

# 148 ACRES FOR SALE

COLLEGE BLVD & RENNER RD, LENEXA, KANSAS



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## NWC OF COLLEGE BLVD & RENNER RD

<b>LOCATION</b>	NWC of College Blvd & Renner Rd, with 1/2 mile of frontage on the north side of College Blvd, and 1,800 feet of frontage on the west side of Renner Rd
<b>ACRES</b>	Approximately 148 acres
<b>PRICE</b>	\$10,959,696 (\$1.70/SF)
<b>ZONING</b>	Future land use plan for office research development. (See attached land use plan page 4)
<b>SANITARY SEWERS</b>	a) An existing sewer line on the property sewers the east 1/2 of the property (See sewer map page 5) b) The west 1/2 of the property will be serviced by constructing approximately 400 ft of sewer line north of the property to an existing sewer main. A Permanent sanitary sewer easement has been obtained from the property owner to the north. Document needs to be filed. (See pages 6-7)
<b>UTILITIES</b>	Water, gas and power lines are located on the south side of the property line on College Blvd.
<b>TOPOGRAPHY</b>	The topography generally slopes from the south to the north. (See page 8, which includes the location of an 100 year flood plain at the NEC of property)
<b>EXISTING STREETS &amp; ACCESS</b>	There are two entrances to the property on Renner Rd. There are two full entrances and one right-in/right-out entrance on College Blvd. The west full entrance will be via the new Mill Creek St recently built along the entire west side of the property. (See attached street and access map on page 9)

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## NWC OF COLLEGE BLVD & RENNER RD

### **NEW DEVELOPMENT**

Block Real Estate Services is developing the new Lenexa Logistics Center North immediately to the west of the property. (See page 10)

### **ASSESSMENTS**

There have been no assessments levied against the property for College Blvd, Renner Rd, or Mill Creek St

### **INCENTIVES**

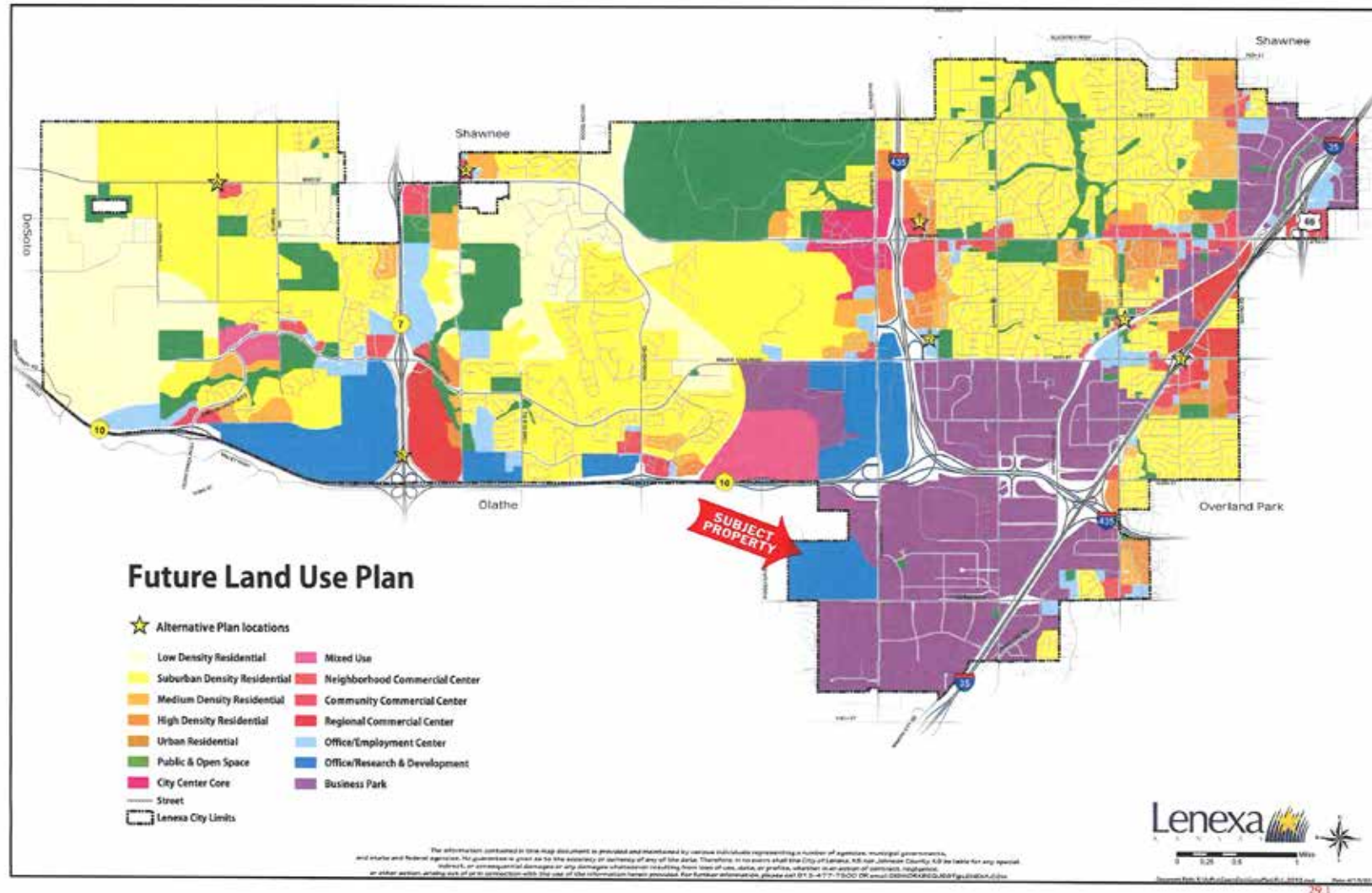
The City of Lenexa is open to negotiating tax incentives for the development of the property

