

PAD SITES, OFFICE, & RETAIL AVAILABLE Across from new Walmart



Pad Sites For Sale - Office & Retail Space For Lease BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas



- Over 275,000 sq ft of retail, office, and mixed-use development
- Premier shopping, dining, and entertainment destination center
- Highly sought-after location next to new Walmart in West Lawrence
- Located on 40 prime acres fronting US Hwy 40 at Wakarusa Drive
- Surrounded by one of Lawrence's strongest residential growth areas
- Pad sites available for immediate delivery

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

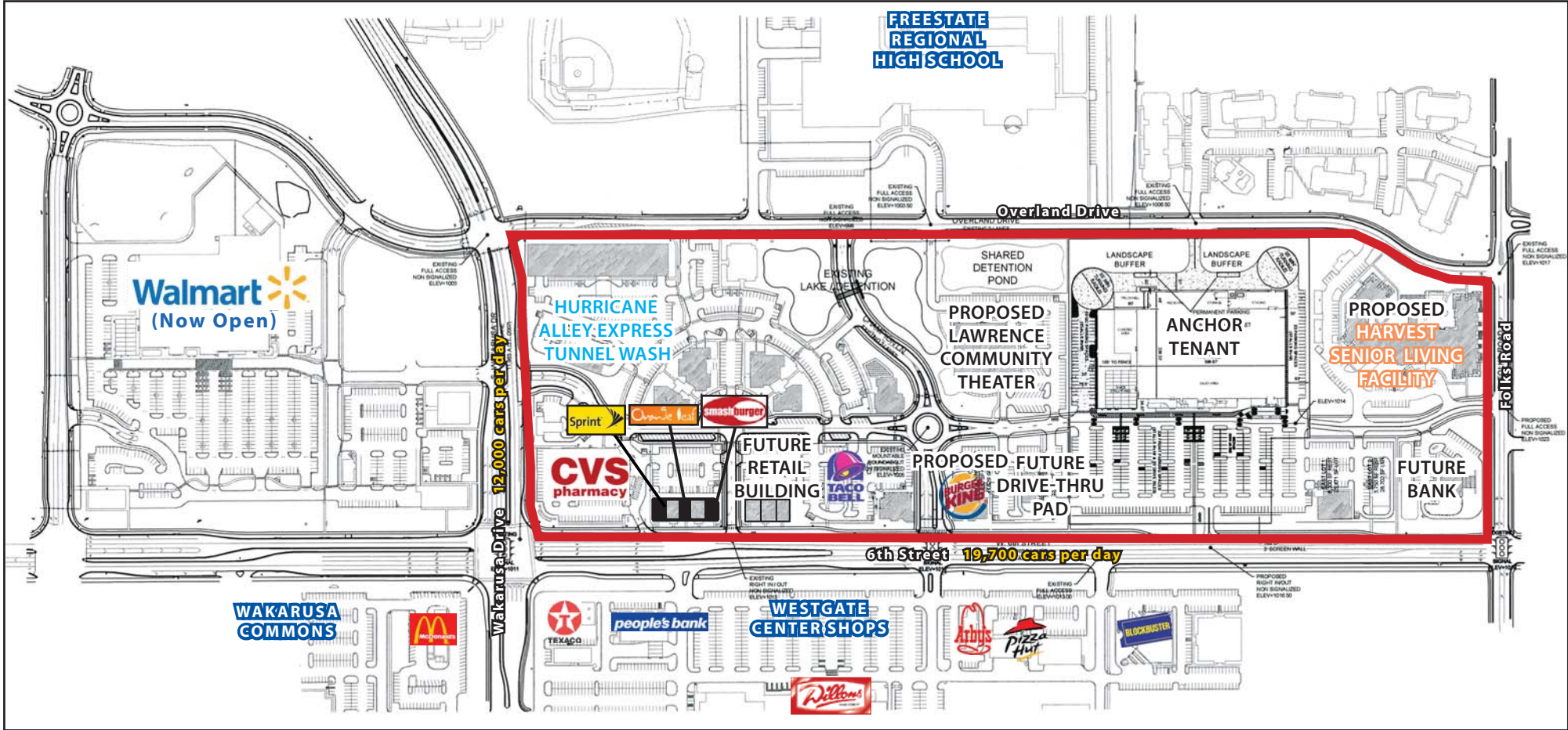
For Information Contact:

John Cobb
816.412.7326
jcobb@blockandco.com

David Block
816.412.7400
dblock@blockandco.com

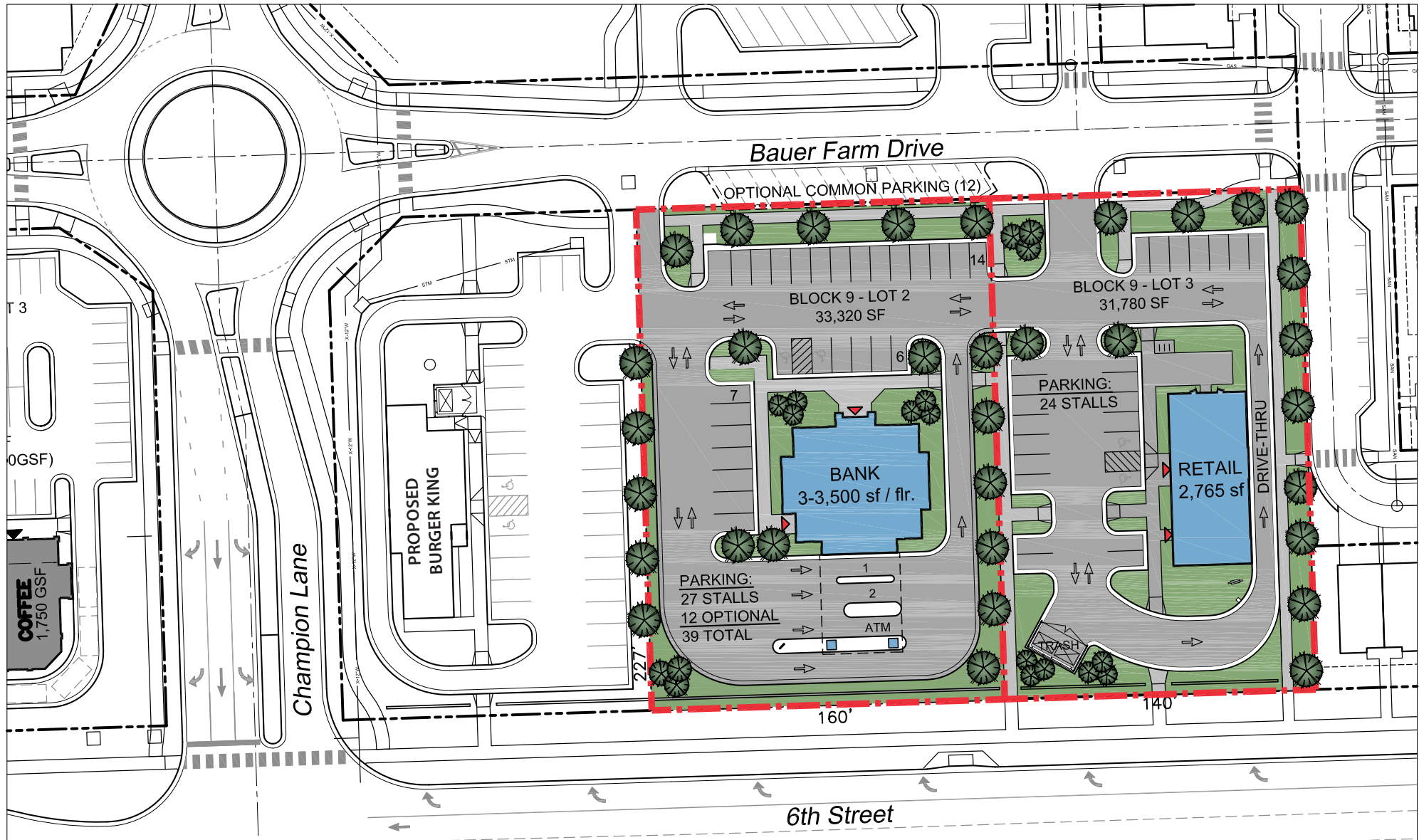
Mark McConahay
816.412.7386
mmcconahay@blockandco.com

BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas



BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas

Lots 2 & 3



Bauer Farms - Lots 2 & 3

6th & Champion, Lawrence, Kansas

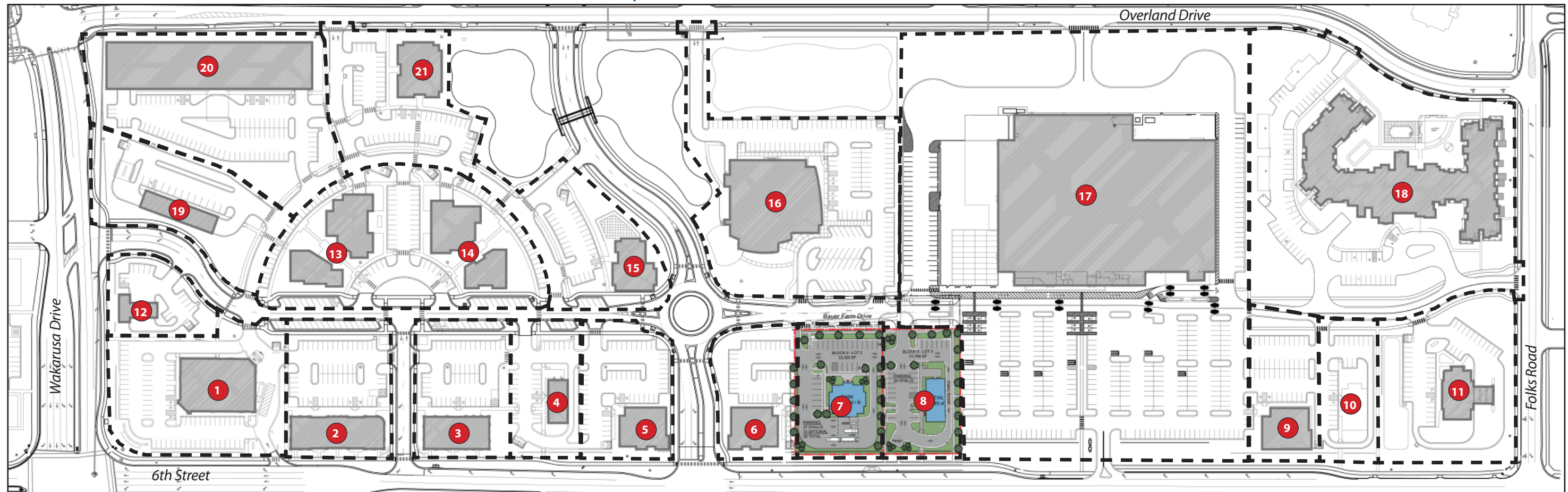
08.22.11

SCALE: 1" = 40'



TREANOR
ARCHITECTURE • INTERIORS • PLANNING • HISTORIC PRESERVATION • GRAPHIC DESIGN
ARCHITECTS P.A.

BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas

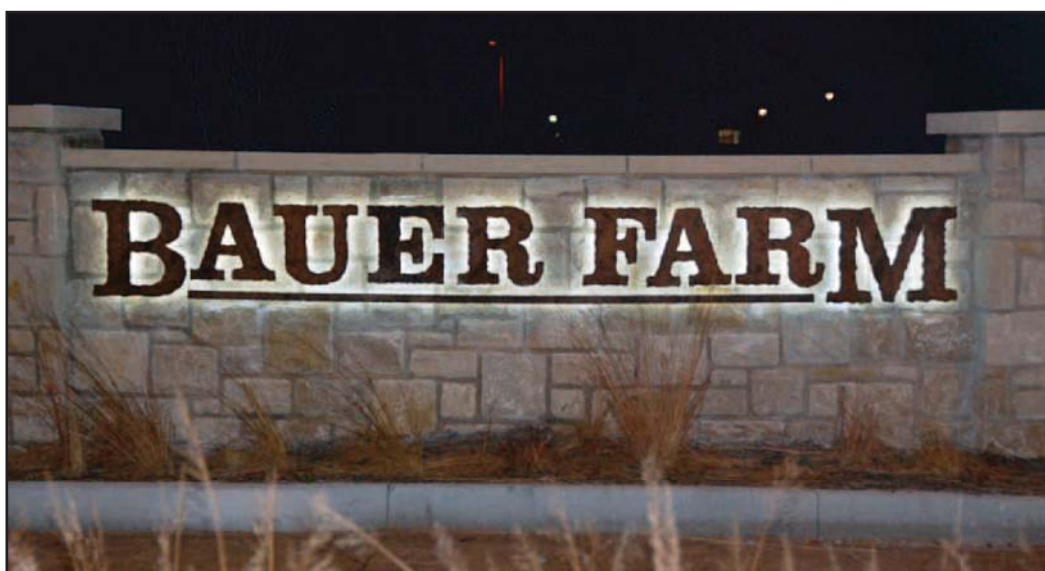


#	BLOCK, LOT	STATUS	GROUND SIZE (Sq Ft)	GROUND SIZE (Acres)	BUILDING SIZE (Sq Ft)
1	Block 7, Lot 2	SOLD CVS Pharmacy	70,200	1.61	12,900
2	Block 7, Lot 3	SOLD Retail Building	45,622	1.05	10,000
3	Block 8, Lot 1	AVAILABLE Retail/Multi-tenant	38,735	0.89	7,200
4	Block 8, Lot 2	SOLD Taco Bell	30,191	0.69	3,100
5	Block 8, Lot 3	AVAILABLE Restaurant/Retail	39,074	0.90	6,300
6	Block 9, Lot 1	SOLD Burger King	31,233	0.71	TBD
7	Block 9, Lot 2	AVAILABLE 3 Story Bank w/Drive-thru	33,320	0.76	10,500
8	Block 9, Lot 3	AVAILABLE Retail	31,780	0.73	2,765
9	TBD	AVAILABLE TBD	47,897	1.09	TBD
10	TBD	AVAILABLE TBD	29,283	0.67	TBD
11	Block 9, Lot 5	AVAILABLE Office/Bank w/Drive-thru	59,988	1.38	5,000
12	Block 7, Lot 1	AVAILABLE Retail/Auto	22,135	0.51	2,300
13	Block 6, Lot 3	AVAILABLE 3 Story Retail/Office	53,359	1.22	12,000
14	Block 6, Lot 4	AVAILABLE 3 Story Retail/Office	53,397	1.23	11,250
15	Block 6, Lot 5	AVAILABLE Office	39,157	0.90	12,300
16	Block 5, Lot 2	UNDER CONTRACT Community Theater	128,099	2.94	24,000
17	TBD	AVAILABLE Anchor Space	461,169	10.587	TBD
18	TBD	UNDER CONTRACT TBD	TBD	TBD	TBD
19	Block 6, Lot 2	SOLD Hurricane Car Wash	51,710	1.19	N/A
20	Block 6, Lot 2	AVAILABLE Hotel	104,883	2.41	N/A
21	Block 6, Lot 1	AVAILABLE Office	50,981	1.17	7,000

**BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas
Lot 3 Retail Building**



**BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas
Development Sign**

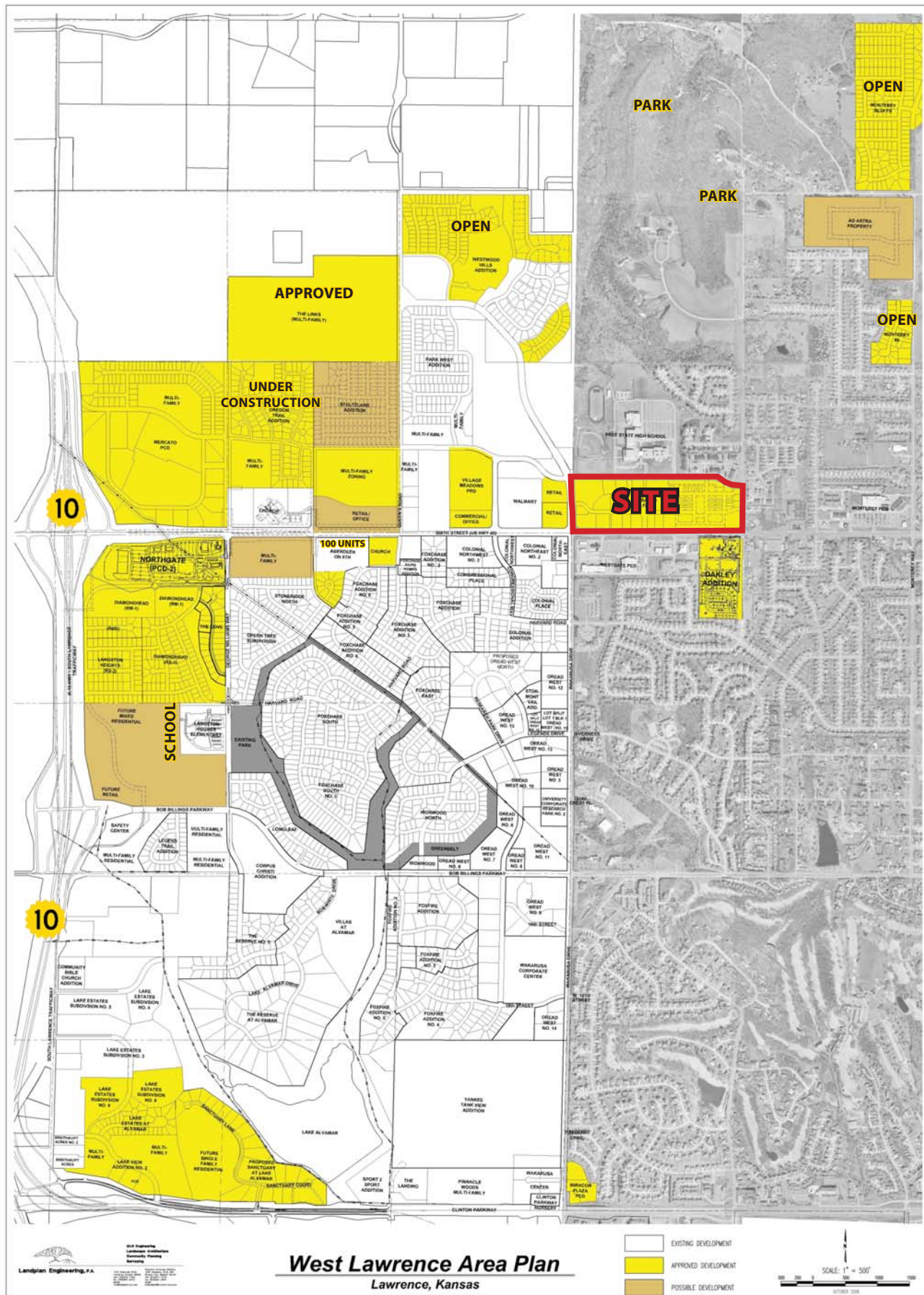


**WALMART - next to development
Now Open**





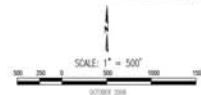
BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas



West Lawrence Area Plan
Lawrence, Kansas

Landplan Engineering, P.A.
 2024 Engineering
 Landmark Subdivision
 Community Planning
 Services

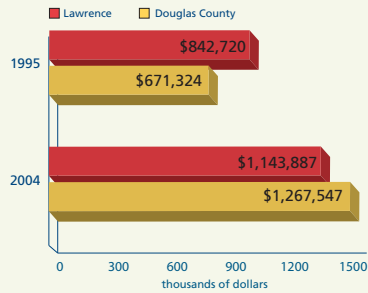
- EXISTING DEVELOPMENT
- APPROVED DEVELOPMENT
- POSSIBLE DEVELOPMENT



BUSINESS CLIMATE

NOMINAL TAXABLE RETAIL SALES

Source: Kansas Department of Revenue



2004 MILL LEVIES

	(per \$1,000)
Lawrence	105.926
Eudora	118.097
Baldwin City	122.272
Lecompton	99.399

