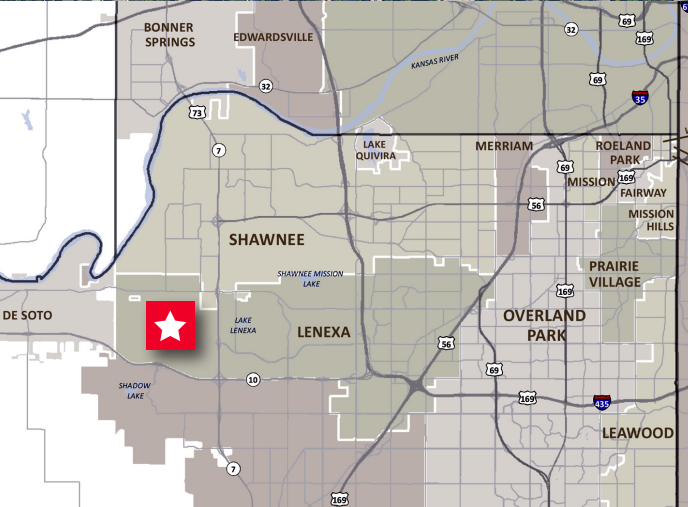
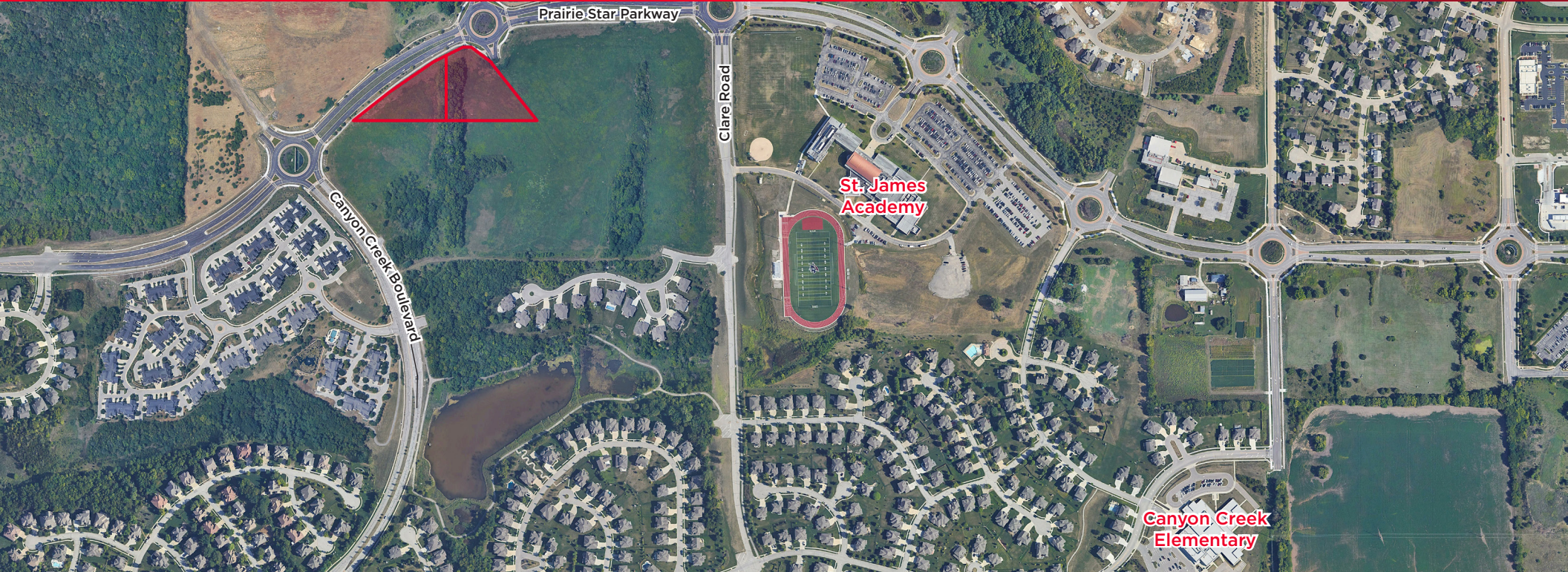




FOR SALE

SWC Prairie Star Parkway & Shady Bend Road

Lenexa, KS



±4.21 Acres of Prime Development Land for Sale
Asking Price: \$2.2 Million (\$11.00 PSF)

