contact your Broker/Agent at The Land Source for more information**
Kevin Tubbesing  Kevin@TheLandSource.com

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