### **AERIALS & PHOTOS**

See pages 11-19 for recent aerials and photos of the property

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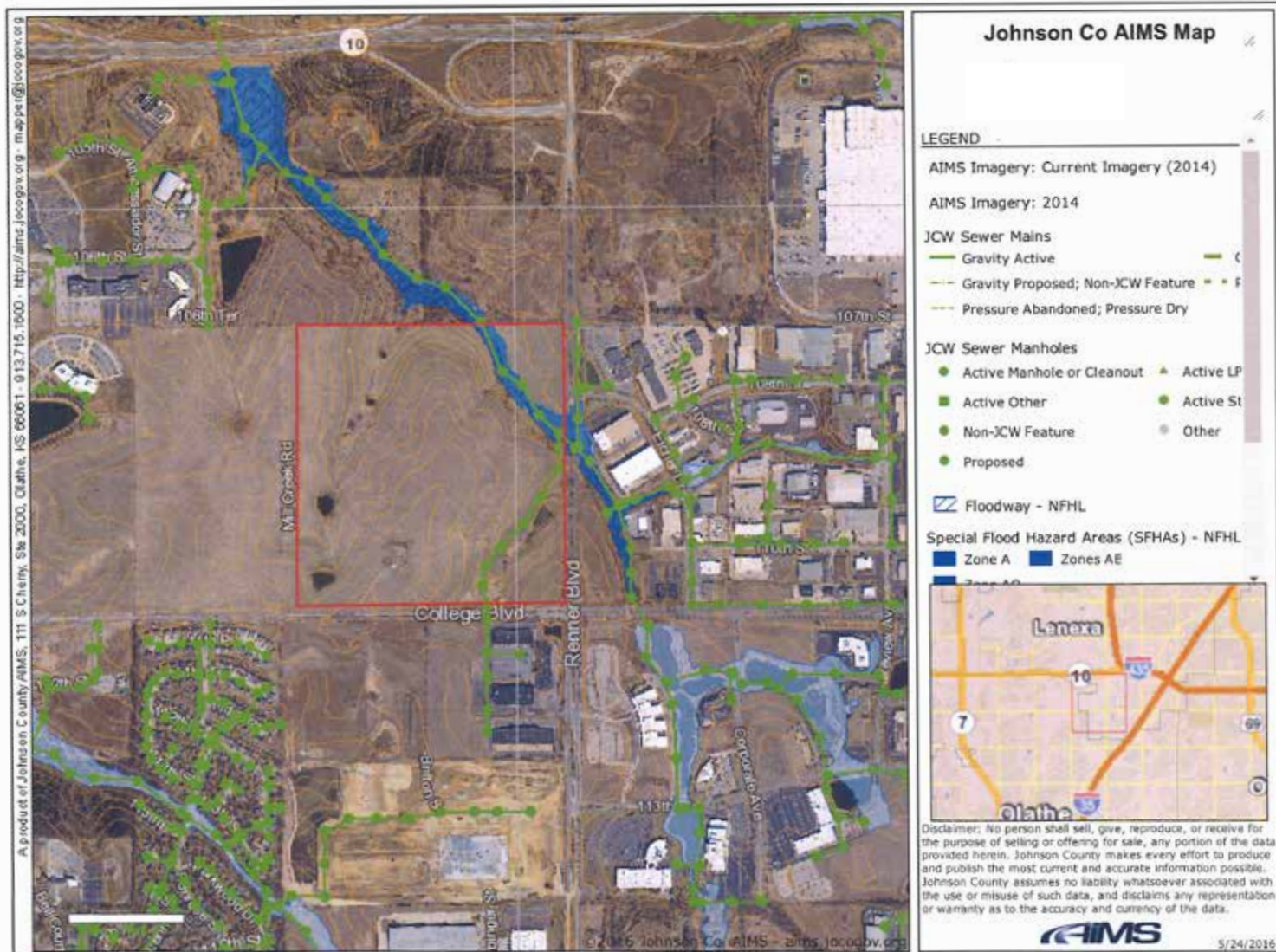
# FUTURE LAND USE PLAN



