

7

Woodsonia Dr.

W 83rd St.

31.09 AC

22939 W 83rd Lenexa, Kansas 66227

Highway Commercial Development Opportunity

Offered At \$8,700,000

Kris Cox – Listing Agent





INVESTMENT HIGHLIGHTS

● Substantial Development Opportunity

The Property consists of 31+ acres in the growing city of Lenexa. The size and shape of the parcel makes it an ideal candidate for a substantial mixed-use development opportunity.

● New Development Shaping the Market

Prominent local developers Sunflower Development, Block Real Estate Services, and LANE4 have already put forward plans for substantial multifamily and industrial projects in the submarket to take advantage of Lenexa's growth along with capitalizing on the new Panasonic battery factory in De Soto.

● High Traffic Location

The Property benefits from fronting KS – 7 with a high traffic count of over 29,000 VPD. The strategic location, easy access to I-70 (32,000+ VPD) and I-35 (49,000+ VPD), and frequent traffic make this an ideal location for a variety of commercial developments.

● Multi-Use Zoning

The site is zoned CP2 (Commercial Planned Unit Development) which allows for a wide variety of uses including high density residential, commercial, retail, along with a variety of other potential uses.

Demand Driver

Significant Logistics & Manufacturing Facilities

- 1 DSM (Est. Complete Q2, 2025)
- 2 Hill's Pet Nutrition (\$250 Million)
- 3 Urban Outfitters (2k+ Jobs Created)
- 4 Amazon (3 Million SF)
- 5 Turner Logistic Center (3 Million SF)
- 6 Old Dominion Freight Line
- 7 Compass 70 Logistics (2 Million SF)
- 8 Heartland Logistics Park (2 Million SF)
- 9 Bonner Springs Ind. Park
- 10 Panasonic (\$4 Billion)

Retail

- 11 Legends Outlets (1.2 Million SF)
- 12 Oak Park Mall (1.6 Million SF)
- 13 Zona Rosa Town Center (1 Million SF)