Source: Douglas County Appraisers Office

ASSESSMENT RATES

Residential Property Tax Rate	11.50%
Commercial Property Tax Rate	25.00%

Source: Douglas County Appraisers Office

SALES TAX RATE

Douglas County	6.3%
Lawrence	7.3%
Eudora	6.8%
Baldwin City	7.3%
Lecompton	6.3%

CORPORATE INCOME TAX RATE

Taxable Income	Tax
\$15,000 and under	3.50%
\$15,000 to \$30,000	\$525 + 6.25% of excess over \$15,000
\$30,000 and Above	\$1,537.50 + 6.45% of excess over \$30,000

4% of net taxable income. In addition, income in excess of \$50,000 is subject to a 3.35% surtax.

COST OF LIVING INDEX, ANNUAL AVERAGE

	2004
Lawrence, KS	97.4
Columbia, MO	95.7
Lincoln, NE	96.5
Austin, TX	98.0
Raleigh/Durham/Chapel Hill, NC	99.0

Source: ACCRA

EDUCATION

DOUGLAS COUNTY HIGH SCHOOLS

Fall 2004 Enrollment

Lawrence High School	1,264
Free State High School	1,218
Baldwin City High School	438
Eudora High School	387
Perry Lecompton High School	340
Bishop Seabury Academy	127
Veritas Christian School	60

Source: Kansas Department of Education, Individual Schools

UNIVERSITIES IN DOUGLAS COUNTY

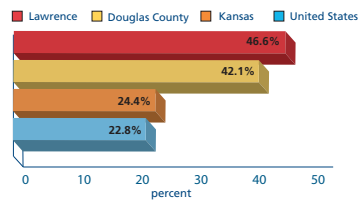
Fall 2004 Enrollment

University of Kansas (Lawrence Campus)	26,980
Haskell Indian Nations University (Lawrence)	920
Baker University (Baldwin)	856

Source: Individual websites

EDUCATIONAL ATTAINMENT OF PERSONS OVER 25

With a bachelors degree or better



LAWRENCE • KS

CHAMBER of COMMERCE

Douglas County Economic Development Department

734 Vermont, Suite 101
P.O. Box 586
Lawrence, Kansas 66044
P: 785.865.4411 F: 785.865.4400
www.lawrencechamber.com

THE DOUGLAS COUNTY ADVANTAGE

Facts and Figures 2005–2006



LAWRENCE • KS
CHAMBER of COMMERCE

GENERAL DEMOGRAPHICS

POPULATION

	1990	2003	2004
Douglas County	81,798	102,025	102,786
Lawrence	65,657	82,120	-
Eudora	3,006	4,963	-
Baldwin	2,912	3,637	-
Lecompton	647	610	-

Source: U.S. Bureau of the Census, Updated 2005

POPULATION BY AGE

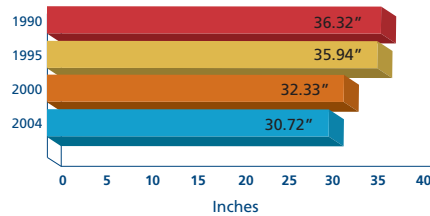
	Year	Median Age
Lawrence	1990	n/a
	2000	25.3
Douglas County	1990	25.8
	2000	26.6

n/a: not available

Source: U.S. Census Bureau, Updated 2005

AVG. ANNUAL PRECIPITATION

Source: www.oznet.ksu.edu



TEMPERATURE

	Avg High	Avg Low
Winter	46.8	25.8
Spring	77.3	55.1
Summer	87.3	65.0
Fall	56.2	36.0

Source: Kansas Agricultural Statistics, Kansas Farm Facts

Source: Weather.com

DOUGLAS COUNTY AREA

	Sq. Miles
Douglas County	457
Lawrence	31.35

Source: U.S. Census Bureau, 2005

LABOR FORCE

TOP TEN EMPLOYERS IN DOUGLAS COUNTY

Employer	Product/Service	Employment
University of Kansas	Education	9,555
Lawrence Public Schools	Education	1,687
Pearson Government Solutions	Information Services	1,540
City of Lawrence	Government & Services	1,397
Lawrence Memorial Hospital	Health Services	1,160
Hallmark Cards, Inc.	Social Expression	787
Baker University	Education	623
The World Company	Multi-Media Provider	584
Berry Plastics	Manufacturer	500
K-Mart Distribution Center	Distribution	492

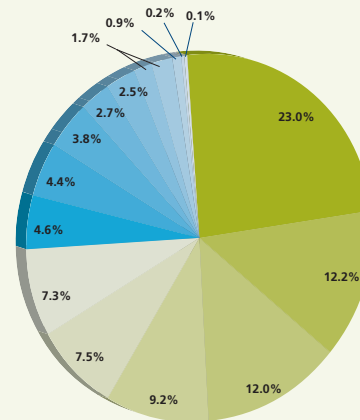
Source: Company HR Departments

CIVILIAN LABOR FORCE

Lawrence MSA	2002	2005
Civilian Labor Force	46,201	63,438
Employed	43,787	60,748
Unemployed	2,414	2,690
% Unemployment	5.2	4.2