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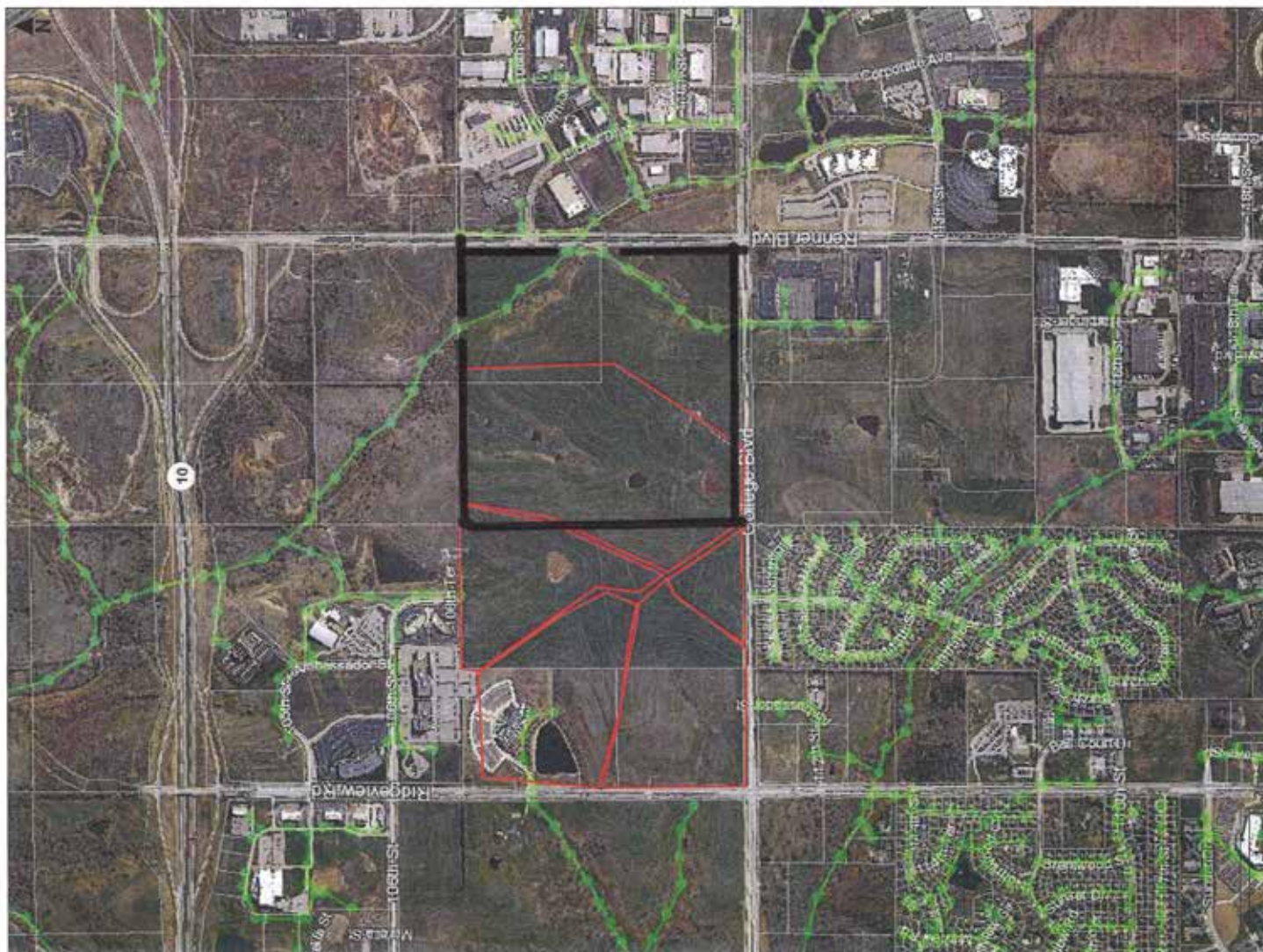
# EXISTING SANITARY SEWER MAP



