

NEC WAVERLY & US 56 HWY

GARDNER, KS 66030



HIGHLIGHTS

- 2 Lots (2.88 AC & 1.14 AC), 4.02 AC Total
- Over 10 acres available, if willing to do some assemblage with adjacent lot
- Near Intermodal, Two Airports, and Growing West Side of Gardner, Kansas
- Ready for Development with Access to Electric, Water, and Sewage Lines
- Great Location for Medical, Bank, Fast Food, or Retail Strip
- C-3 zoning

FOR SALE

\$495,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 MED HOUSEHOLD INCOME	\$71,225	\$69,786	\$71,760

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