

FORMER WHISKEY CREEK RESTAURANT

For Sale or For Lease



6,000 +/- Sq Ft Freestanding Building and 72,000 Sq Ft of Land
1890 E. Santa Fe Street, Gardner, Kansas



Estimated Population
34,950

Average Household Income
\$77,521

Five Mile Radius

- Highly visible to I-35
- Located on the hard corner of I-35 & 56 Highway
- Large pole sign
- Next to Super 8 Motel, Arby's, Waffle House, Subway, and new Wal-Mart Supercenter
- Perfect for many restaurant concepts, outdoor patio
- Rapidly growing community
- Intersection carries 54,000 cars per day

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

Larry Gaines
816.412.7387
lgaines@blockandco.com

Mark McConahay
816.412.7386
mmcconahay@blockandco.com

1890 E. Santa Fe Street, Gardner, Kansas

ALTA/ACSM LAND TITLE SURVEY

Final Drawn
04.04.07

LEGAL DESCRIPTION:

Lot 6, GARDNER TRUCK PLAZA SECOND PLAT, a subdivision in the City of Gardner, Johnson County, Kansas, according to the recorded plat thereof.

CERTIFICATION:

TO: KMO Restaurant Venture I, LLC, a Oklahoma limited liability company, Gardner KS, WC, LLC and to Fidelity National Title Insurance Company, a Corporation. This is to certify that this map or plat of survey (this "Survey Map") of the premises specifically described in Fidelity National Title Insurance Company Title Commitment No. 1204868, dated November 7, 2006 at 8:00 AM, and Revised Commitment dated December 2, 2006 (1) is based on a field survey made on December 13, 2006 by me or directly under my supervision in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 10, 11b, 12, 13, 14, 15, and 16 of Table A thereof, and meets the accuracy requirements for an "Urban" survey as defined therein; and (2) there are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above referenced TITLE Commitment, and the boundary lines of Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record.



Jim E. Stickler, L.S.
Kansas No. 830

EXCEPTIONS TO TITLE:

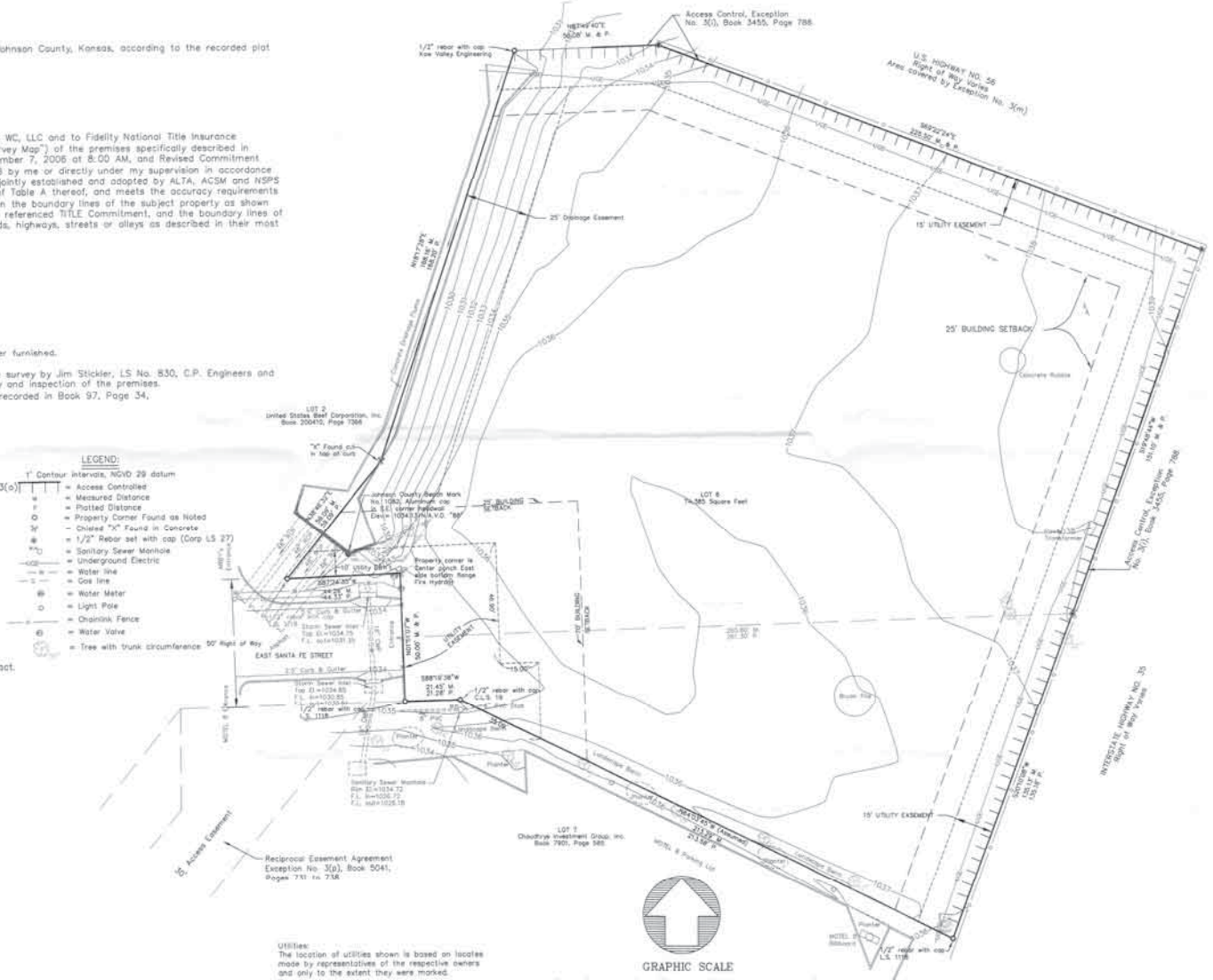
- Rights or claims of parties in possession not shown by the public records.
- Easements, or claims of easements, not shown in the public records.
- Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished.
- The lien of General and Special Taxes for the year of 2006, and thereafter.
- Such state of facts occurring subsequent to December 13, 2006, the date of the survey by Jim Stickler, L.S. No. 830, C.P. Engineers and Land Surveyors, Inc., as would be disclosed by a full and accurate current survey and inspection of the premises.
- Easements, Building Setback Lines, Restrictions and Notes as shown on plat, recorded in Book 97, Page 34, (Exception No. 3c)

GENERAL NOTES:

- Zoned C-3 Commercial District, per Ordinance, Exception No. 3(a), currently zoned C-4, per City of Gardner Zoning and Planning Commission and subject to Declaration of Restrictions recorded in Book 5041, Pages 739, and by Assignment recorded in Book 7901 Page 598 Exception No. 3(e) and is subject to review by the "Industrial Airport Area Overlay District", Exception No. 3(g).
- There are no encroachments except as shown.
- Bearing Assumed as Indicated
- Subject Property is in Flood Zone "X" FIRM Community Panel #2009100300F, Map revised June 17, 2002.
- Height: 45 foot height regulation per zoning.
- Side yard: No side yard setback per zoning regulations.
- Rear yard: 25 foot rear yard or 20% of lot depth whichever is less, per zoning requirements.
- Front yard: 25 foot front yard setback, on collector streets 55 feet, per zoning requirements.
- Minimum lot area: 1,500 square feet, per zoning requirements.
- Exception No. 3(i) Recorded in Book 16 Misc., Page 70 does not affect this tract.
- Exception No. 3(n): The above described tract lies entirely in Tract B as described in Resolution Recorded in Book 4883 Page 766.
- Reciprocal Easement Agreement Recorded in Book 5041 Page 731 does not affect this described tract, Exception No. 3(p).



VICINITY MAP
Not to scale



LEGEND

- 1' Contour intervals, NGVD 29 datum
- = Measured Distance
- = Plotted Distance
- = Property Corner Found as Noted
- = Chiseled "X" Found in Concrete
- = 1/2" Rebar set with cap (Corp LS 27)
- = Sanitary Sewer Manhole
- = Underground Electric
- = Water line
- = Gas line
- = Water Meter
- = Light Pole
- = Chainlink Fence
- = Water Valve
- = Tree with trunk circumference 50" right of way

Utilities:
The location of utilities shown is based on locations made by representatives of the respective owners and only to the extent they were marked.

