

FOR SALE

RESIDENTIAL/MIXED-USE LAND SITE

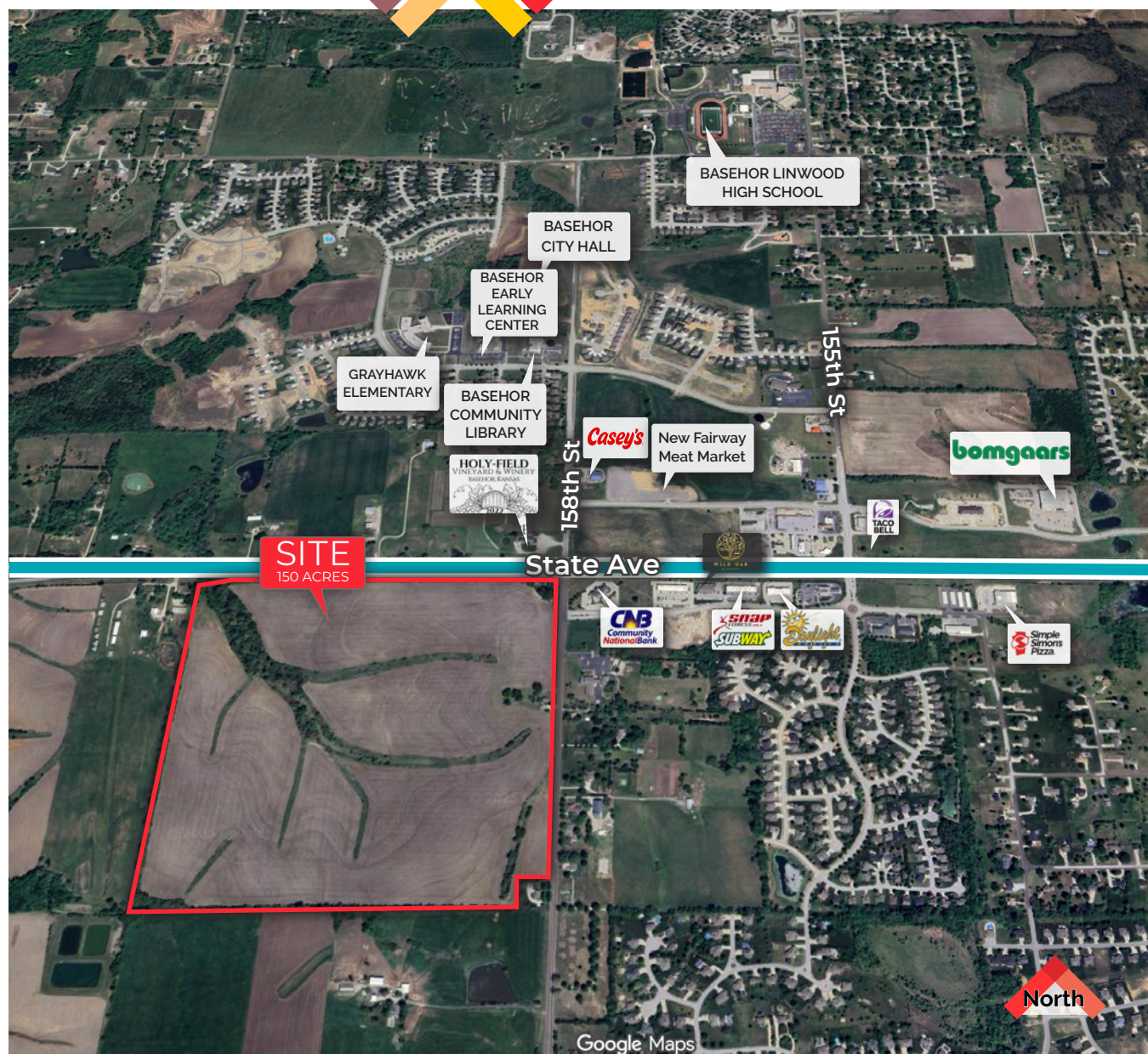
18625 158th Street | Basehor, KS 66007

PROPERTY OVERVIEW

- ±150.90-acre land opportunity along the State Avenue corridor
- Prime frontage and easy access on 24 Highway in the heart of Basehor
- Just 5 miles from Kansas Speedway, Legends Outlets, and the new Margaritaville Resort
- All major utilities available on-site or immediately adjacent
- Zoned RR2.5 – Mixed Use, offering strong development flexibility
- Sale Price: \$6,036,000 (\$40,000 per acre)

PROPOSED DEVELOPMENT PLAN

Commercial	96,949 SF 11 Buildings
Multifamily Residential	120 Units 6 Buildings
Single Family Residential	6.06 Ac 400 Lots