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# SEWER LINE CONNECTION TO THE NORTH

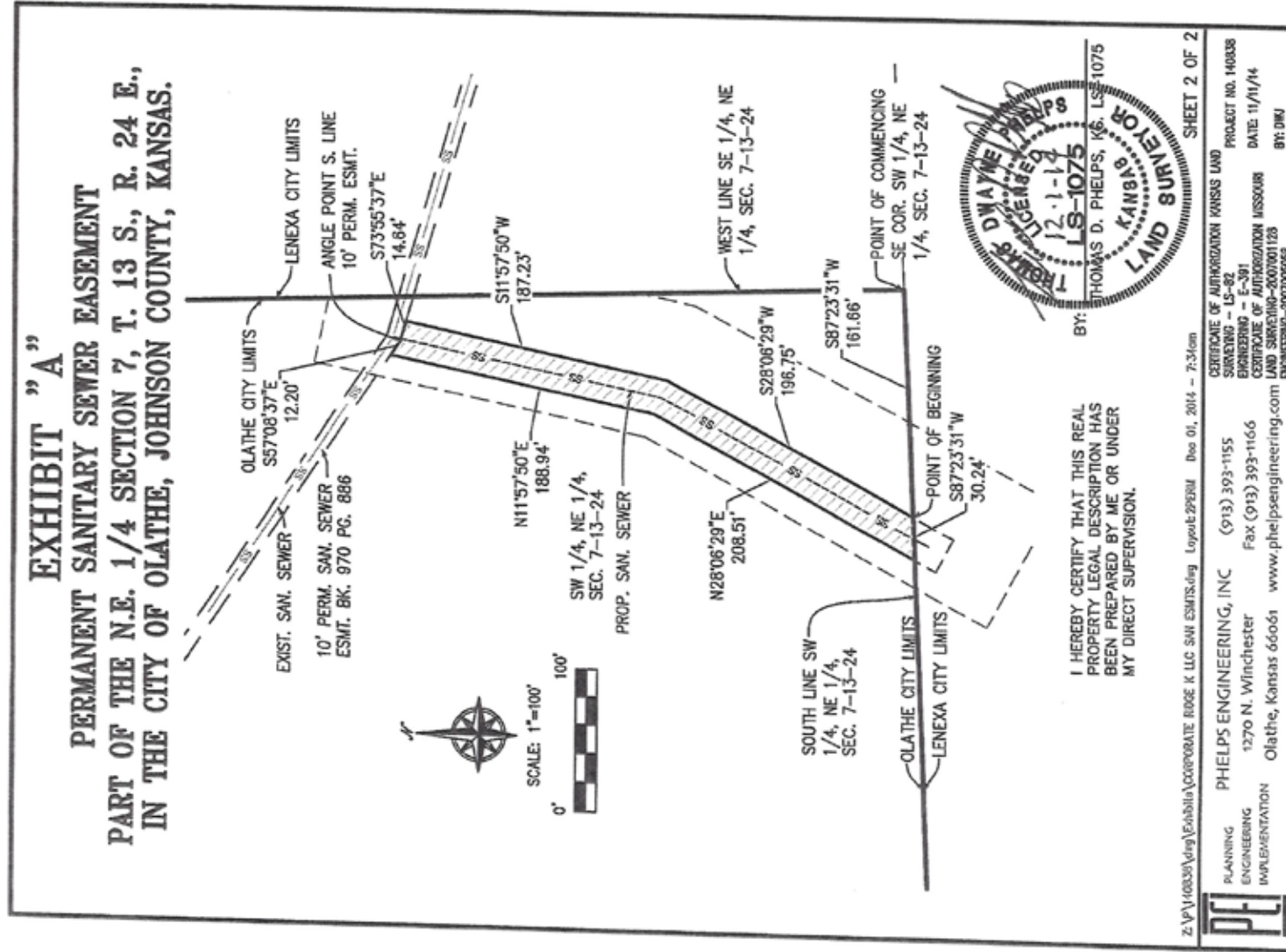


