



## ±36 Acres Vacant Land Available Sale Price: \$4,708,400 / \$3.00 PSF

### Property Highlights

- ±36 acres of prime development land
- Comprehensive plan city of Shawnee zoning - High Density Multi-Family
- Potential for ±540 units
- Highly visible site to K-7 Highway
- Easily accessible from Shawnee Mission Parkway and Hedge Lane Terrace
- All utilities available
- DeSota School District
- Close to schools and retail centers
- High residential growth area in need of multi-family development



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# Shawnee, KS Multi-Family Land

23300 W 71st Street / Shawnee, KS



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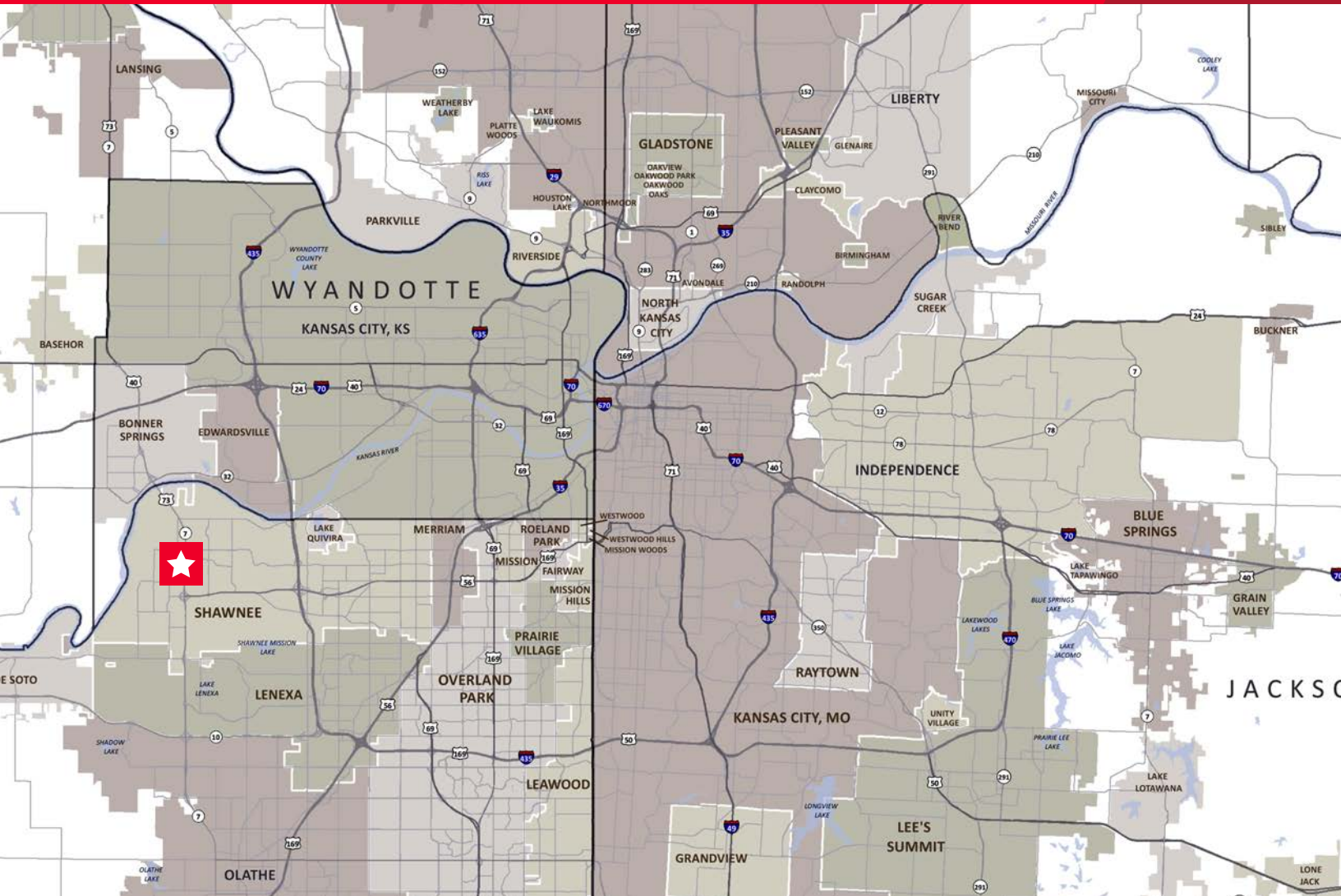




FOR SALE

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## Demographics

	1 Mile	3 Miles	5 Miles
Population	4,078	30,831	73,220
Total Households	1,597	10,330	26,830
AVG. Household Income	\$125,074	\$142,003	\$133,714
Per-Capita Annual Spend on Food & Entertainment	\$13,062	\$13,522	\$12,838

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