CP engineers and land surveyors inc.
320 SW 33RD STREET TOPEKA, KANSAS 66611
Phone: (785)-267-5071 Fax: (785)-267-7338



1890 E. Santa Fe Street, Gardner, Kansas



WHISKEY CREEK
2000 E. SANTA FE ST.
GARDNER, KS
SITE DIMENSION PLAN

THIS PLAN IS THE PROPERTY OF LHI ENGINEERS & SURVEYORS, PLANNERS & ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF LHI ENGINEERS & SURVEYORS, PLANNERS & ARCHITECTS IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS PLAN.

Sheet No.: JPT
Client No.: 424
Issue Date: 01/30/21
Drawn By: M2008

REVISIONS:
1. Description
2. Per City Comments
Date: 02/01/21

C3



DRAWING TYPE: BUILDING PERMIT
PROJECT NUMBER: 0612008



LEGEND

- (1) Proposed Portland Cement Concrete Pavement
- (10) Parking Court

KEYNOTES

- 1 Proposed Building. See Architectural Plans.
- 2 Proposed 9.00' x 18.00' Sid. Parking stall w/4' painted stripe. See Detail Sheet C3.
- 3 Proposed 9.00' x 18.00' HDOP Parking Stall w/4' painted stripe. See Detail Sheet C3.
- 4 Proposed Handicap Sign. See Detail Sheet C3.
- 5 Proposed Handicap Ramp. See Detail Sheet C3.
- 6 Proposed 9.00' x 18.00' "Van Accessible" HDOP Parking Area w/4' painted stripe. See Detail Sheet C3.
- 7 Proposed 9.00' x 18.00' "Accessible" HDOP Parking Area w/4' painted stripe. See Detail Sheet C3.
- 8 Proposed 7" Concrete Sidewalk. See Detail Sheet C3.
- 9 Proposed Seating Area with Benches. See Architectural Plans for bench Specifications.
- 10 Proposed Patio with Outdoor Seating. See Architectural Plans.
- 11 Proposed Type "CG-1" Curb and Gutter. See Detail Sheet C3.
- 12 Proposed Type "CG-1" Dry' Curb & Gutter. See Detail Sheet C3.
- 13 Proposed 1" Portland Concrete Pavement. Per Geotechnical Report. See Foundation Notes.
- 14 Proposed 1" Concrete Apron to connect and section to existing Flume. See Storm Plan & Profile Sheet C3.
- 15 Omitted.
- 16 Proposed Trash Enclosure. See Architectural Plans.
- 17 Proposed Concrete Wheel Stop. See Detail Sheet C3.
- 18 Proposed Concrete Flume. See Detail Sheet C3.
- 19 Proposed Storm Structure. See Storm Plan and Profile Sheet C3.
- 20 Proposed Pole Sign. (By Others)
- 21 Proposed Light 25' - 30' Cut-off type parking lot light. (By Others)
- 22 Proposed Way Direction Sign. (By Others)
- 23 Sewer to Provide straight clean out.
- 24 Proposed Ribbon Curb. See Detail Sheet C3.

LINETYPE LEGEND

- Existing Water Line
- Existing Sanitary Line
- Existing Underground Electric Line
- Existing Fire Hydrant
- Property Line
- Section Line
- Existing Easement Line
- Dry Curb

GENERAL NOTES

1. All existing utilities shown are approximate and shall be field verified prior to construction.
2. All sedimentation control devices if required are to be installed prior to grading.
3. This site plan has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for buildings and facilities, appendix A to 28 CFR Part 36.
4. All dimensions shown are to the back of curb unless otherwise noted.
5. The proposed site is to be a steak house.
6. The owner will be responsible for the maintenance for any common open space.

PAVEMENT NOTES

1. The pavement subgrade shall be composed of at least 12 inches of untreated clay soil fill. The clay soil shall be placed with moisture and density control that has a CBR value of about 2.
2. Joint spacing and joint layout shall be prepared in accordance with American Concrete Institute (ACI) 308R-01.
3. Pavement shall be 4000 psi with a minimum 28 day compressive strength and an entrainment of 4 to 6 percent volume to provide resistance against freeze-thaw cycles.

