

NEW CONSTRUCTION PAD SITES FOR SALE

Gardner, Kansas



11050 Roe Avenue, Suite 150
Overland Park, KS 66211
913-379-9900

www.link-advisors.com

**LINK PROPERTY
ADVISORS**

PROPERTY FEATURES



STRATEGIC LOCATION & HIGH VISIBILITY

Just off the intersection of I-35 & 175th Street, the New Trails location offers easy access, regional connectivity and exposure to over 50,000 cars per day from I-35. Additionally, this major thoroughfare is a prime stop for regional and long-haul travelers, benefiting restaurants, hotels, and convenience stores.



COMMERCIAL REAL ESTATE MARKET EXPANSION

Gardner's commercial real estate market expansion is attracting top-tier businesses, entrepreneurs, talent and residents seeking a balanced urban-suburban lifestyle. The city is actively developing new projects, including its newest industrial park (2.5 million square feet of premier distribution space). Just south, the retail portion of New Trails development will soon deliver on the dual hotel concepts and have retail space as well as retail pad sites available.



UPSCALE MARKET WITH HIGH DISPOSABLE INCOMES

Gardner is located in Johnson County, Kansas, the wealthiest county in the state. Gardner is attracting top-tier businesses, entrepreneurs, and residents seeking a balanced urban-suburban lifestyle.



GROWING POPULATION & DEMOGRAPHICS

The area's rapid development pace provides an expanding base of local customers. Several new developments and increased housing options bring affluent families to the immediate vicinity, creating a large, localized customer base. Its population is projected to continue increasing, reaching nearly 27,000 by 2025.



INFRASTRUCTURE IMPROVEMENTS

The City of Gardner has planned projects to improve the I-35 interchange and widen 175th Street to a 4-lane road in order to accommodate the growth. This will enhance accessibility to the retail sites and increase overall traffic flow.



ACCESSIBILITY

The location's proximity to the interstate makes it a prime stop for regional and long-haul travelers, benefiting restaurants, hotels, and convenience stores.

Gardner named
**#1 FASTEST
GROWING CITY**

in the KC Metro for communities
with over 20,000 residents.



**LINK PROPERTY
ADVISORS**

DAVID HENZLIK
(m) 404-509-2350
david@link-advisors.com

COLEBY HENZLIK
(m) 404-797-3475
coleby@link-advisors.com

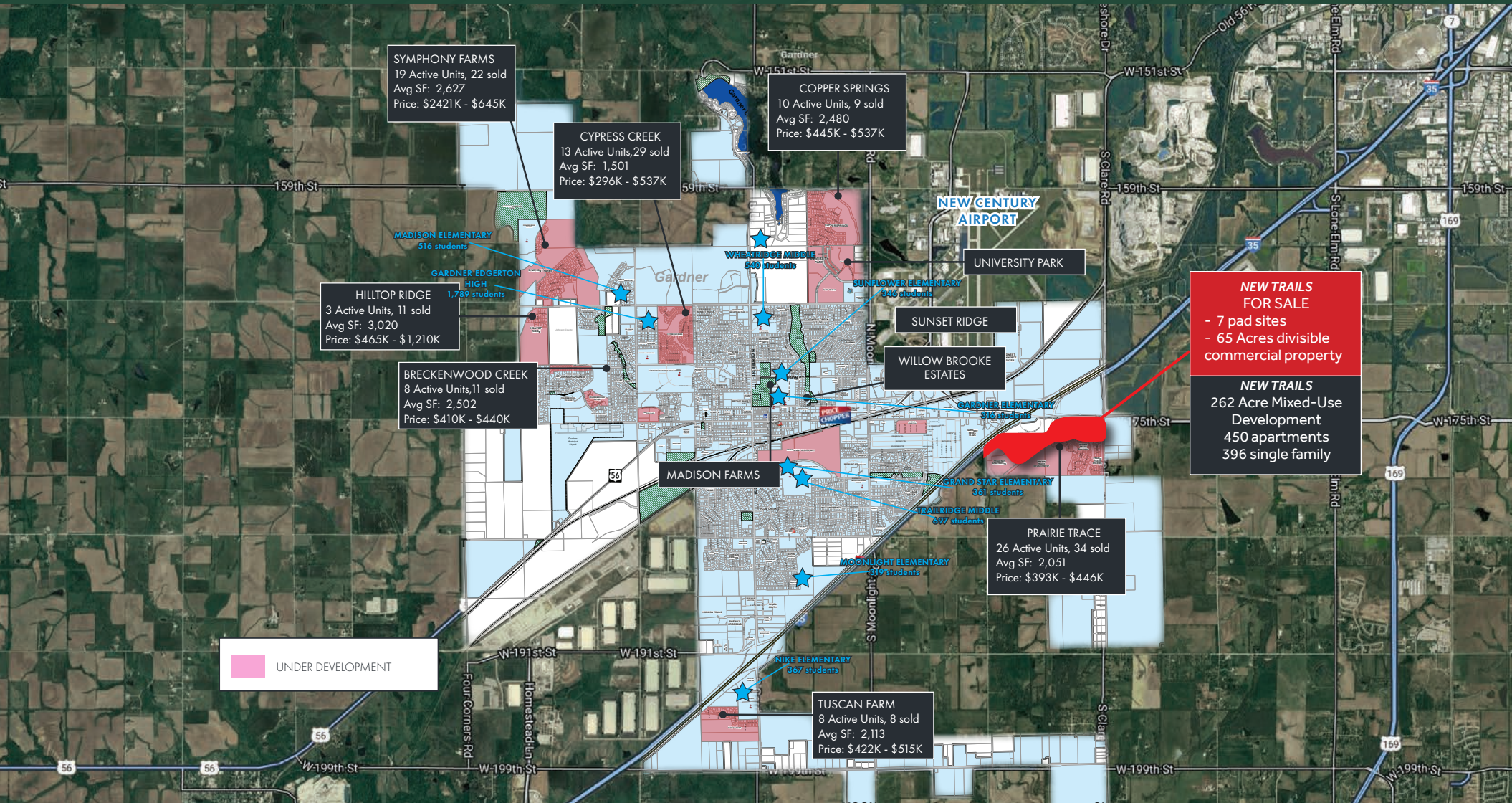
SEC 175th Street & I-35, Gardner, KS

MARKET AERIAL



SEC 175th Street & I-35, Gardner, KS

RESIDENTIAL GROWTH AERIAL



SEC 175th Street & I-35, Gardner, KS

RETAIL SITE PLAN



LOT	ACRES	SF	PRICE/SF	PRICE
1	SOLD			
2	1.83	79,714	\$15	\$1,195,722
3	.096	41,817	\$12	\$501,811
4	1.38	60,112	\$12	\$721,353
5	1.19	51,836	\$12	\$622,036
6	SOLD			
7	1.53	66,646	\$12	\$799,761
8	1.67	72,745	\$15	\$1,091,178
9	1.10	47,916	\$15	\$705,660
10	0.88	38,332	\$15	\$574,980
11	1.45	63,162	\$15	\$947,430