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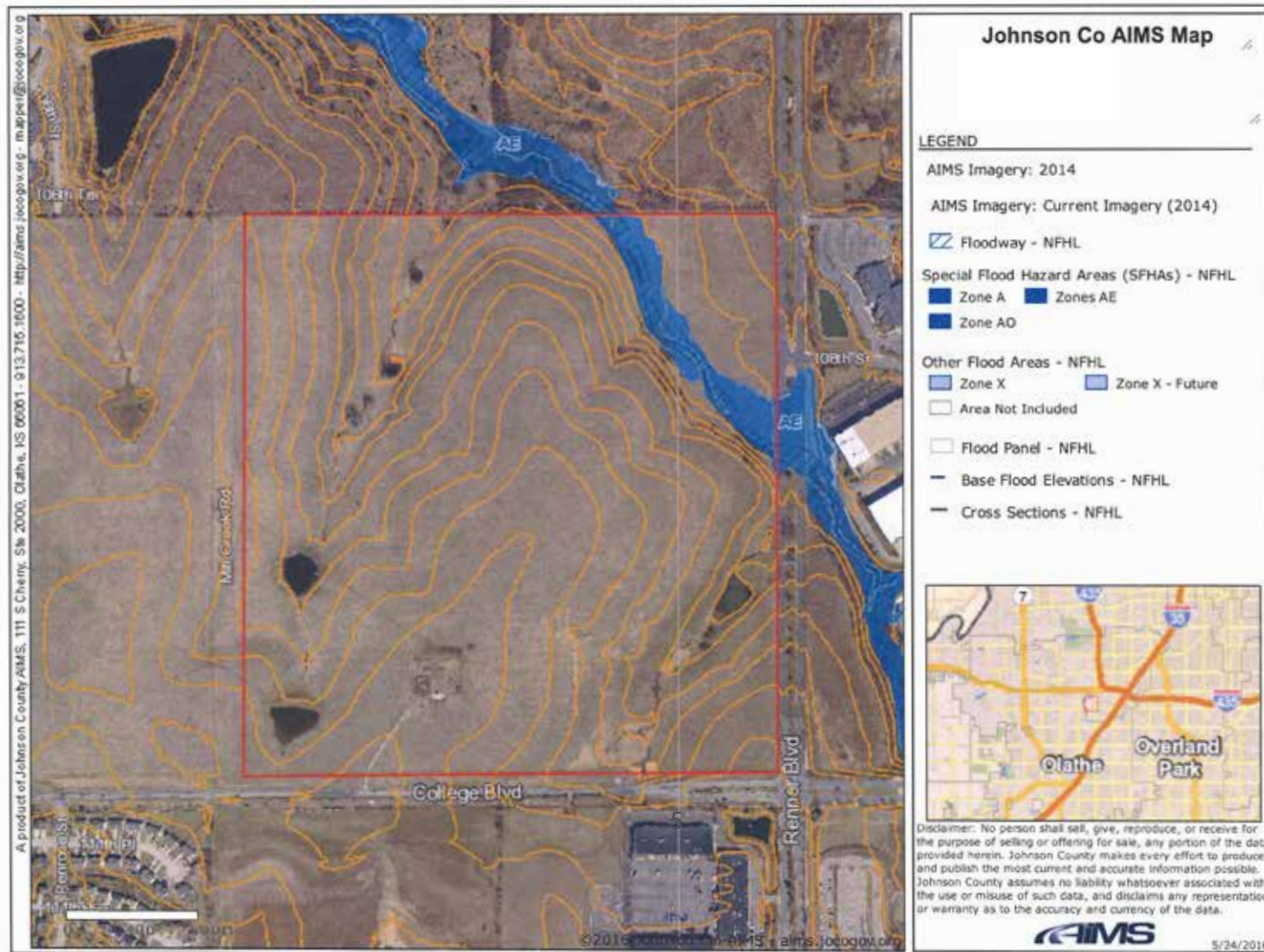
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# TOPOGRAPHY MAP