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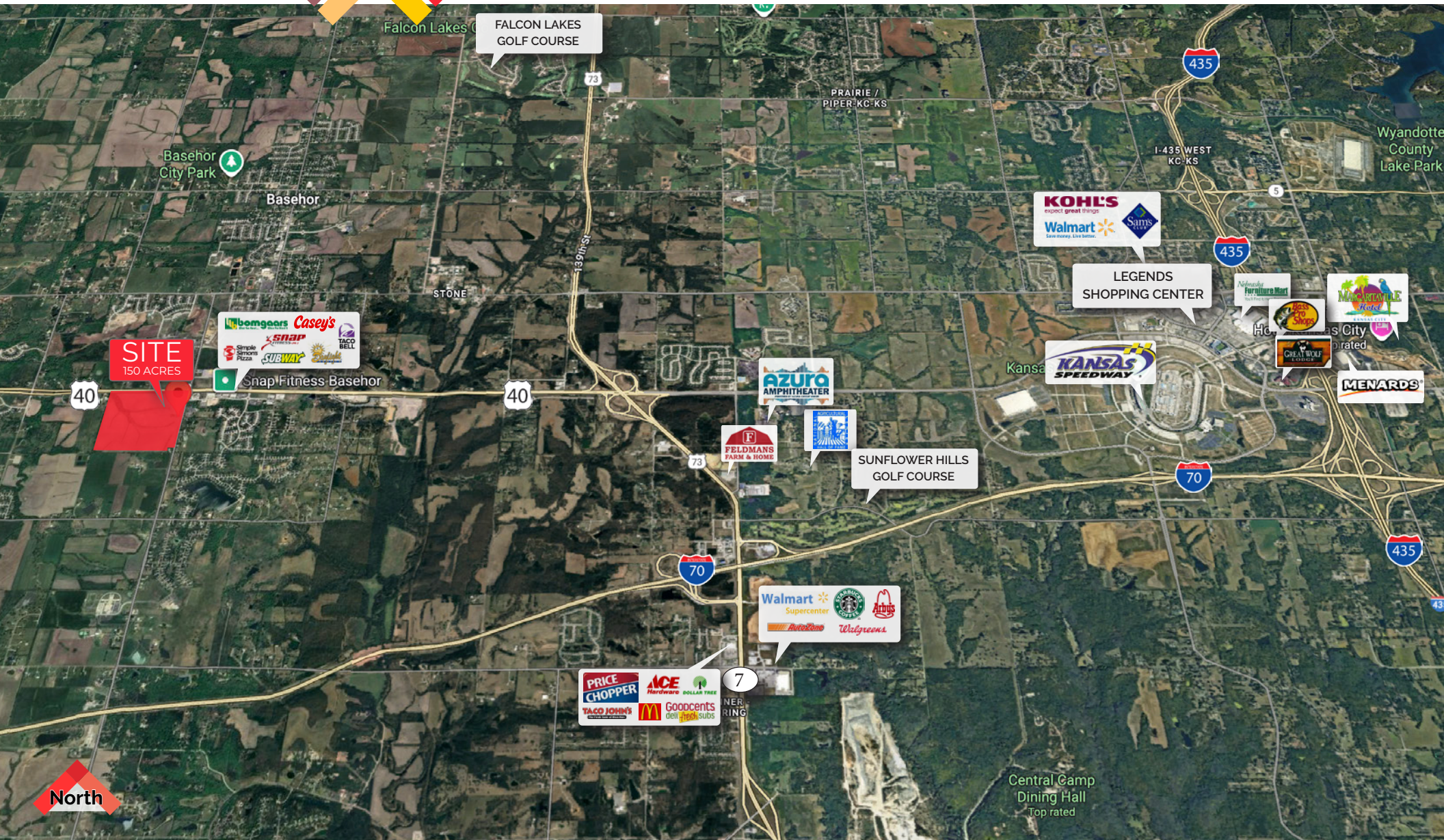


CROSSROADS
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The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest,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