Entertainment

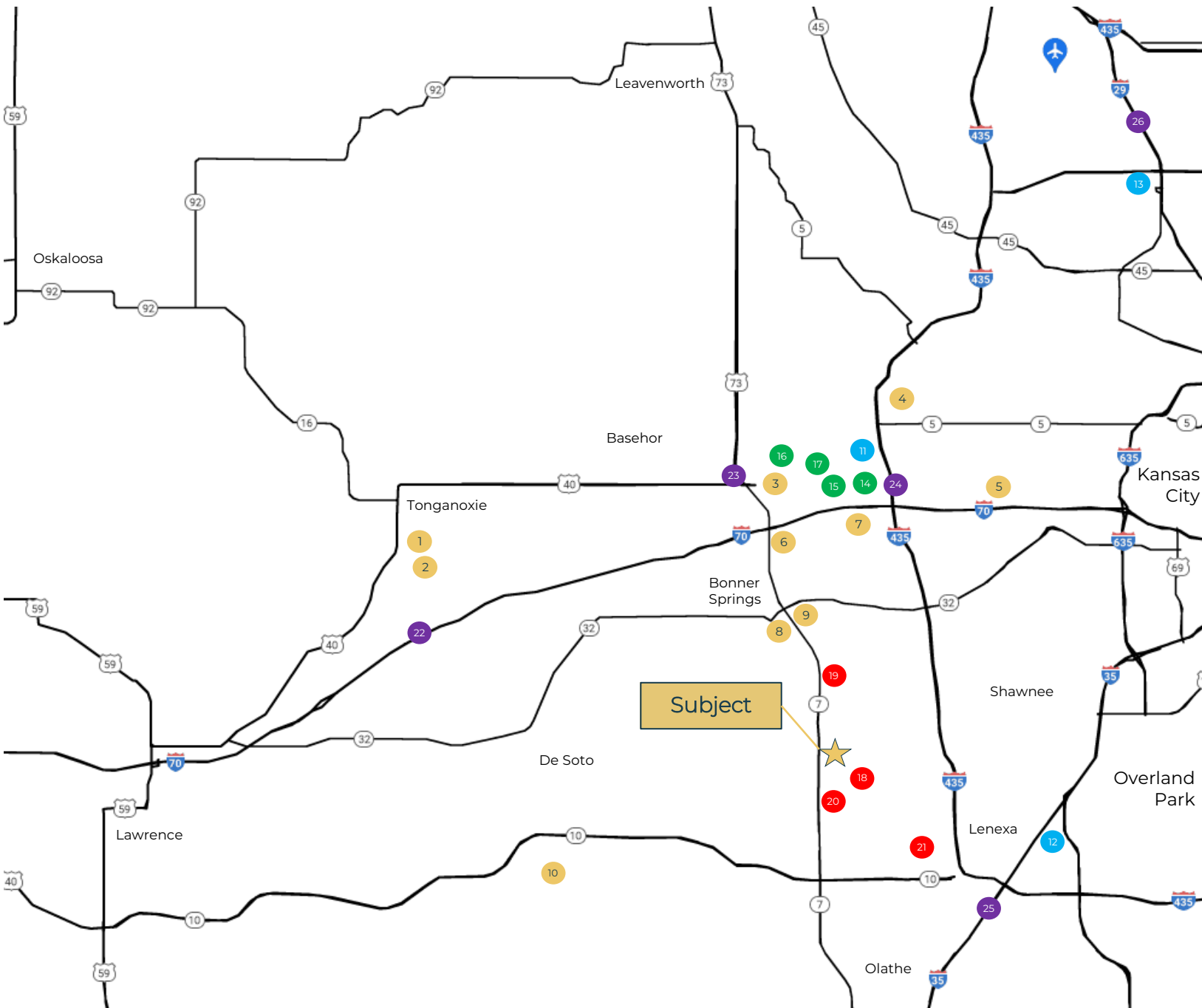
- 14 Childrens Mercy Park (Sporting KC)
- 15 Kansas Speedway
- 16 American Royal
- 17 Legends Field (KC Monarchs)

Proposed Development

- 18 240 Unit MF | Sunflower Development The Residences on Woodsonia
- 19 188 Unit | Material Capital Partners Harmony at Clear Creek
- 20 1M± SF | Block Real Estate Services LLC K-7 Logistics Centre
- 21 373 Unit MF | LANE4 Property Group K-7 Retreat on the Prairie