Property Highlights

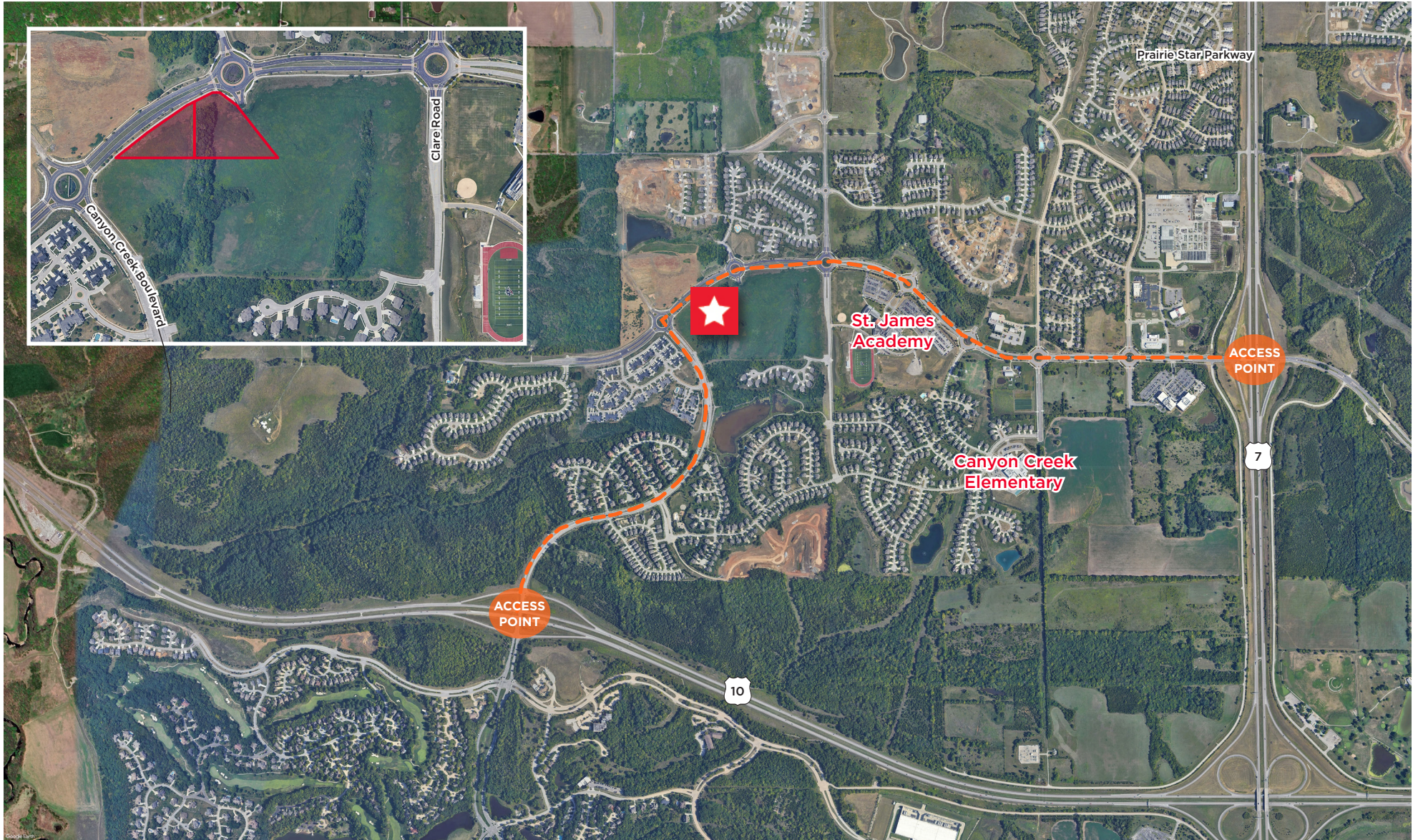
- Two parcels totaling ±4.21 Acres
 - » Parcel 1 (East): ±2.08 Acres
 - » Parcel 2 (West): ±2.13 Acres
- Zoning: CP-1
- Plans approved by the city for (3) buildings totaling 24,085 SF
- Access: K-7 & K-10
- 2024 Property Taxes: \$9,136.74
- Utilities on site

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Aerial



Site Plan

