# For Sale 19.97 Acre Land Site BNSE Intermodell Folethy Inland Port J.B. Hunt Triumph Brands = BNSF Railway Line Heavy Haul Corridor

## **N** Heartland

## 19.97 Acre Site

191st Street & Waverly Rd. | Gardner Twp, KS

#### **Property Features**

- 19.97 Acres available for sale
- Sandwiched between two fast-growing cities along 191st street near the I-35/Gardner Road interchange
- Currently Zoned RUR 'Rural' with potential to up-zone
- Flat and conducive for development
- Sale Price Reduced: \$2,250,000 (± \$2.59/SF)



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### Proposed Site Plan Option: ± 640'-9" Orscheln Farm & Home F.D. ACCESS LOOP Wagner Logistics Horizon Trails Apartments 6 @ 50 = 300-0 EXISTING PAVED TRAILER STORAGE Kubota Tractor Corporation 362,700 SQ FT ONE-STORY 130-0" 60-0 WAREHOUSE Amazon Fulfi EXISTING PAYED PARKING AREA 10 @ 50' = 500'-0" DID 140-0" 310-0" 110'-0" 110'-0" OFFICE For more information: Russell Pearson, CCIM +1 913 890 2015 1.25 ACRES RETENTION russell@nai-heartland.com WEST 191st STREET