Major Road Traffic VPD

- 22 32,000+ VPD
- 23 19,000± VPD
- 24 50,000± VPD
- 25 49,000± VPD
- 26 58,000± VPD

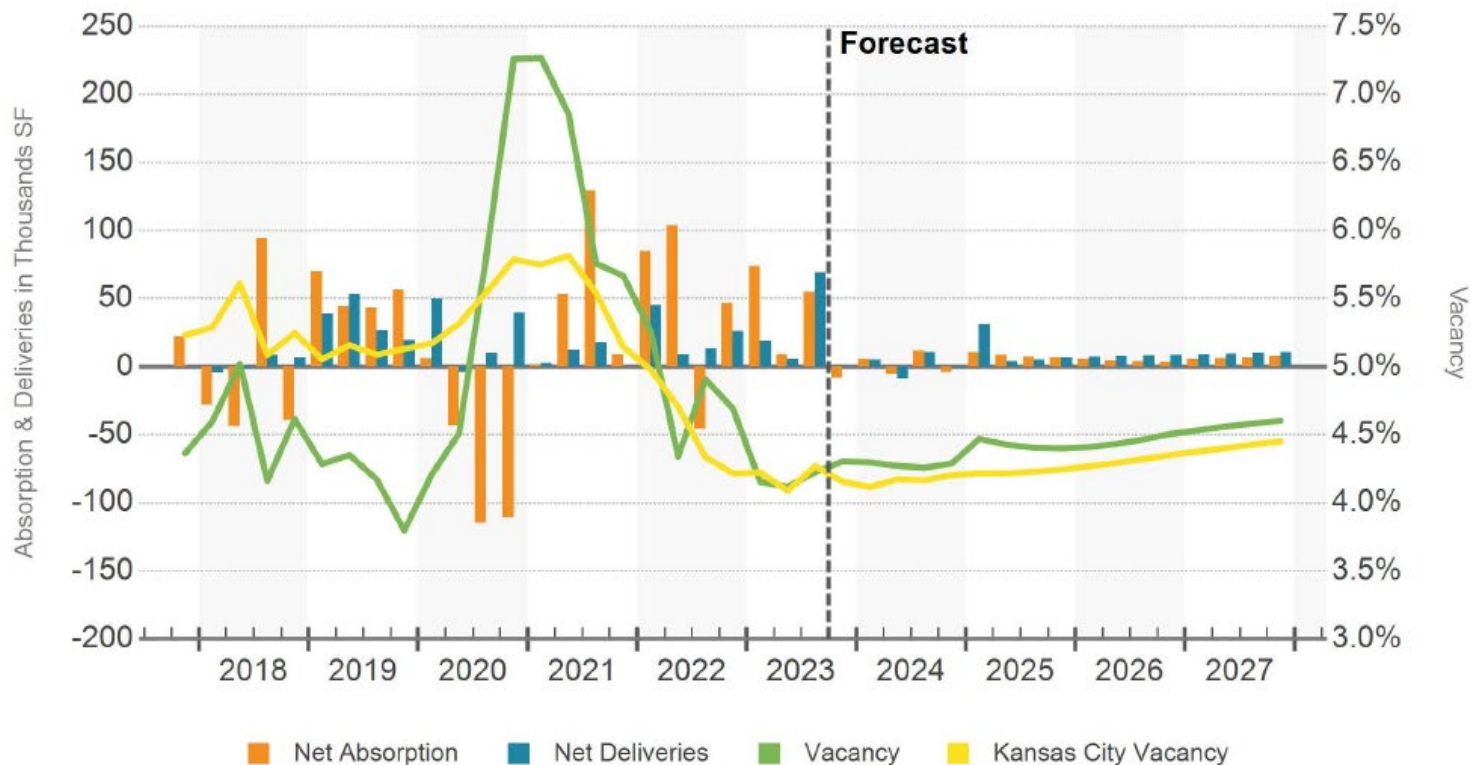


Northwest Johnson County Submarket Retail

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	1,739,321	0.7%	\$17.75	0.3%	0	0	0
Power Center	427,471	8.8%	\$23.97	8.8%	0	0	0
Neighborhood Center	3,666,322	9.4%	\$17.62	12.0%	(11,097)	0	28,541
Strip Center	351,068	8.2%	\$19.63	14.1%	(3,968)	0	16,592
General Retail	4,274,246	0.6%	\$17.91	1.4%	11,126	0	13,700
Other	0	-	-	-	0	0	0
Submarket	10,458,428	4.3%	\$18.09	5.7%	(3,939)	0	58,833