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## STREETS & ACCESS

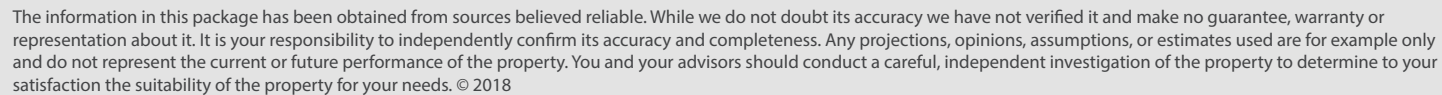


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## MAPS





# 148 ACRES - FACING NORTH



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# 148 ACRES - FACING NORTH



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## 148 ACRES - FACING NORTH



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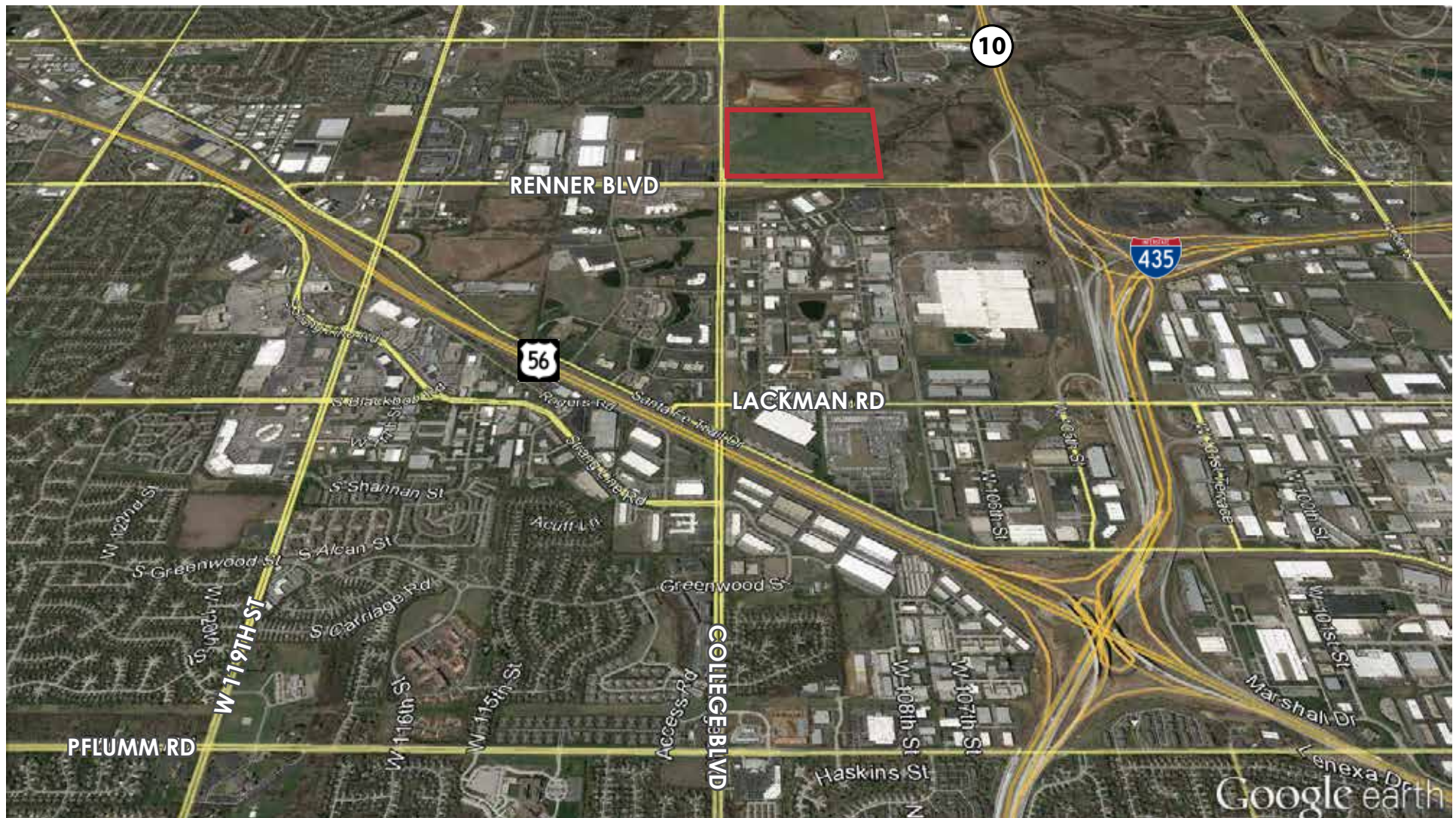
## 148 ACRES - FACING NORTH