NOTE:

Survey and Elevations Provided by: CP Engineers and Land Surveyors, Inc.
PROJECT BENCHMARK:
Johnson County Bench Mark No. 1052, Aluminum cap in S.E. corner headwall
Elev = 1034.13 N.A.V.D. '88"

SITE INFORMATION

Zoning: C-3

Site Area: 74,385 s.f. (1,708 Acres)
Existing Pervious Area: 74,385 s.f. (100%)

Proposed Pervious Area: 27,103 s.f. (36.44%)
Proposed Impervious Area: 41,202 s.f. (55.52%)
Proposed Building Area: 5,980 s.f. (8.04%)

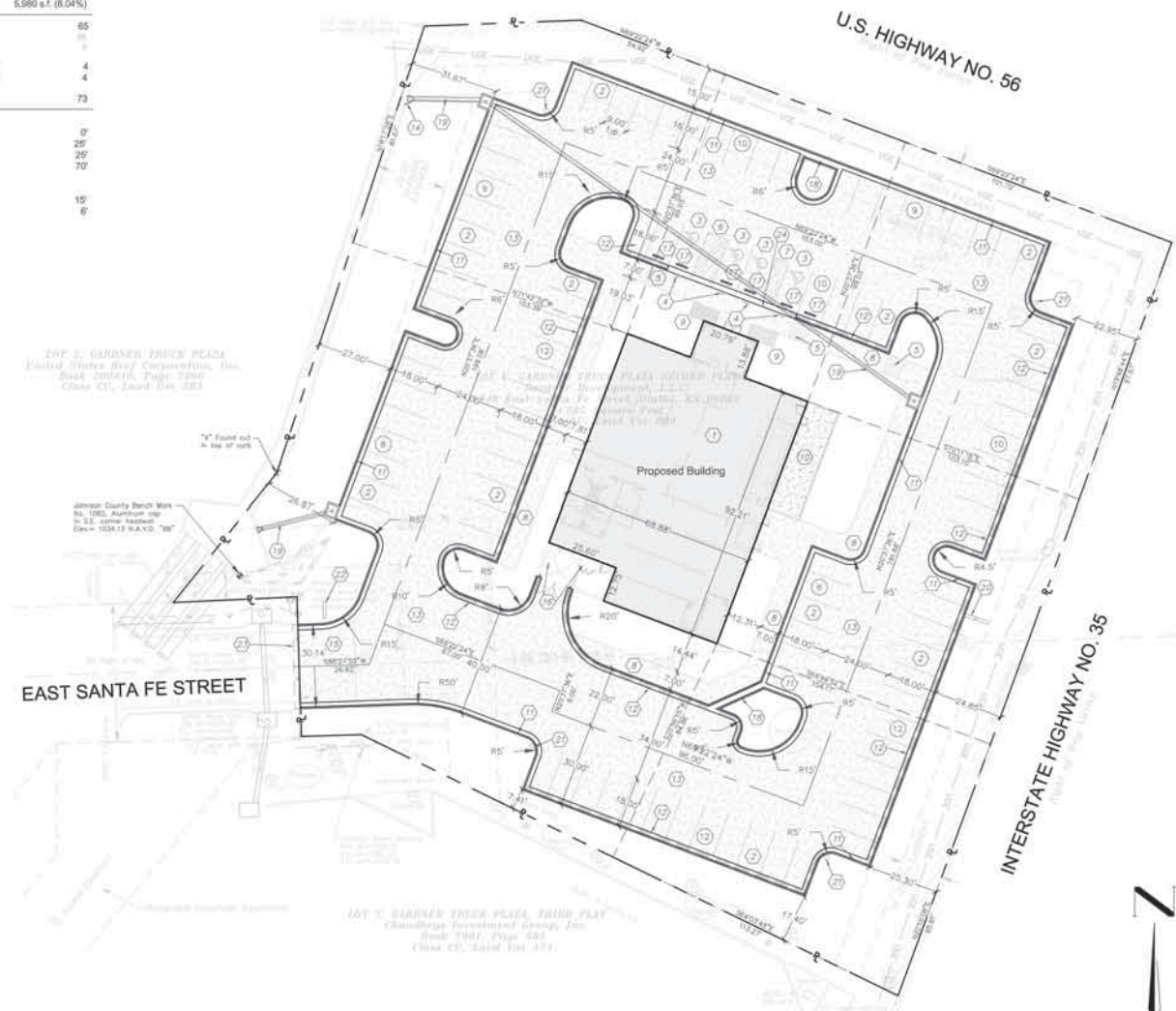
Total Parking Required: 65
(1 per 4 seats, 232 guests)
(1 per 2.5 employees, 54 employees)

