

# LAND FOR SALE COTTONWOOD CANYON NORTH

## 87TH PKWY & WINCHESTER, LENEXA, KANSAS



### LAND FEATURES

- Part of the rapidly developing Lenexa City Center
- Dramatic views of Canyon Farms Golf Club
- Pad site ready for retail/office development
- 2.64 acres available
- Easy access from I-435

### LEASING CONTACT

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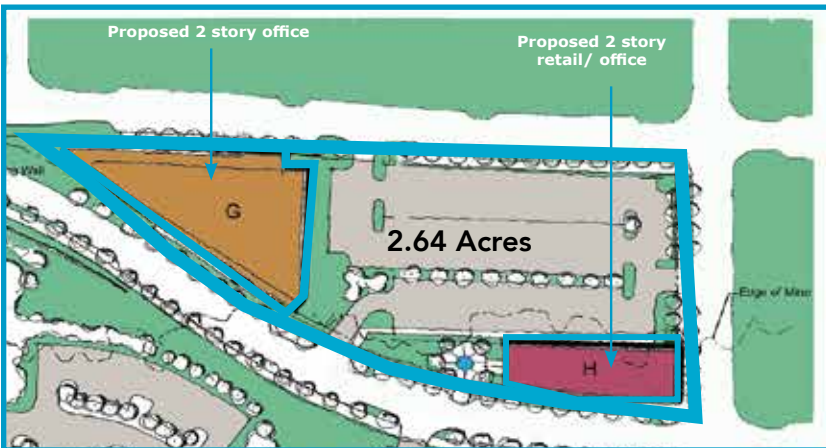
	1 mile	3 miles	5 miles
Population			
2019 Estimate	5,786	40,440	151,115
2024 Projection	6,090	42,005	157,410
Median Age	32.5	38.8	37.1
Average HH Income	\$92,871	\$106,156	\$94,934



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	6,090		42,005		157,410	
2019 Estimate	5,786		40,440		151,115	
2010 Census	5,027		38,295		140,616	
Growth 2019 - 2024	5.25%		3.87%		4.17%	
Growth 2010 - 2019	15.10%		5.60%		7.47%	
<b>2019 Population by Hispanic Origin</b>	320		2,282		13,968	
<b>2019 Population</b>	5,786		40,440		151,115	
White	4,485	77.51%	35,050	86.67%	128,344	84.93%
Black	702	12.13%	2,486	6.15%	10,792	7.14%
Am. Indian & Alaskan	25	0.43%	147	0.36%	713	0.47%
Asian	341	5.89%	1,685	4.17%	6,832	4.52%
Hawaiian & Pacific Island	1	0.02%	15	0.04%	92	0.06%
Other	233	4.03%	1,058	2.62%	4,341	2.87%
U.S. Armed Forces	0		5		66	
<b>Households</b>						
2024 Projection	2,622		16,873		63,274	
2019 Estimate	2,498		16,239		60,764	
2010 Census	2,208		15,340		56,647	
Growth 2019 - 2024	4.96%		3.90%		4.13%	
Growth 2010 - 2019	13.13%		5.86%		7.27%	
Owner Occupied	790	31.63%	9,709	59.79%	37,815	62.23%
Renter Occupied	1,707	68.33%	6,530	40.21%	22,949	37.77%
<b>2019 Households by HH Income</b>	2,497		16,238		60,764	
Income: <\$25,000	240	9.61%	1,304	8.03%	7,017	11.55%
Income: \$25,000 - \$50,000	540	21.63%	3,275	20.17%	12,523	20.61%
Income: \$50,000 - \$75,000	581	23.27%	2,777	17.10%	10,914	17.96%
Income: \$75,000 - \$100,000	364	14.58%	2,153	13.26%	8,625	14.19%
Income: \$100,000 - \$125,000	210	8.41%	1,939	11.94%	7,261	11.95%
Income: \$125,000 - \$150,000	178	7.13%	1,580	9.73%	5,329	8.77%
Income: \$150,000 - \$200,000	213	8.53%	1,566	9.64%	4,533	7.46%
Income: \$200,000+	171	6.85%	1,644	10.12%	4,562	7.51%
<b>2019 Avg Household Income</b>	\$92,871		\$106,156		\$94,934	
<b>2019 Med Household Income</b>	\$70,511		\$83,859		\$74,838	



# FOR SALE



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