



PRIME DEVELOPMENT GROUND

K-7 Highway & Kansas Avenue, Bonner Springs, KS




SALE PRICE: \$1-\$3/SF | 59 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,929	10,948	42,290
Avg. Household Income	\$84,859	\$70,081	\$95,457

- Prime development ground adjacent to Walmart
- Kansas Avenue and K-7 Highway visibility
- Zoned mixed use
- New \$45 million industrial development for Old Dominion Freight Line to the north (300 employees)

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
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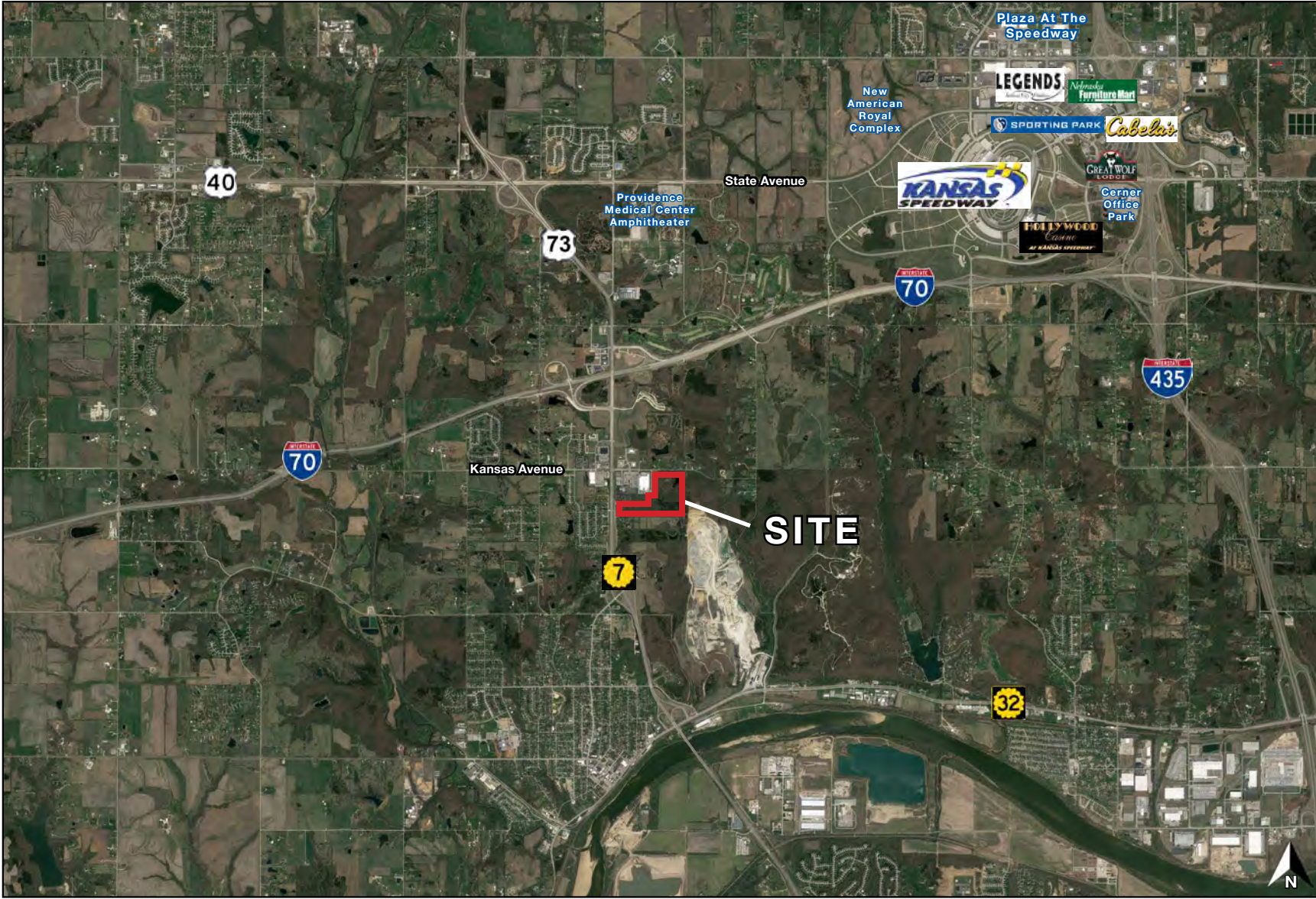
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AERIAL

