

# 8.42 ACRE DEVELOPMENT SITE

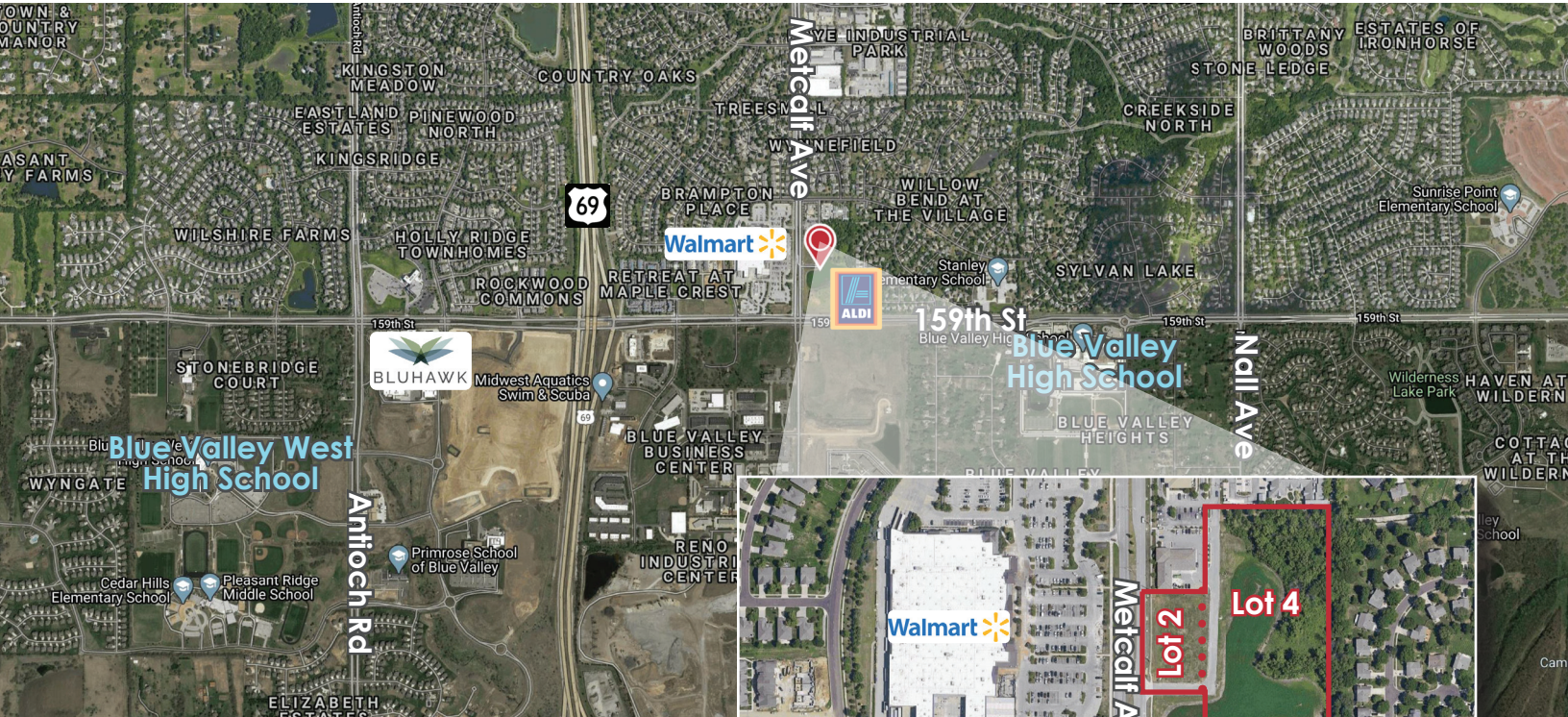
158TH ST & METCALF AVE, OVERLAND PARK, KS 66223



# REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



## HIGHLIGHTS

- 8.42 Divisible Acres, Prime Development Site
- Located at 158th & Metcalf Ave in South Joco
- Includes 1.22 Acre Pad Site Along Metcalf Plus Additional 7.2 Acres
- Excellent Ingress/Egress at Metcalf & 158th St
- Adjacent to Brand New Aldi Grocery Store
- Near Full Interchange at 159th St & Hwy 69
- Zoned CP-1 & CP-2 Retail

