

FOR SALE

## 16.38 ACRE LAND SITE

5059 Old K7 Highway | Shawnee Mission, KS 66226



### PROPERTY HIGHLIGHTS

- 16.38 Acre land site
- Frontage along K7 in fast-growing Shawnee; just minutes to I-435, and I-70, the Legends and the KS Speedway
- All utilities on site; currently has a home and a detached shop
- Zoned: AG
- Sale price: \$1,360,000 (\$1.67/SF)



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**CROSSROADS**  
REAL ESTATE GROUP



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North

Walmart Supercenter  
Walgreens  
ANYTIME FITNESS  
ACE Hardware  
AutoZone  
TACO JOHN'S

QT



Legends Outlets  
Retail &  
Kansas Speedway



K7

BONNER SPRINGS INDUSTRIAL PARK  
StorageMart  
amazon distribution  
GRASSPAD

Kaw Dr

SITE

Walgreens  
CVS pharmacy  
Piza Plus  
Legah's  
KNUB'S PUB  
SECURITY BANK  
AutoZone  
SNAP

W 47th St



Johnson Dr

K7

Walmart Supercenter

Goodard School  
DQ  
Goodyear  
SUBWAY  
NICK JAKES

CVS pharmacy  
PRICE CHOPPER  
Bank of America  
The UPS Store  
Starbucks  
UMC  
HOLLAR FRESH

Shawnee Mission Pkwy

| AREA DEMOGRAPHICS      | 2 mile    | 5 miles   | 10 miles |
|------------------------|-----------|-----------|----------|
| Total Households       | 6,372     | 16,615    | 114,758  |
| 2020 Average HH Income | \$141,295 | \$120,082 | \$95,301 |
| 2020 Total Population  | 20,229    | 47,301    | 294,390  |
| 2020 Median Age        | 34.1      | 36.7      | 37.3     |

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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