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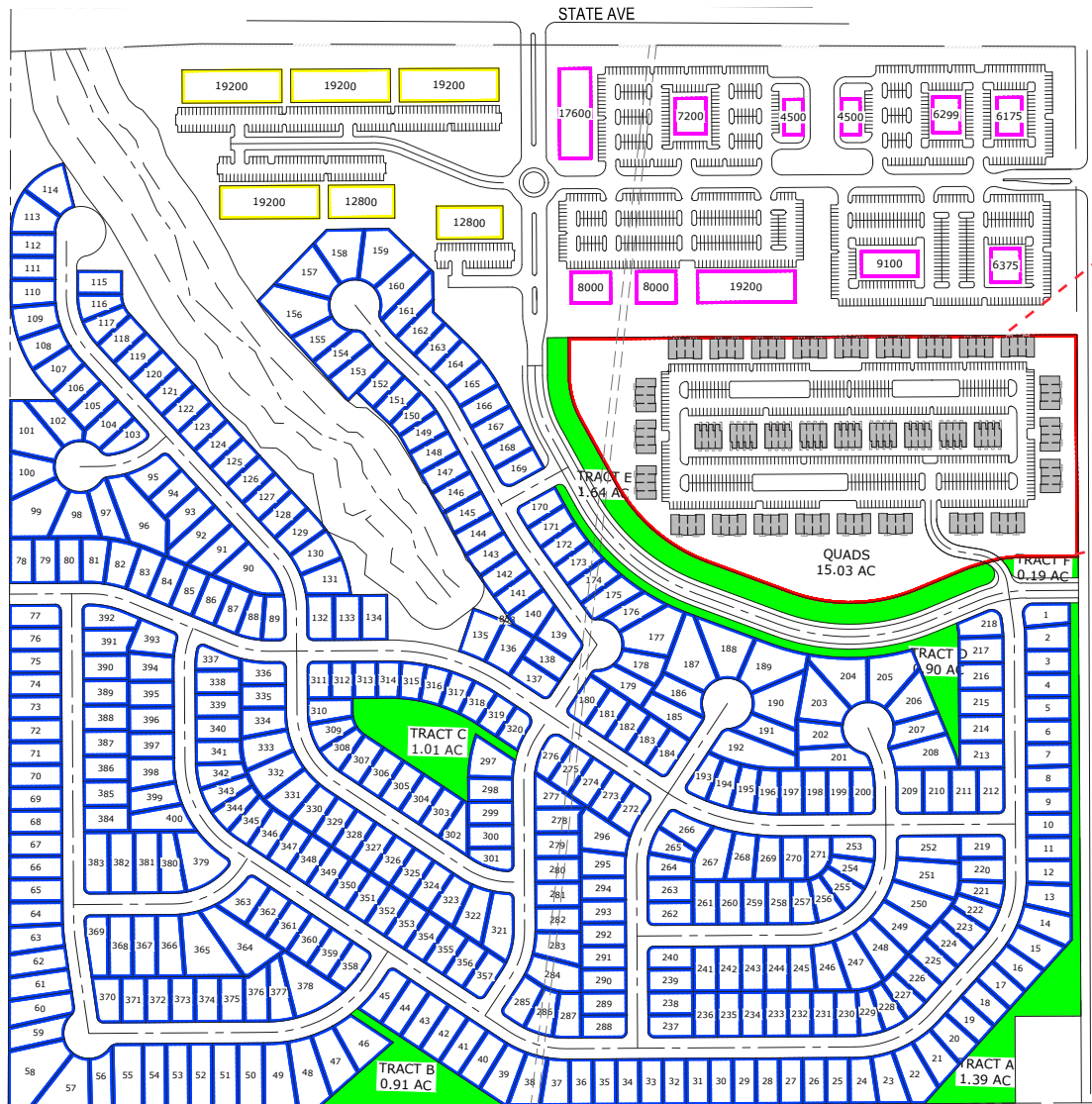
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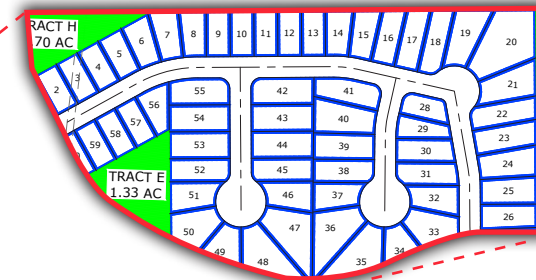
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PROPOSED DEVELOPMENT PLAN



Opt: Quad Flex may also be SFR



LEGEND

COMMERCIAL

- ASSUMING 1 PARKING PER 200SQFT
- TOTAL BUILDINGS: 11
- TOTAL SQFT: 96,949 SQFT
- REQUIRED PARKING: 484
- TOTAL PARKING: 1069

MULTIFAMILY RESIDENTIAL

- ASSUMING 2 PARKING SPOTS PER 1 UNIT

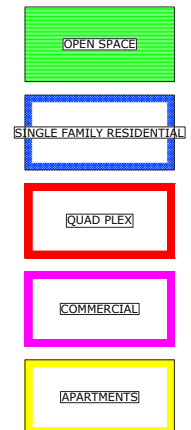
- TOTAL MULTIFAMILY BUILDINGS: 6
- TOTAL UNITS: 120
- REQUIRED PARKING: 240
- TOTAL PARKING: 260

PARKING NOT SPECIFIED

- TOTAL QUADS: 31
- TOTAL UNITS: 124
- TOTAL PARKING: 578

SINGLE FAMILY RESIDENTIAL

- TOTAL LOTS: 400
- OPEN SPACE: 6.06 AC (EXCLUDING COMMERCIAL AND FLOOD PLAINS)



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