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Land Brokers
in Kansas City!*



FOR SALE

4.78 +/- Acres - Pad Sites

Retail / Office



K-7 - Silverheel & 71st St., Lot East of Silverheel Shawnee, KS

- At the epicenter of retail, office, and new housing development in western Shawnee
- Excellent Highway exposure to over 20,000 vehicles/day on K-7 Highway - access at 75th Street
- Tracts from 1.07 to 15.82 +/- acres available - Zoned Commercial Highway
- Prosperous neighboring businesses - Price Chopper, banks, restaurants
- Other neighboring businesses will include the coming Providence Hospital and office complex
- Excellent demographics showing population growth, high median household income
- Forward thinking, pro-growth suburban city atmosphere

Kevin Tubbesing

TheLandSource.com

The Land Source
7021 Johnson Drive
Mission, KS 66202

913.562.5622



K-7 - Silverheel & 71st St., Lot East of Silverheel
Shawnee, KS
4.78 +/- Acres - Pad Sites
Retail / Office

Description:

Development continues to proliferate in western Shawnee. Shawnee, in northern Johnson County, is one of the fastest growing suburbs in metropolitan Kansas City. The dynamic hub at K-7 Highway and Shawnee Mission Parkway is a major reason why.

This appealing property has 1,300 feet of direct exposure along K-7 Highway, and is perfectly situated along Silverheel Road, the eastern frontage corridor. Five tracts are planned west of Silverheel along the Highway, and 4 smaller parcels are available east of Silverheel. These tracts may be increased or decreased to fit buyer criteria. A site plan is included in this package for reference, but it has not been approved by the City.

To the north is Shawnee Crossings, a prosperous retail and office center with numerous restaurants, banks, offices, and shops.

Exceptional commercial sites facing a major highway with excellent accessibility and a surrounding growing population base.

Zoning: CH

Anticipated Zoning:

Zoned CH, Commercial Highway, City of Shawnee. 913-631-2500. CH is the most intense retail zoning district in Shawnee permitting fast food drive-ins, car washes, restaurants, professional offices, banks, child day care, and others. At one point the entire 20.415+/- acre tract was considered the central focus for a cutting edge bio science project.

Traffic & Access:

The property is conveniently reached via both Shawnee Mission Parkway and K-7 Highway. Direct access is provided by newly-constructed Silverheel Road linking a signalized intersection at Shawnee Mission Parkway on the north, with a K-7 Highway median break at 75th Street to the south. Silverheel is a two-lane, asphalt-paved service collector.

Utilities:

- Sanitary Sewer: 10" main line running north and south through the property – plans to run sewer to individual lots are in, but have not yet been released for construction. Johnson County Wastewater, 913-715-8536.
- Water: 6" main line on the north side of 71st St. (currently under construction). WaterOne, 913-895-5700.
- Gas: 6" line running north and south on K-7 with the main on the east side of K-7 and a 6" line running west on 71st St. which dead ends at the southeast corner of 71st St. and Silverheel. Kansas Gas Service, 913-599-8953.

Electricity: Westar Energy, 913-667-5111

Listing Price**\$936,976****SqFt** 208,217 (\$4.50)**Acres** 4.780 (\$196,020)**Parcel Number**

QF231215-2006

Specials**Taxes**

2011: \$166,412.68

Location & Use Information**Location Description**K-7 - Silverheel & 71st St., Lot East of Silverheel
Shawnee, KS**Address (if assigned)****Nearest Cross Streets**K-7 Hwy &
71st Street**Longitude** -94.85274444444444**Latitude** 38.99992222222222**Planned Use****School Info**

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**DOWNLOAD DETAILED DEMOGRAPHICS AND
AVAILABLE SITE INFORMATION FOR THIS PROPERTY AT:****<http://TheLandSource.com/listings/backup/B4903>****Contact your Broker/Agent at The Land Source for more information****Kevin Tubbesing Kevin@TheLandSource.com**

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

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**THE
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SOURCE**

7

W 68th Terrace



Silverheel St

7

Silverheel St

71st Terrace

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