## FOR SALE

Lot 2 (1.22 Acres) @ \$20/SF = \$1,062,864

Lot 4 (7.2 Acres) @ \$10/SF = \$3,136,320

## DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2019 POPULATION	8,445	56,696	128,913
2019 AVE HOUSEHOLD INCOME	\$138,543	\$171,199	\$160,671

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# PHOTOS

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# SITE PLAN

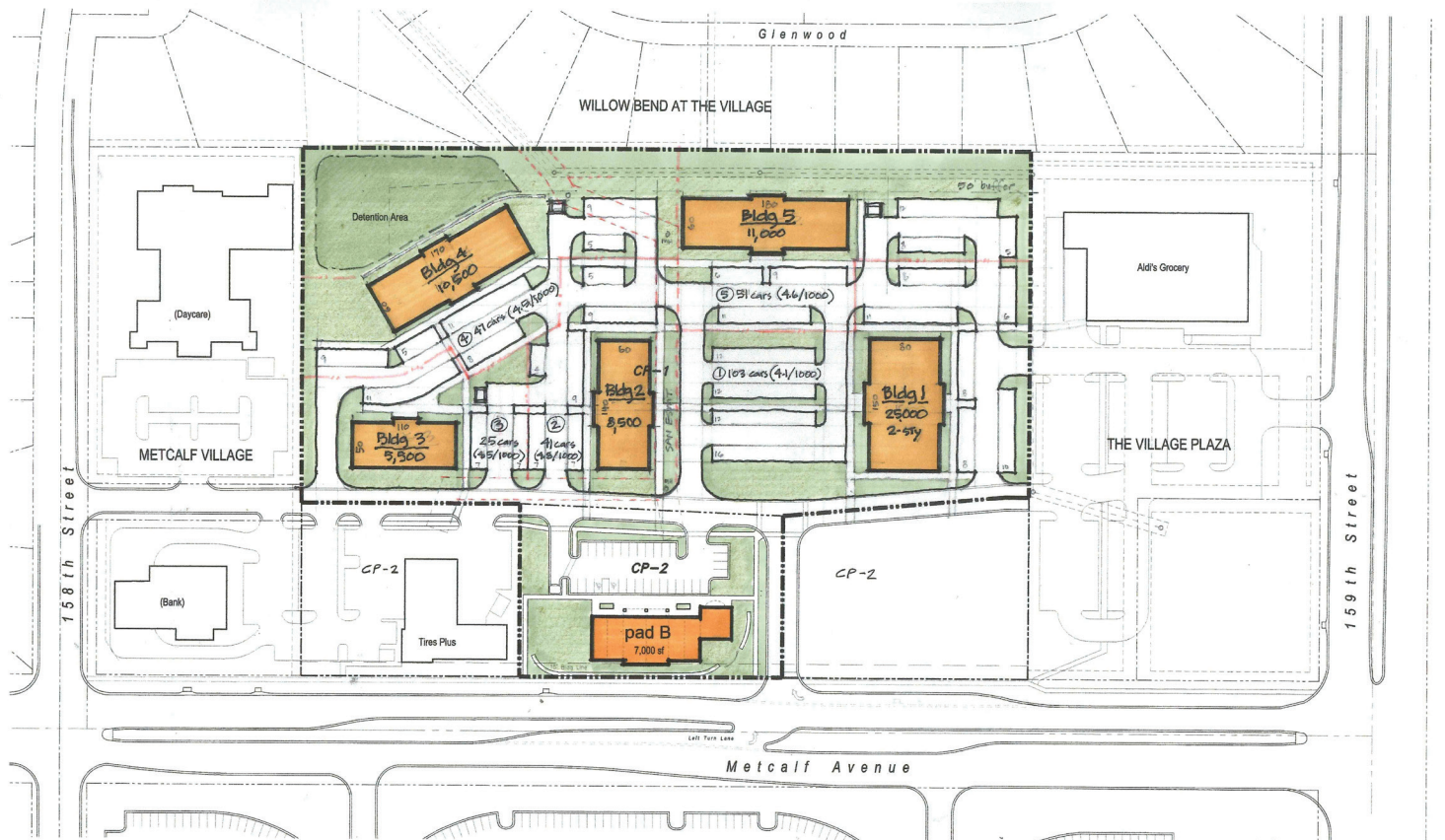
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## Metcalf Village at 158th