Total Handicap Parking Required: 4
Total Handicap Parking Provided: 4

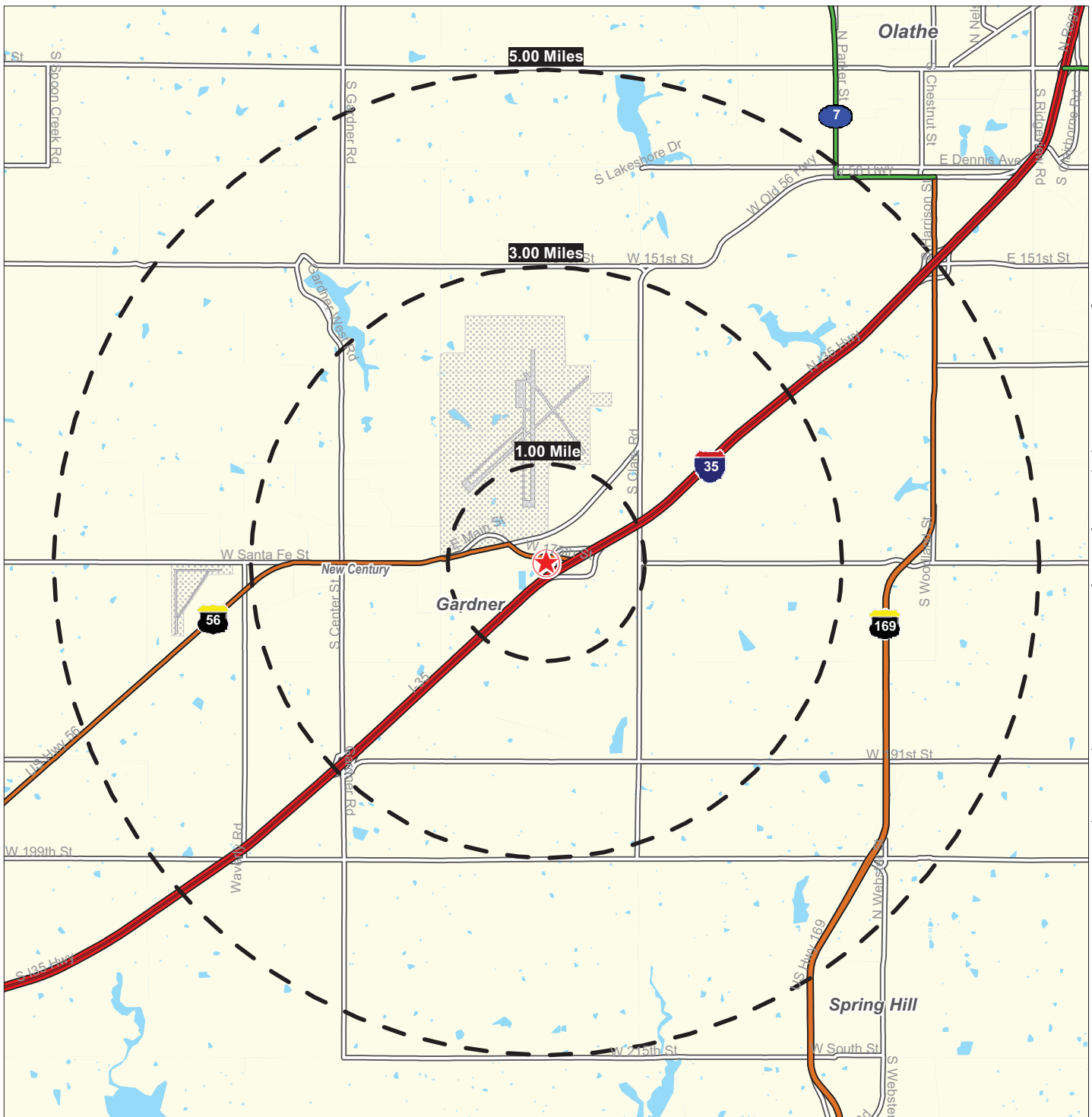
Total Parking Provided: 73

Building Setbacks:
Side Yant: 0'
Rear Yant: 25'
Front Yant: 25'
End of Street: 70'

