

POTENTIAL DATA CENTER DEVELOPMENT OPPORTUNITY

UP TO 80 +/- ACRES

K-10 & Renner Blvd | Lenexa, KS



TODD WELTMER

tweltmer@Crossroads-KC.com

M (913) 558-3383

ERIC FRANZ

efranz@Crossroads-KC.com

M (785) 691-6196

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS



- Up to 80 +/- acre land site
- Proposed high-capacity, onsite substation. Everygy has stated they will do a new substation on this site that can generate up to 1GW of power; Buyer responsible to coordinate with Everygy.
- 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%

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP

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

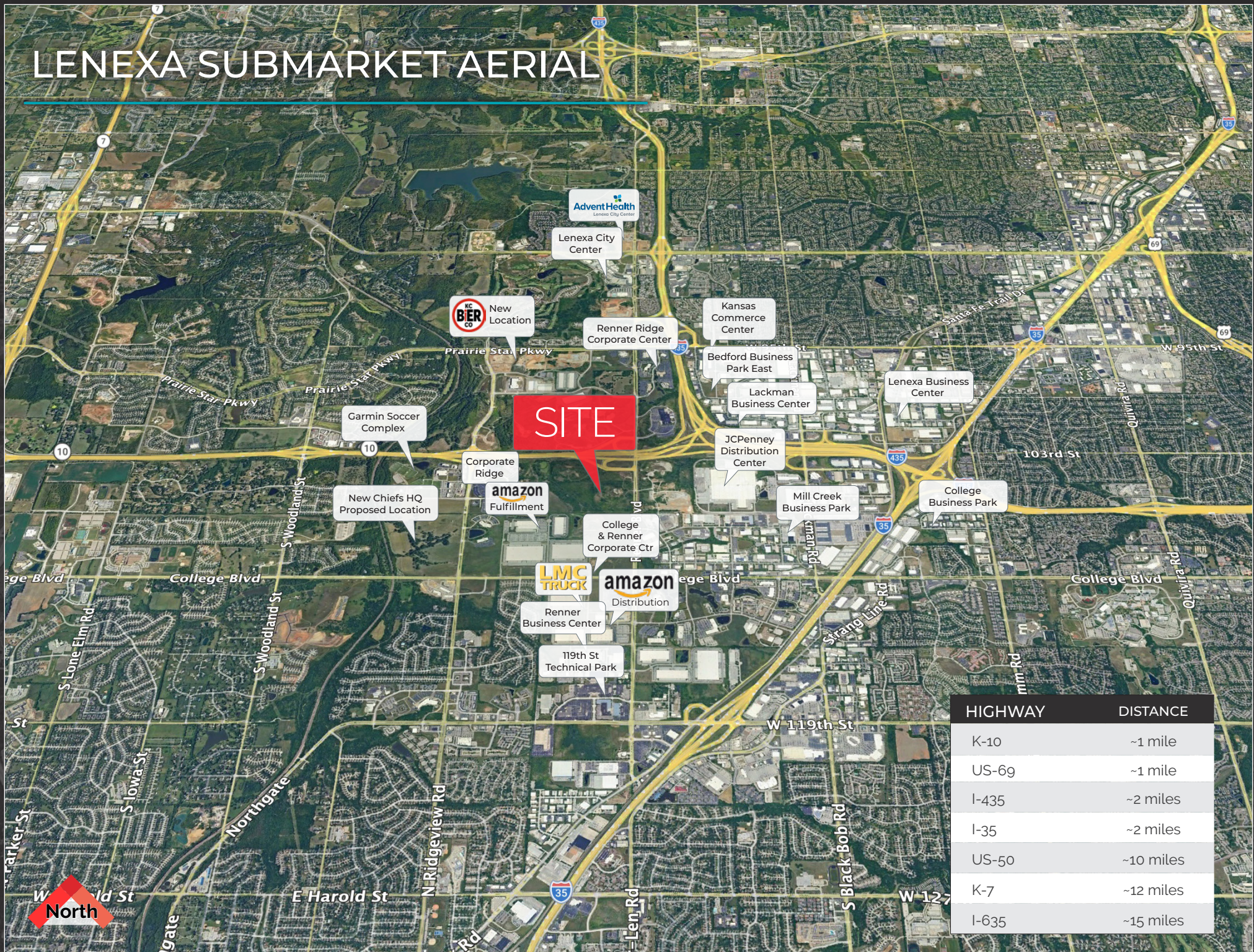


SANITARY SEWER

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



TODD WELTMER
tweltmer@Crossroads-KC.com
M (913) 558-3383

ERIC FRANZ
efranz@Crossroads-KC.com
M (785) 691-6196

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP

CONCEPTUAL SITE PLAN

K-10 & Renner Blvd | Lenexa, KS