Southeast Corner of 158th & Metcalf Avenue Overland Park, Kansas

Site Plan Option 'A'  
April 19, 2020

Browne Commercial Real Estate

Reece Commercial / DeGasperi & Associates Architecture

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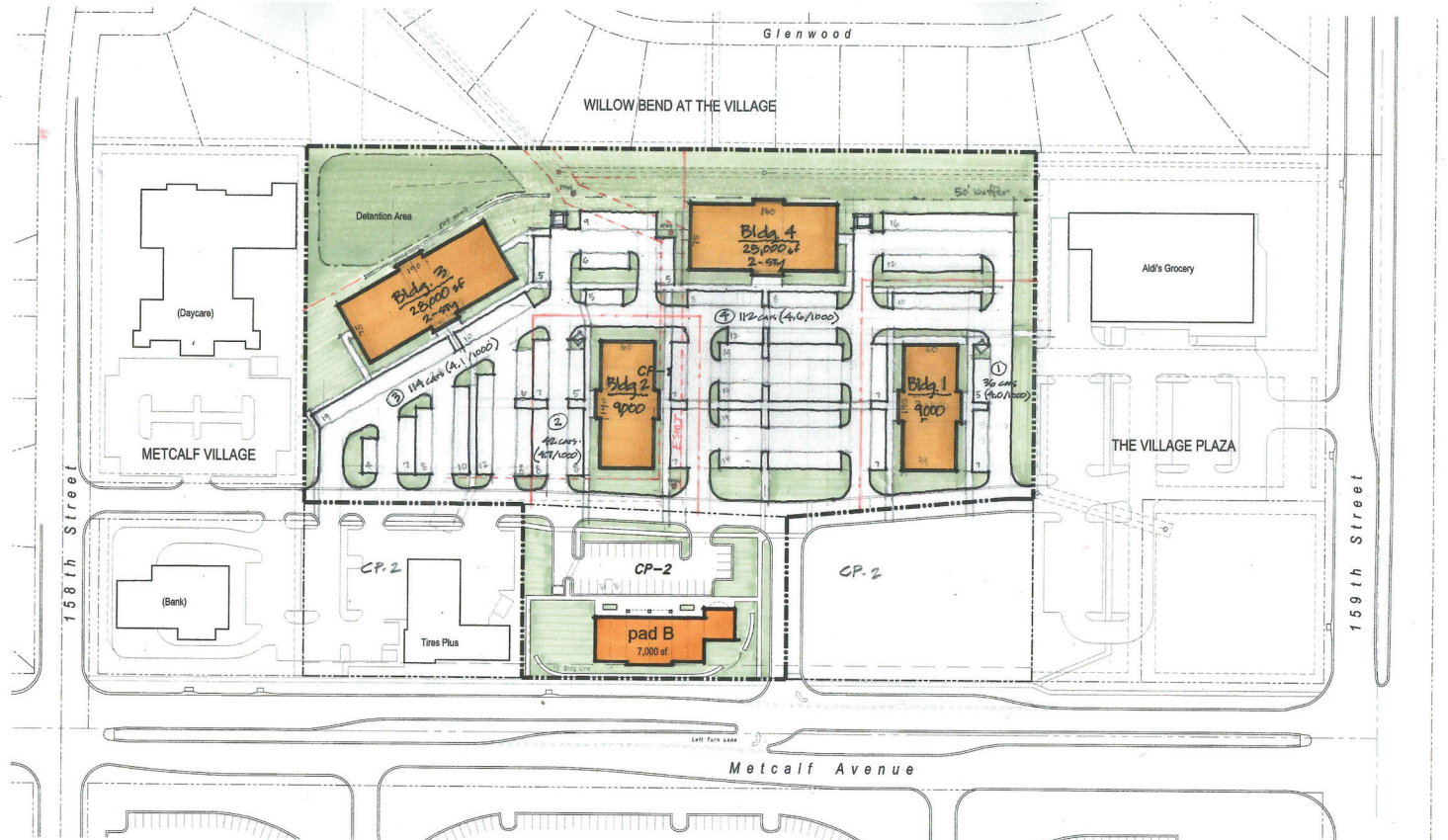
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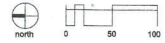


## Metcalf Village at 158th

Southeast Corner of 158th & Metcalf Avenue Overland Park, Kansas

CP-1 → 71,000 sf  
CP-2 → 7,000 sf

Site Plan Option 'B'  
April 19, 2020



Browne Commercial Real Estate  
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