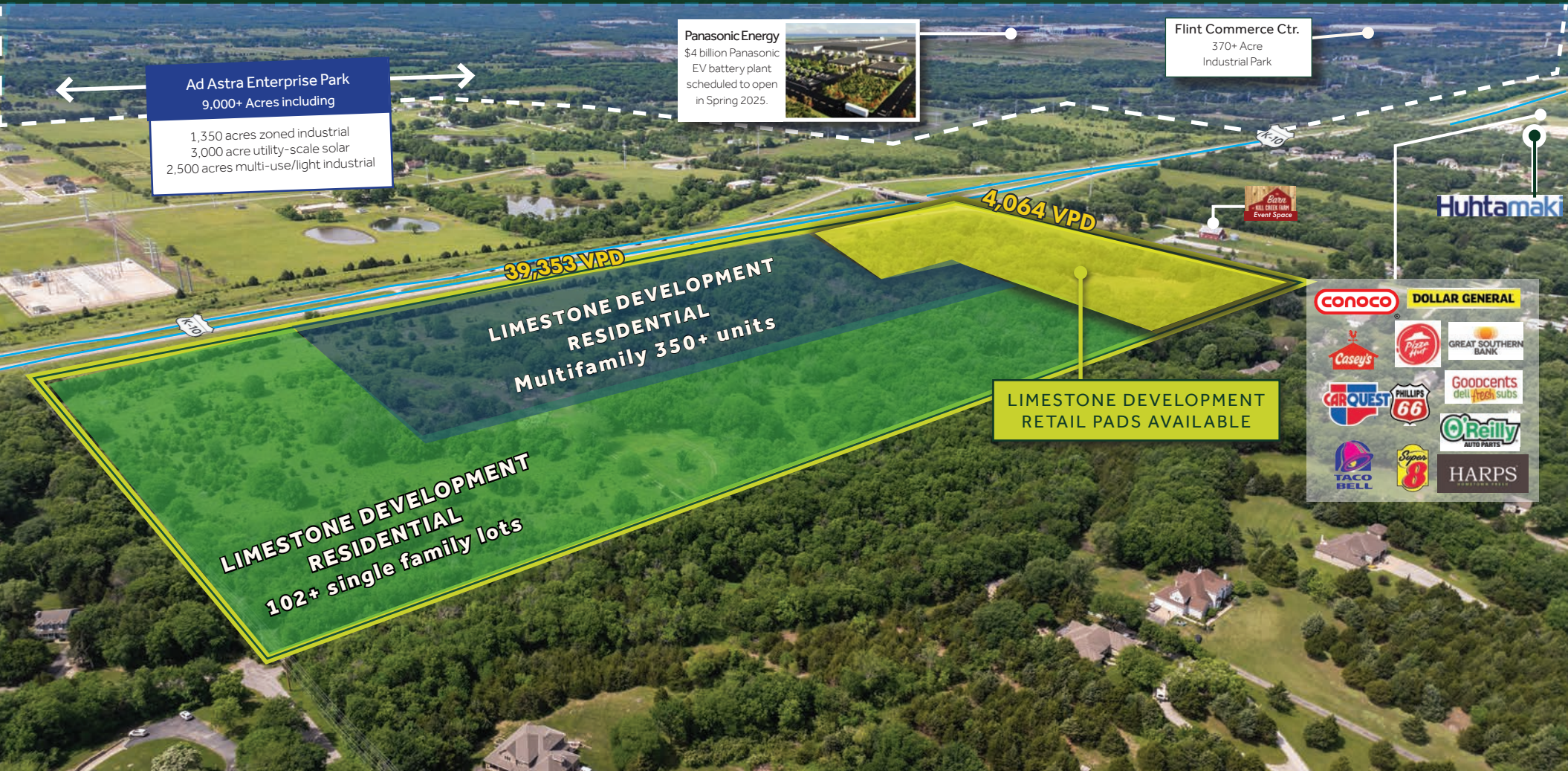


COMMERCIAL PADS AVAILABLE

DeSoto, Kansas



LIMESTONE DEVELOPMENT

Hwy K-10 & Kill Creek Road, DeSoto, Kansas

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

www.link-advisors.com



LINK PROPERTY
ADVISORS

PROPERTY FEATURES

Prime Location & Accessibility

- *Strategic Location:* Situated at the high-traffic intersection of K-10 and Kill Creek Road, providing seamless connectivity to K-10.
- *Growing Market:* De Soto is a rapidly expanding community with increasing demand for high-quality commercial and residential spaces.
- *Easy Commute:* Direct access to K-10 Highway ensures quick travel to Lawrence and Johnson County, making it ideal for commuters.

Economic Growth & Development

- *Near the Panasonic Megafactory:* Proximity to the \$4 billion Panasonic EV battery plant, one of the largest economic investments in Kansas history, driving population and job growth.
- *Business-Friendly Environment:* De Soto is attracting top-tier businesses, entrepreneurs, and residents seeking a balanced urban-suburban lifestyle.
- *Strong Demographics:* A rising median household income and steady population growth increase demand for both commercial and residential spaces.