Source: U.S. Department of Labor, Bureau of Labor Statistics

EMPLOYMENT LEVELS BY INDUSTRY (NAICS)



(2003 LAWRENCE MSA DOUGLAS COUNTY)

Ag/Forestry/Mining-0.1%	Other, Except Public Admin.-4.4%
Management of Companies-0.2%	Construction-4.6%
Arts, Entertainment & Recreation-0.9%	Manufacturing-7.3%
Wholesale Trade-1.7%	Professional & Technical Services-7.5%
Educational Services-1.7%	Health Care & Social Assistance-9.2%
Transportation & Warehousing-2.5%	Accommodation & Food Services-12.0%
Administrative & Waste Services-2.7%	Retail Trade-12.2%
Finance/Insurance/Real Estate-3.8%	Government-23.0%

TRANSPORTATION

MAJOR HIGHWAYS CONNECTING LAWRENCE

Interstate 70
Kansas Highway 10

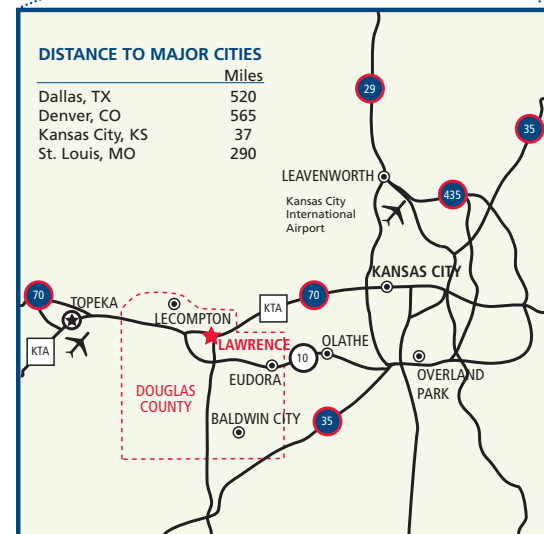
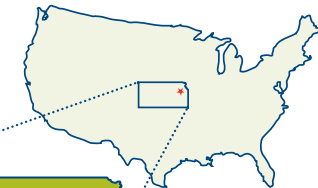
DISTANCE TO MAJOR HIGHWAYS