NET ABSORPTION, NET DELIVERIES & VACANCY

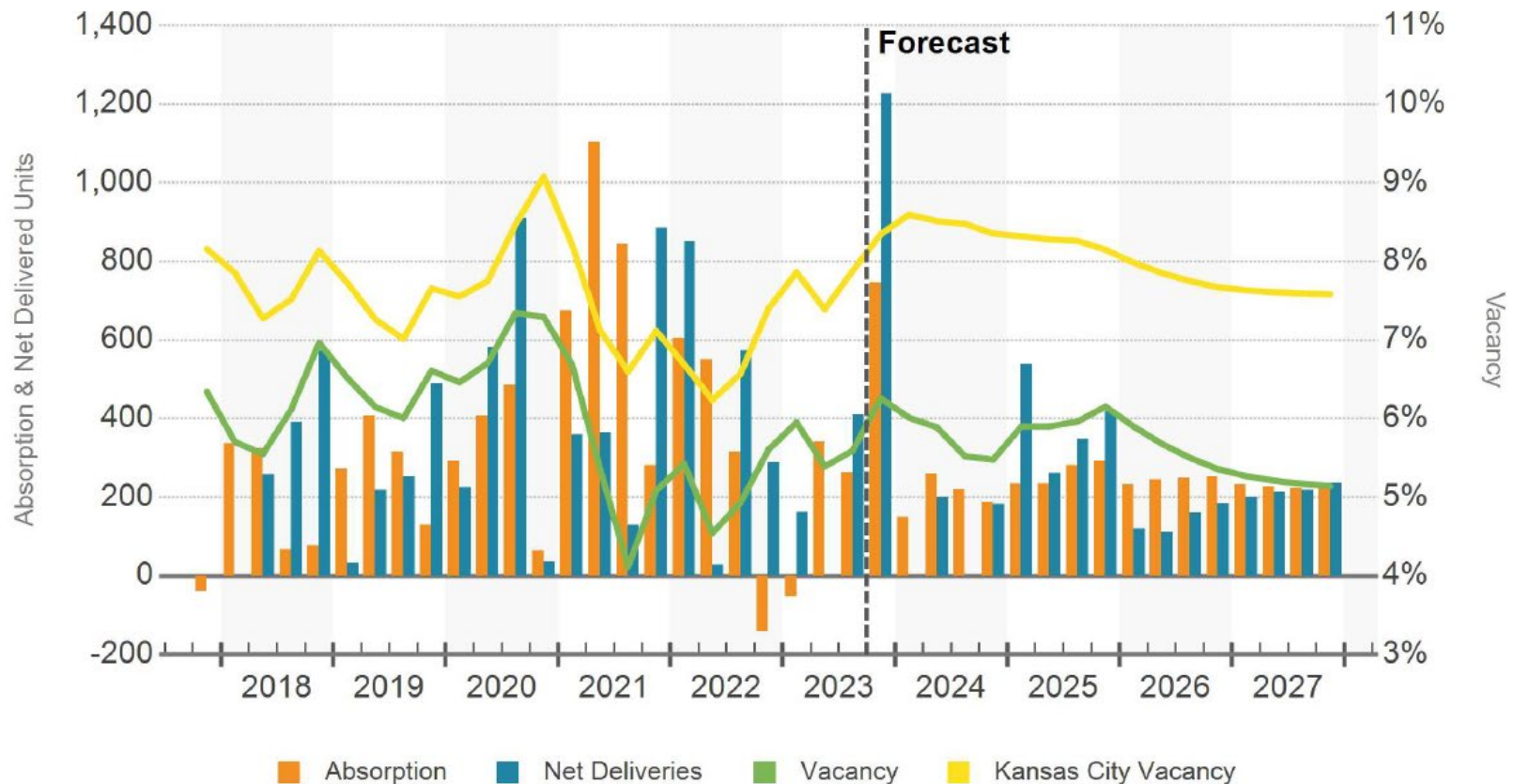


Northwest Johnson County Submarket Multifamily

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	26,992	5.8%	\$1,534	\$1,524	126	0	1,614
3 Star	26,000	7.1%	\$1,250	\$1,240	(112)	441	1,114
1 & 2 Star	8,322	5.1%	\$1,080	\$1,074	(21)	0	0
Submarket	61,314	6.3%	\$1,357	\$1,347	(7)	441	2,728

ABSORPTION, NET DELIVERIES & VACANCY





Cates Auction & Real Estate is pleased to present for sale 31.09 acres of prime development land located immediately east of K-7 and 83rd St. in the growing city of Lenexa, Kansas. The site has already undergone a zoning change to CP2 (Commercial Planned Unit Development) making it an exceptional candidate for a variety of commercial development projects. The property benefits from great visibility along a highly trafficked (29K+ VPD) corridor within an expanding submarket. Don't miss out on the opportunity to create a transformative project in this exceptional location. Envision the future, seize the opportunity, and make your mark on this prime development land.



CATESAUCTION.COM

Contact

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