Parking Setbacks:
RCIW: 15'
Adjacent Property: 6'



Lat: 38.8111 Lon: -94.889 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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1890 E. Santa Fe Street Gardner, Kansas

April 2012

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.811097/-94.888975

April 2012

RS1

1890 E. Santa Fe Street Gardner, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	2,943	19,817	34,950
	2016 Projected Population	3,351	21,459	38,238
	2010 Census Population	2,515	18,774	31,674
	2000 Census Population	1,823	10,322	16,843
	Historical Annual Growth 2000 to 2011	5.6%	8.4%	9.8%
	Projected Annual Growth 2011 to 2016	2.8%	1.7%	1.9%
2011 Median Age	39.9	36.8	36.4	
HOUSEHOLDS	2011 Estimated Households	974	6,892	11,785
	2016 Projected Households	1,151	7,732	13,350
	2010 Census Households	819	6,421	10,739
	2000 Census Households	622	3,585	5,808
	Historical Annual Growth 2000 to 2011	2.7%	4.4%	4.9%
Projected Annual Growth 2011 to 2016	3.6%	2.4%	2.7%	
POPULATION BY RACE	2011 Estimated White	87.8%	89.6%	88.9%
	2011 Estimated Black or African American	2.8%	3.1%	3.5%
	2011 Estimated Asian & Pacific Islander	3.2%	1.9%	2.4%
	2011 Estimated American Indian & Native Alaskan	0.5%	0.5%	0.5%
	2011 Estimated Other Races	5.6%	4.8%	4.8%
	2011 Estimated Hispanic	8.5%	6.6%	7.0%
INCOME	2011 Estimated Average Household Income	\$ 58,839	\$ 70,432	\$ 77,521
	2011 Estimated Median Household Income	\$ 54,514	\$ 66,960	\$ 72,260
	2011 Estimated Per Capita Income	\$ 20,135	\$ 25,245	\$ 27,281
EDUCATION (AGE 25+)	2011 Elementary	6.3%	3.0%	2.3%
	2011 Some High School	1.9%	3.4%	3.4%
	2011 High School Graduate	32.9%	26.9%	23.4%
	2011 Some College	24.4%	22.5%	22.5%
	2011 Associates Degree Only	5.4%	9.2%	8.5%
	2011 Bachelors Degree Only	24.5%	26.3%	29.7%
	2011 Graduate Degree	4.6%	8.6%	10.1%
BUSINESS	Number of Businesses	43	559	1,146
	Total Number of Employees	529	8,022	18,169
	Employee Population per Business	12.2	14.4	15.8
	Residential Population per Business	68.1	35.5	30.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Business Name: Former Whiskey Creek Restaurant

Address, City, State: 1890 E. Santa Fe Street, Gardner Kansas

Type: Established business

Category: Restaurant & bar

Financials

Asking: \$995,000

Included in the Asking Price:

Bar, walk-in cooler and freezer. Grease trap is complete.

Inventory: N/A

Real Estate

Summary Description:

The building has tremendous exposure to I-35. It's located on the hard corner of I-35 & 56 Highway. The intersection carries over 54,000 cars per day. There is a large pole sign that will improve the great visibility even more. The restaurant is next to the Super 8 Motel, Arby's, Waffle House, Subway, and the new Wal-Mart Supercenter. This restaurant has a large patio and parking for over 50 cars. It is perfect for a variety of restaurant and bar concepts. The owner will sell the real estate or lease.

General Information

Year Established: 2008

Facilities: 6,000 sq ft building on 72,000 sq ft of land

Market Outlook:

Competition: Not much

Growth & Expansion: Concept growth would be advisable

About the Sale

Financing: No

Reason Selling: Closed

Contact Information

Larry Gaines & Mark McConahay

Block & Company, Inc. Realtors

Phone: 816.753.6000

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www.blockandco.com

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