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# 148 ACRES - FACING WEST



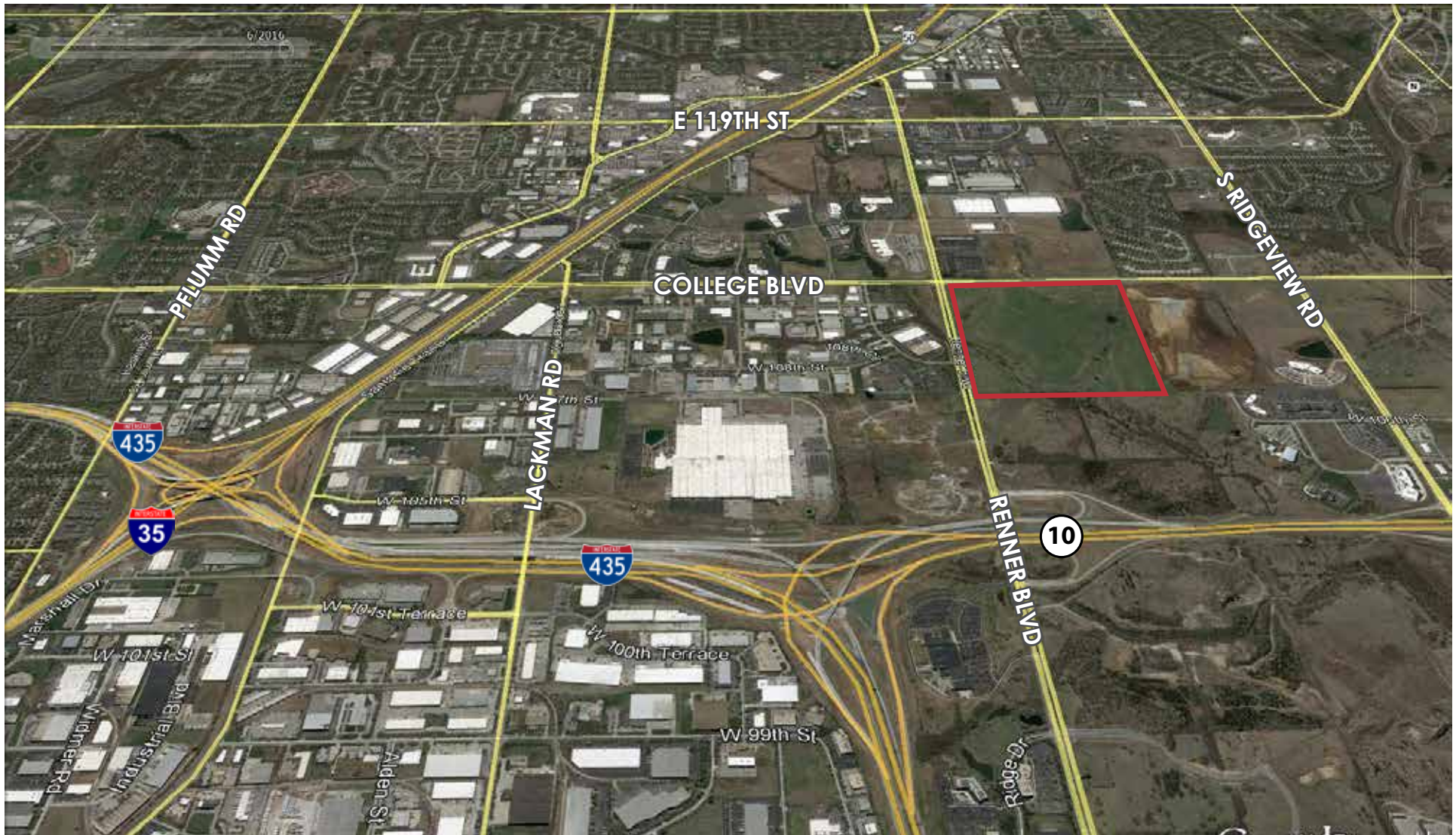
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# 148 ACRES - FACING SOUTH