Ideal for Businesses & Retailers

- *High Visibility & Traffic:* K-10 serves as a major commuter corridor, ensuring consistent customer flow for businesses.
- *Retail & Dining Destination:* Opportunity to attract major retailers, restaurants, and service providers catering to both residents and commuters.
- *Mixed-Use Appeal:* A blend of commercial and residential spaces fosters a built-in customer base for businesses.

DEMOGRAPHICS



TOTAL POPULATION

1 MILE:	1,405
3 MILE:	6,907
5 MILE:	17,805



AVG HH INCOME

1 MILE:	\$181,681
3 MILE:	\$146,879
5 MILE:	\$183,301



DAYTIME POPULATION

1 MILE:	114
3 MILE:	4,310
5 MILE:	6,593



MARKET AERIAL



SITE AERIAL



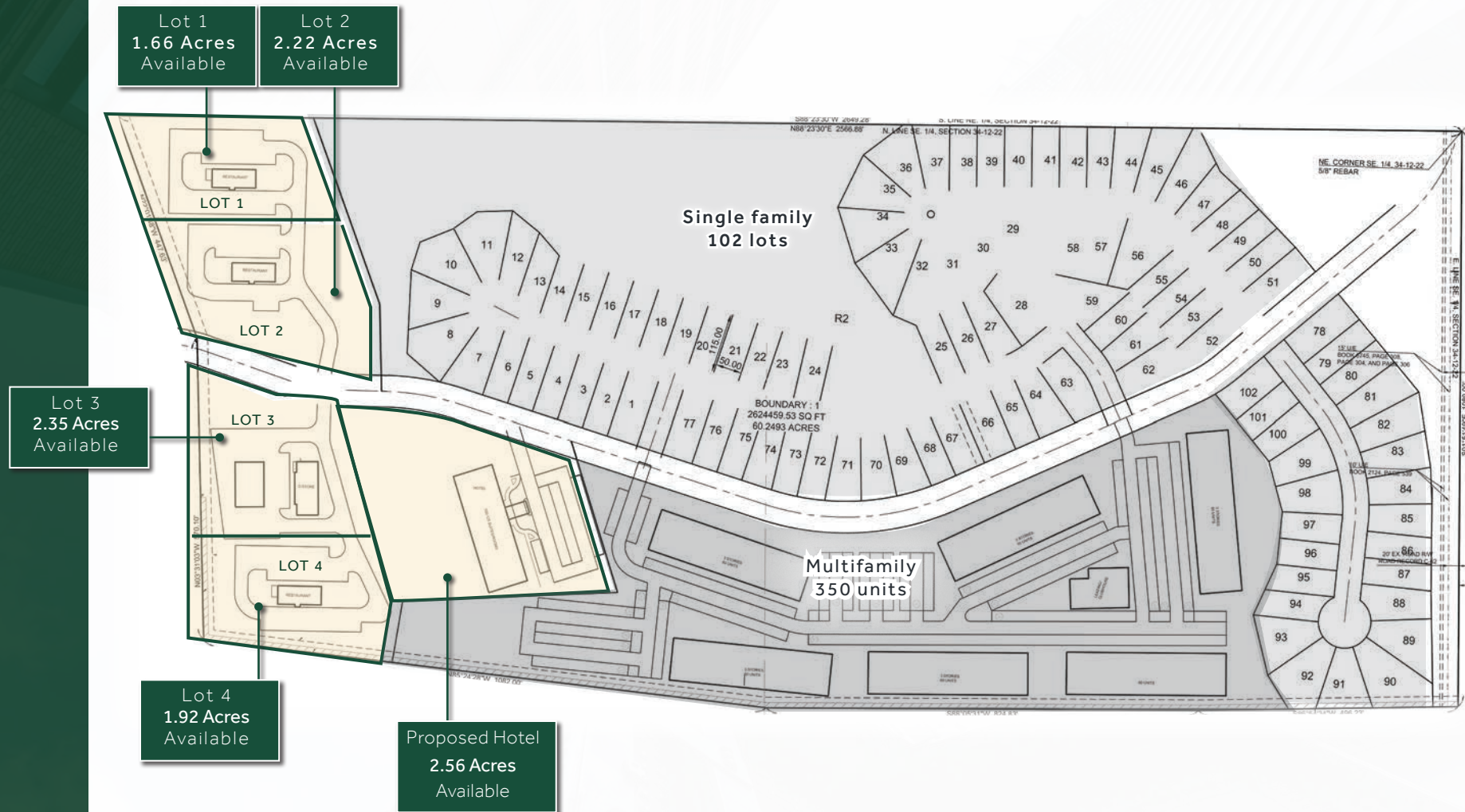
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PROPERTY SITE PLAN

LIMESTONE DEVELOPMENT PLAN
RETAIL PAD SITES AVAILABLE



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