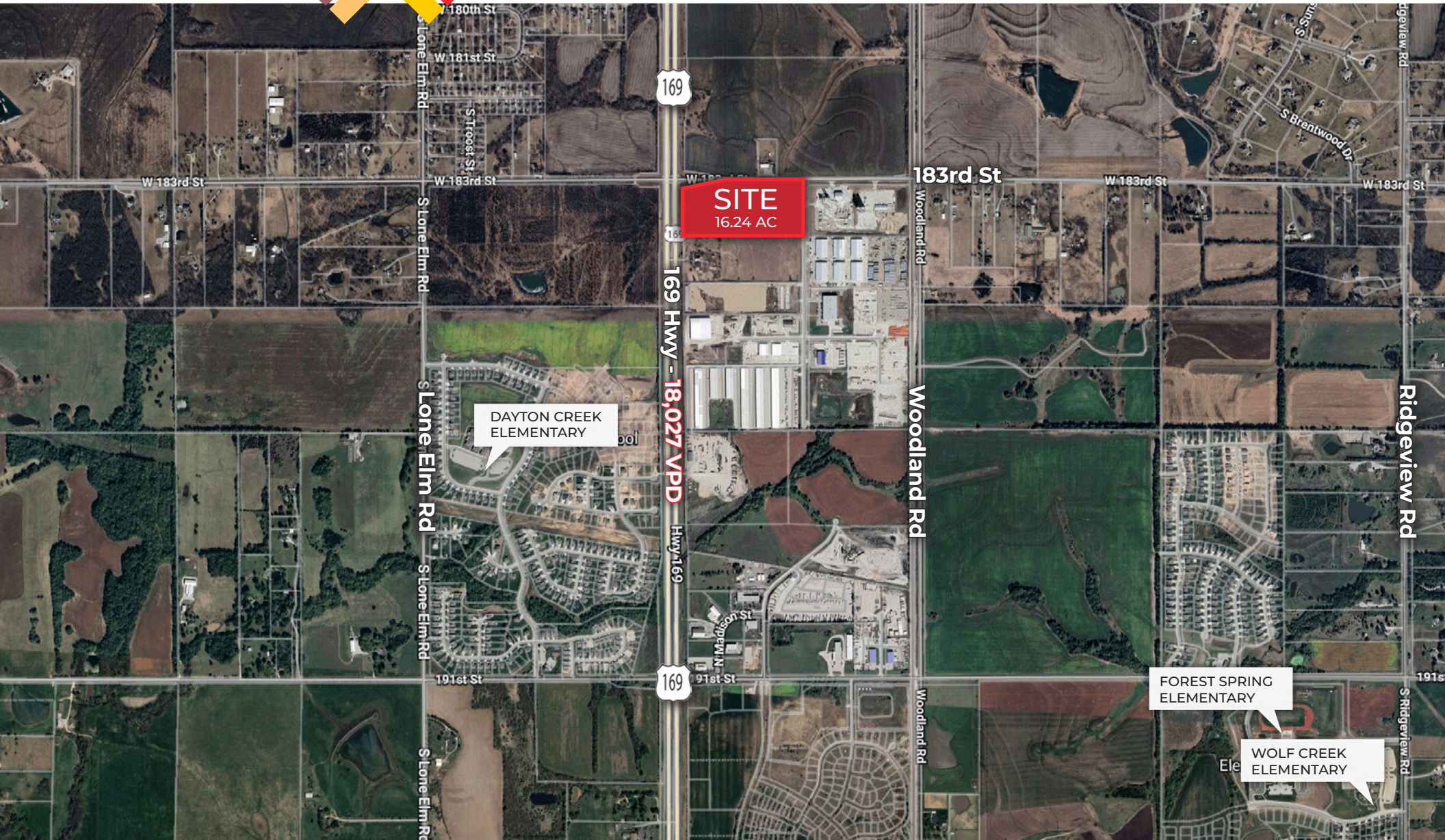




SE Corner of Hwy 169 and 183rd St. | Spring Hill, KS 66062



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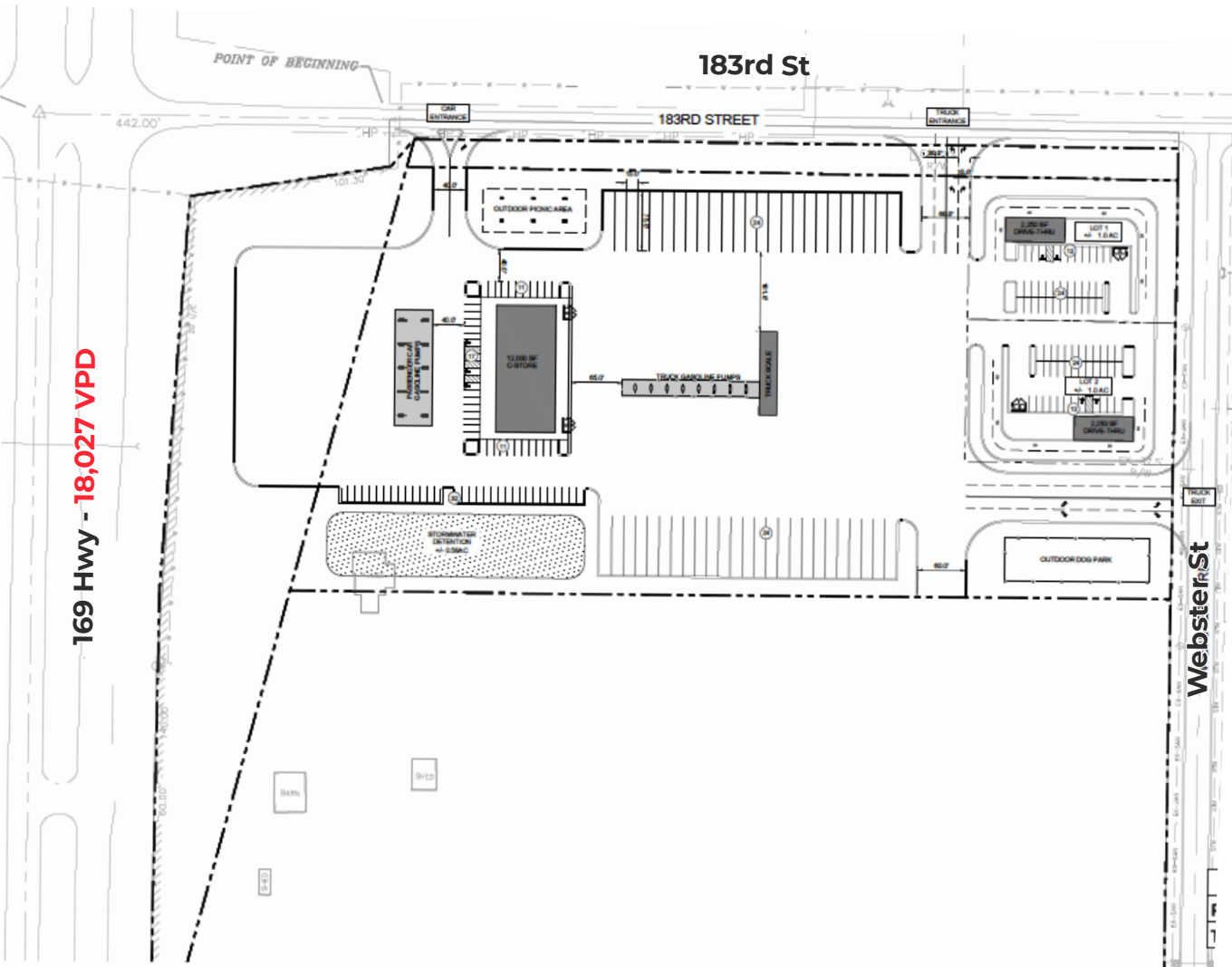
FOR SALE



FULLY APPROVED TRAVEL PLAZA AND PAD SITES LAND

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PROPERTY SURVEY



PROPERTY OVERVIEW

- The approved development includes a 12,000 square-foot convenience store building near the center of the site.
- Two retail pad sites are located at the west edge of the site to the north and south of this western parking area. There are two fast-food restaurants with drive-throughs located in the northern portion of the site. Another retail pad site is also located in the northern portion of the site, between the fast-food restaurants.
- A truck scale is also located adjacent to the diesel pumps.
- Truck parking is provided along the south edge of the development site and in a parking lot at the eastern edge of the site. A total of 81 truck parking spaces and 230 passenger car parking spaces are approved.
- New fully signalized intersection is in the approval process with the City of Spring Hill
- Asking \$4.25 million

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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