	Miles
Interstate 435	26
Interstate 635	33
Interstate 35	38

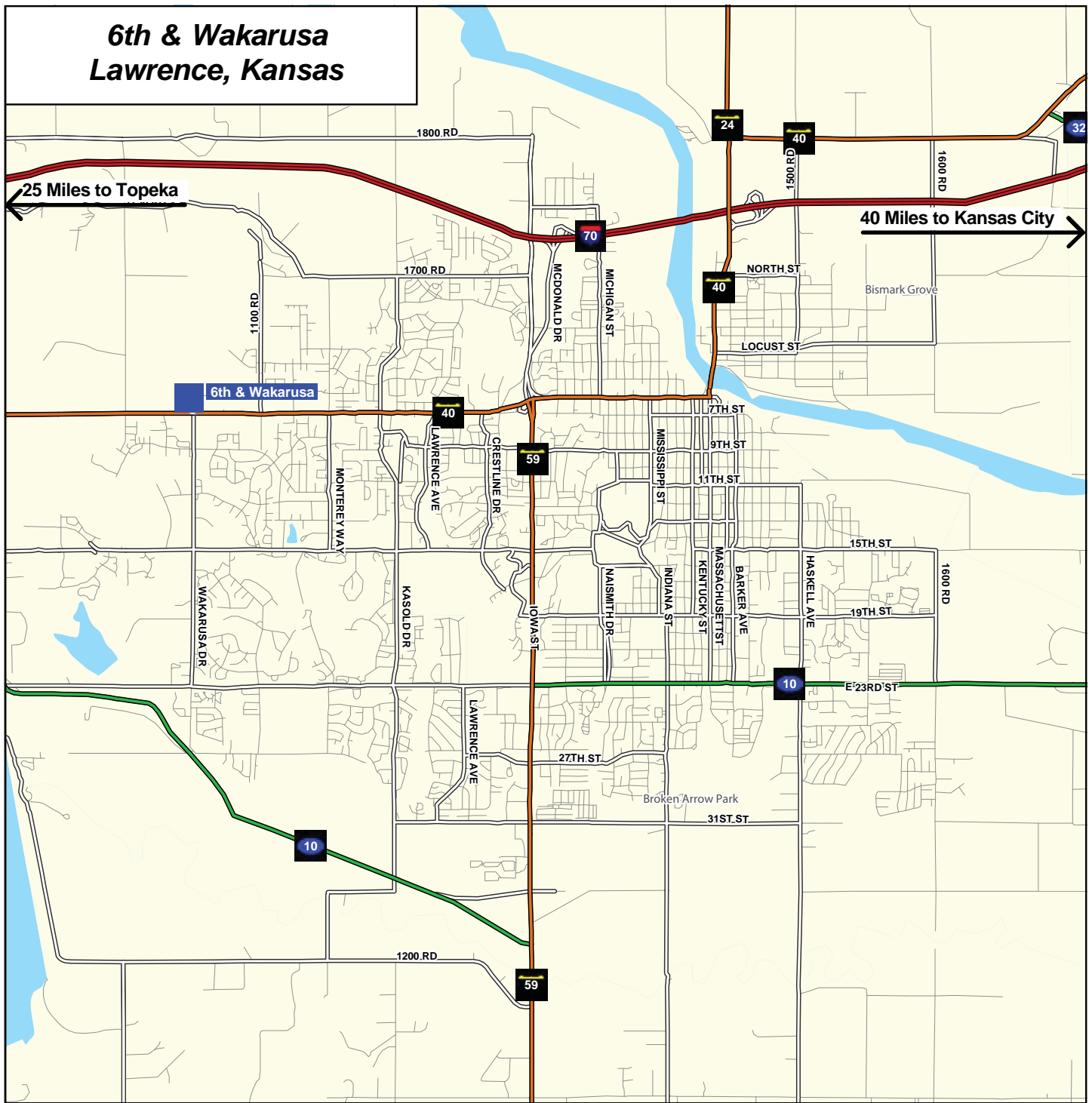
TRAVEL TO AIRPORT

	Miles	Minutes Driving
Kansas City International	49	50
Lawrence Municipal Airport	3	5