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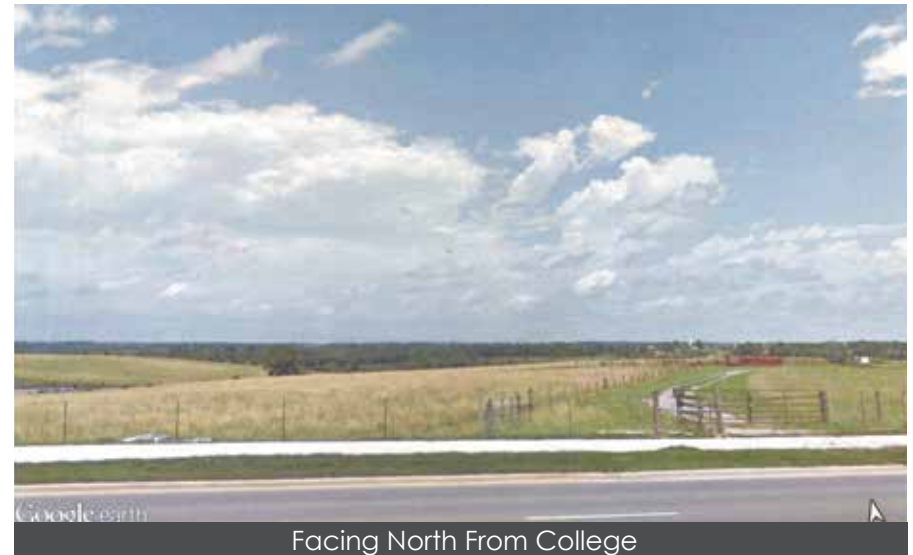
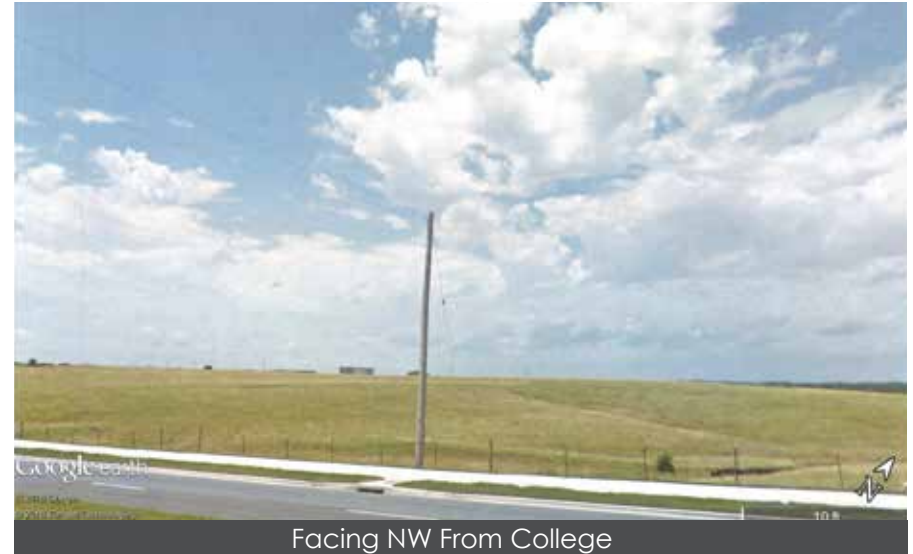
# 148 ACRES - FACING EAST





148 ACRES

## PHOTOS



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148 ACRES

## PHOTOS



Facing SW From Renner



Facing South From Renner



Facing NW From Renner



Facing North From Renner

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