

POTENTIAL DATA CENTER DEVELOPMENT OPPORTUNITY

UP TO 80 +/- ACRES

K-10 & Renner Blvd | Lenexa, KS



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PROPERTY HIGHLIGHTS



- Up to 80 +/- acre land site
- Proposed high-capacity, onsite substation. Eversource has stated they will do a new substation on this site that can generate up to 1GW of power; Buyer responsible to coordinate with Eversource.
- Site is located within an established TIF District with incentives available to purchaser
- No rezoning required; Zoned BPS, BP2 & AG
- No residential immediately nearby
- Premier location within the market

AREA DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population 2025	9,320	65,706	198,556
Average HH Income	\$110,533	\$121,206	\$122,913
Bachelors Degree or Higher	40%	49%	50%

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EXISTING UTILITIES



WATER

42" line running down the West side of Renner



ELECTRICITY

High power transmission lines along south side of property



FIBER OPTICS

CCI, Google Fiber & AT&T currently supply data to the area

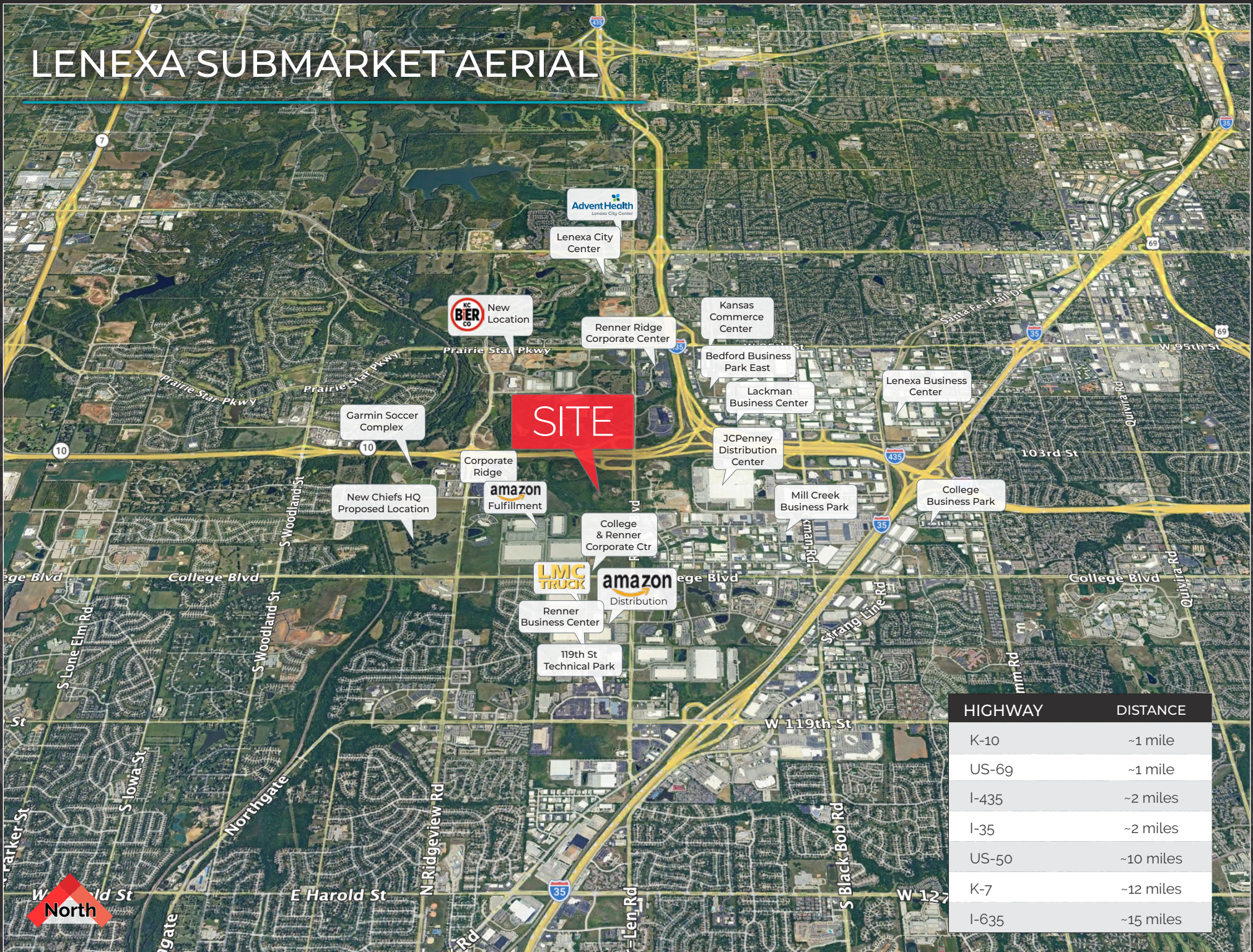


SANITARY SEWER

21" gravity line located in the southwest portion of the property



LENEXA SUBMARKET AERIAL



HIGHWAY	DISTANCE
K-10	~1 mile
US-69	~1 mile
I-435	~2 miles
I-35	~2 miles
US-50	~10 miles
K-7	~12 miles
I-635	~15 miles



MARKET OVERVIEW - LENEXA, KS

Lenexa, Kansas is a highly attractive destination for businesses due to its strategic central location, exceptional highway logistics, highly educated workforce, and a pro-growth local government.

The city strikes a perfect balance between robust industrial infrastructure and an upscale, high-density corporate environment, making it a premier suburban business hub in the Kansas City metropolitan area.

Recognized as the top “boomtown” in Kansas after logging a **15.02% population surge** between 2015 and 2023

44.9% growth since 2000, outpacing nearly 74% of similarly sized U.S. cities over the same timeframe.



MAJOR
CORPORATIONS
IN LENEXA



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