

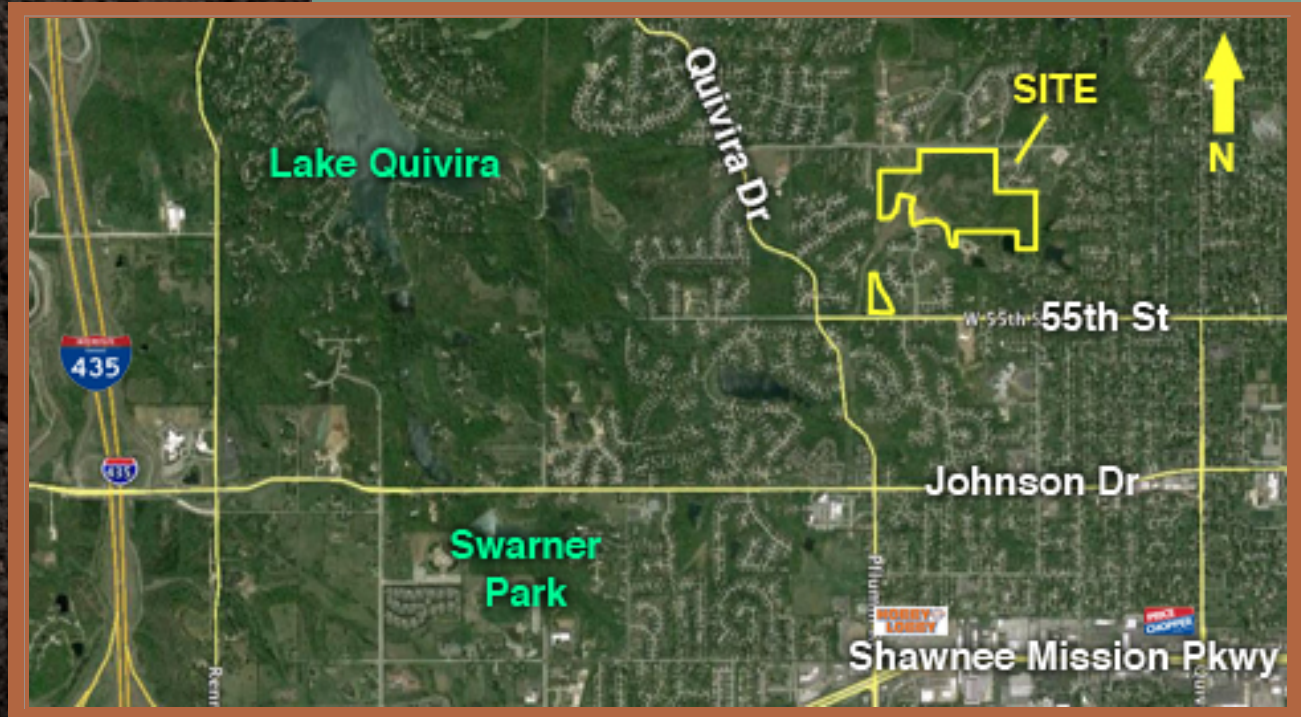
We are the #1
Land Brokers
in Kansas City!



FOR SALE

64.2+ Acres

Single Family Residential



S & E of 51st St. & Haskins St. Shawnee, KS

- Raw ground for future phases of Cross Pointe subdivision and Hidden Lakes
- There is an approved plat for Cross Pointe but it will need to be reworked to adhere to new regulations
- There are plans in place for Hidden Lakes but no final plat approval. Current plans will need to be reworked.
- Near shopping, restaurants, and much more
- In the highly acclaimed Shawnee Mission School District
- Close to I-435 with easy access to the KC Metro
- Near exclusive Lake Quivira community

Kevin Tubbesing

TheLandSource.com

The Land Source
7021 Johnson Drive
Mission, KS 66202

913.562.5622



S & E of 51st St. & Haskins St.
Shawnee, KS
64.2+ Acres
Single Family Residential

Description:

The City of Shawnee is one of the fastest growing cities in Johnson County. It's highly desirable location near Interstates I-35 and I-435 provides an ideal setting for diverse, well-planned neighborhoods, vibrant shopping centers, and prosperous businesses. It is home to Bayer Health and hundreds of smaller businesses. Shawnee takes great pride in its beautifully maintained park system, including the 9.7 acre Quivira Glenn Park adjacent--complete with shelter, playground, walking trail, swings, picnic table, sports fields, and facilities.

64.2+ acres for Cross Pointe and Hidden Lakes subdivisions. There is a preliminary plat for both and a portion of Cross Pointe received final plat approval but both will need to be reworked to adhere to current guidelines.

Zoning: R-1
Single Family Residential

Anticipated Zoning: Single Family

Traffic & Access:

The property can be access by 51st Street or from Noland Road via 55th Street. There are 1,466 vpd on 51st Street and 1,467 vpd on 55th Street.

Utilities:

Sanitary Sewer: There is an 8" line that runs from the northern portion of the property down to the southern portion of the property and then turns to the east. Johnson County Wastewater: 913.715.8525

Water: There is an 8" line on the east side of Noland Road. There is a 12" line and a 36" line on the south side of 51st Street. WaterOne: 913.895.5700

Gas: There is a 6" main that runs along 51st Street. Kansas Gas Service: 913.599.8985

Electricity: KCP&L

Storm Water: City of Shawnee

Communications: SureWest, Time Warner Cable

Location & Use Information

Listing Price

\$963,450

SqFt 2,797,859 (\$0.34)

Acres 64.230 (\$15,000)

Parcel Number

QF241203-2037;
QF241203-2036;
QF241203-2003;
QF241203-2028;
QF241203-2002;

Specials

Taxes

2014: \$21,575.87

Location Description

S & E of 51st St. & Haskins St.
Shawnee, KS

Address (if assigned)

S & E of 51st St. & Haskins St.

Nearest Cross Streets

51st St. &
Haskins St.

Longitude -94.739017

Latitude 39.034900

Planned Use

Single Fam Res

School Info

Shawnee Mission

**DOWNLOAD DETAILED DEMOGRAPHICS AND
AVAILABLE SITE INFORMATION FOR THIS PROPERTY AT:**

<http://TheLandSource.com/listings/backup/B35453>

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.



Have Land, We'll Sell it! Need Land, We'll Find It!

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**THE
LAND
SOURCE**



51st St

Parkhill St

52nd St

W-54th St

Rosehill Rd

Rosehill Ave

55th St

Bradshaw

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