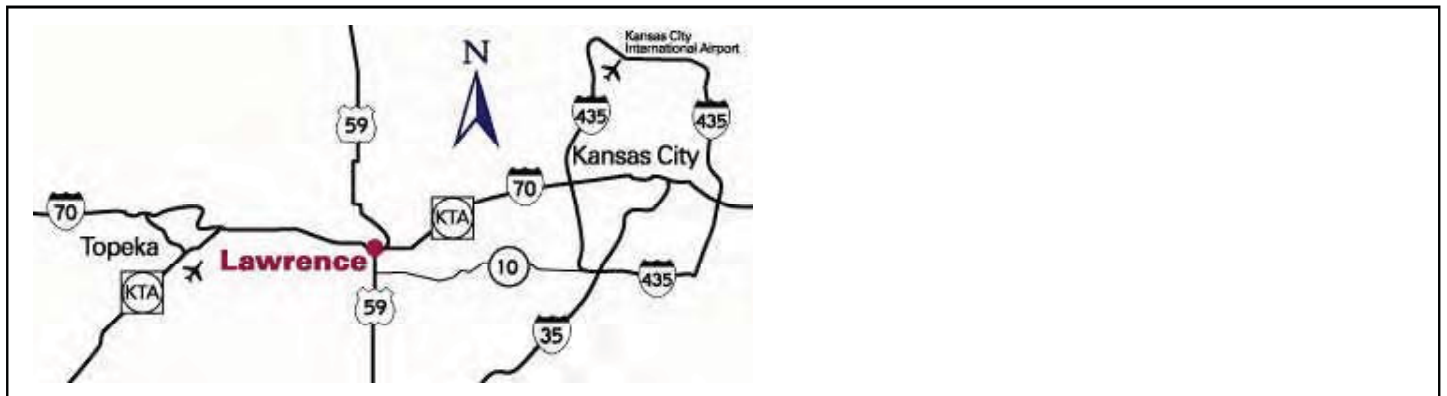
Source: Mapquest



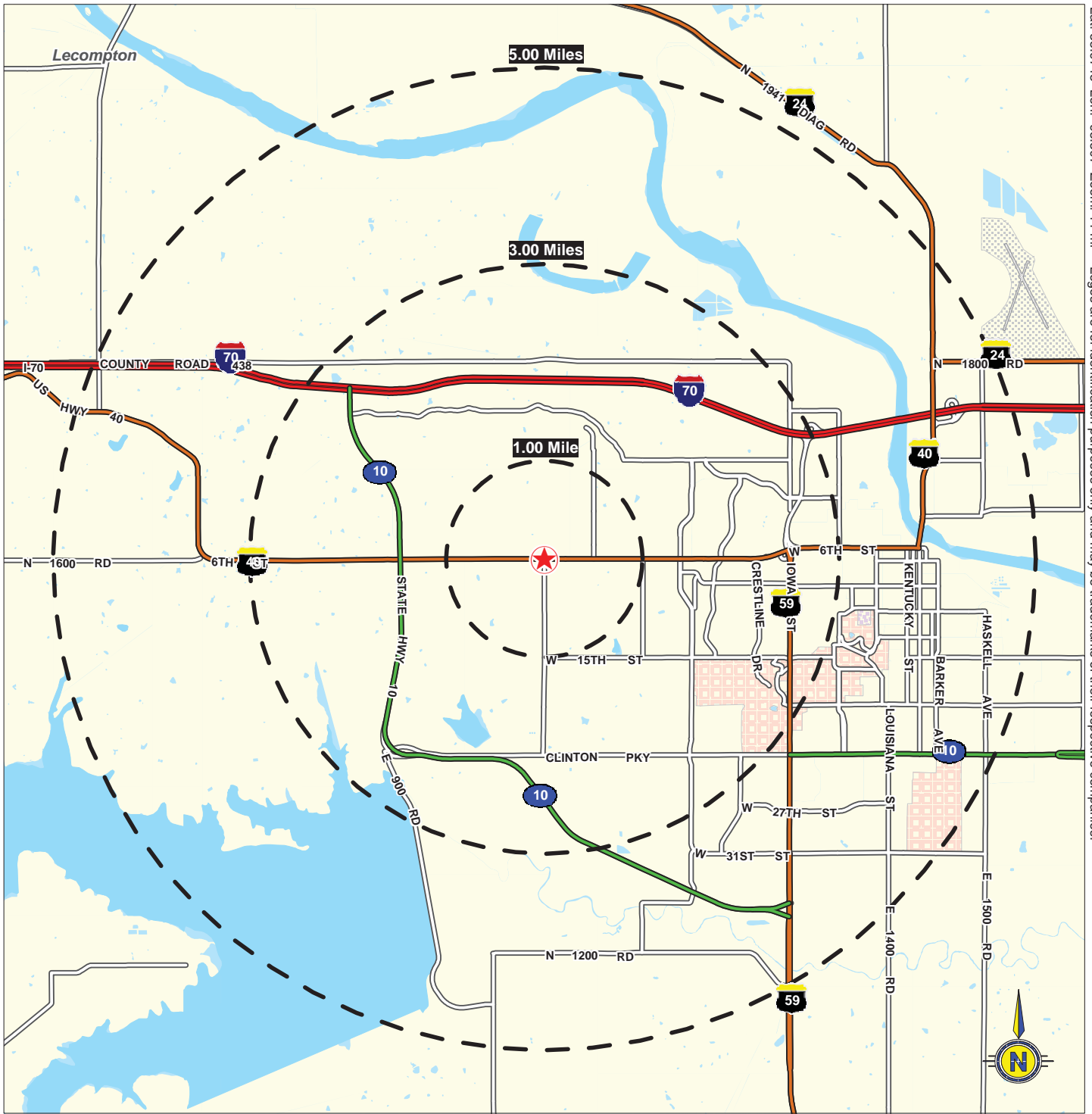
6th & Wakarusa Lawrence, Kansas



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6th Street & Wakarusa Drive Lawrence, Kansas

April 2010

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2010 Estimates & 2015 Projections

Calculated using Proportional Block Groups

Prepared For

Lat/Lon: 38.971525/-95.30697

September 2011

RS1

6th Street & Wakarusa Drive Lawrence, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2010 Estimated Population	7,165	48,659	86,918
	2015 Projected Population	7,728	53,005	92,908
	2000 Census Population	4,385	37,481	73,509
	1990 Census Population	1,388	26,815	61,571
	Historical Annual Growth 1990 to 2010	20.8%	4.1%	2.1%
	Projected Annual Growth 2010 to 2015	1.6%	1.8%	1.4%
	2010 Median Age	32.6	30.6	29.3
HOUSEHOLDS	2010 Estimated Households	2,622	18,172	33,742
	2015 Projected Households	2,832	19,665	35,677
	2000 Census Households	1,582	14,067	29,022
	1990 Census Households	494	9,467	23,063
	Historical Annual Growth 1990 to 2010	21.6%	4.6%	2.3%
	Projected Annual Growth 2010 to 2015	1.6%	1.6%	1.1%
POPULATION BY RACE	2010 Estimated White	85.7%	82.7%	81.2%
	2010 Estimated Black or African American	4.3%	4.7%	4.8%
	2010 Estimated Asian & Pacific Islander	3.2%	4.7%	4.4%
	2010 Estimated American Indian & Native Alaskan	0.8%	1.2%	2.1%
	2010 Estimated Other Races	6.1%	6.6%	7.4%
	2010 Estimated Hispanic	3.5%	3.8%	4.4%
INCOME	2010 Estimated Average Household Income	\$ 96,295	\$ 78,166	\$ 64,006
	2010 Estimated Median Household Income	\$ 85,409	\$ 63,843	\$ 50,847
	2010 Estimated Per Capita Income	\$ 35,243	\$ 30,935	\$ 26,517
EDUCATION (AGE 25+)	2010 Elementary	0.9%	0.9%	1.3%
	2010 Some High School	0.9%	1.5%	2.4%
	2010 High School Graduate	12.4%	12.8%	15.1%
	2010 Some College	18.1%	18.2%	19.4%
	2010 Associates Degree Only	6.1%	7.0%	7.2%
	2010 Bachelors Degree Only	34.4%	32.1%	29.8%
	2010 Graduate Degree	27.2%	27.6%	24.8%
BUSINESS	Number of Businesses	217	1,268	3,020
	Total Number of Employees	2,201	15,394	42,240
	Employee Population per Business	10.1	12.1	14.0
	Residential Population per Business	33.0	38.4	28.8

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