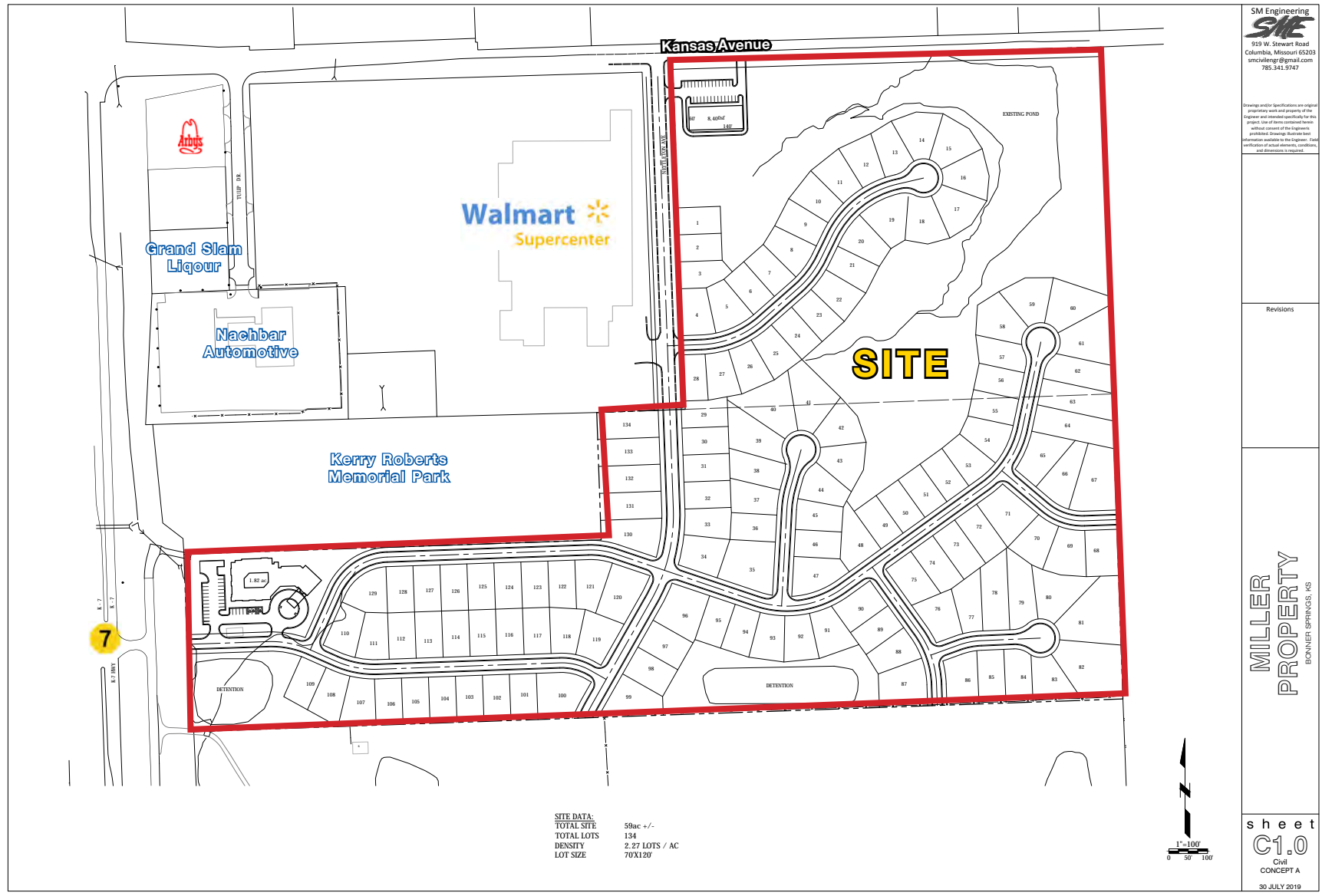




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POSSIBLE CONCEPT PLAN A



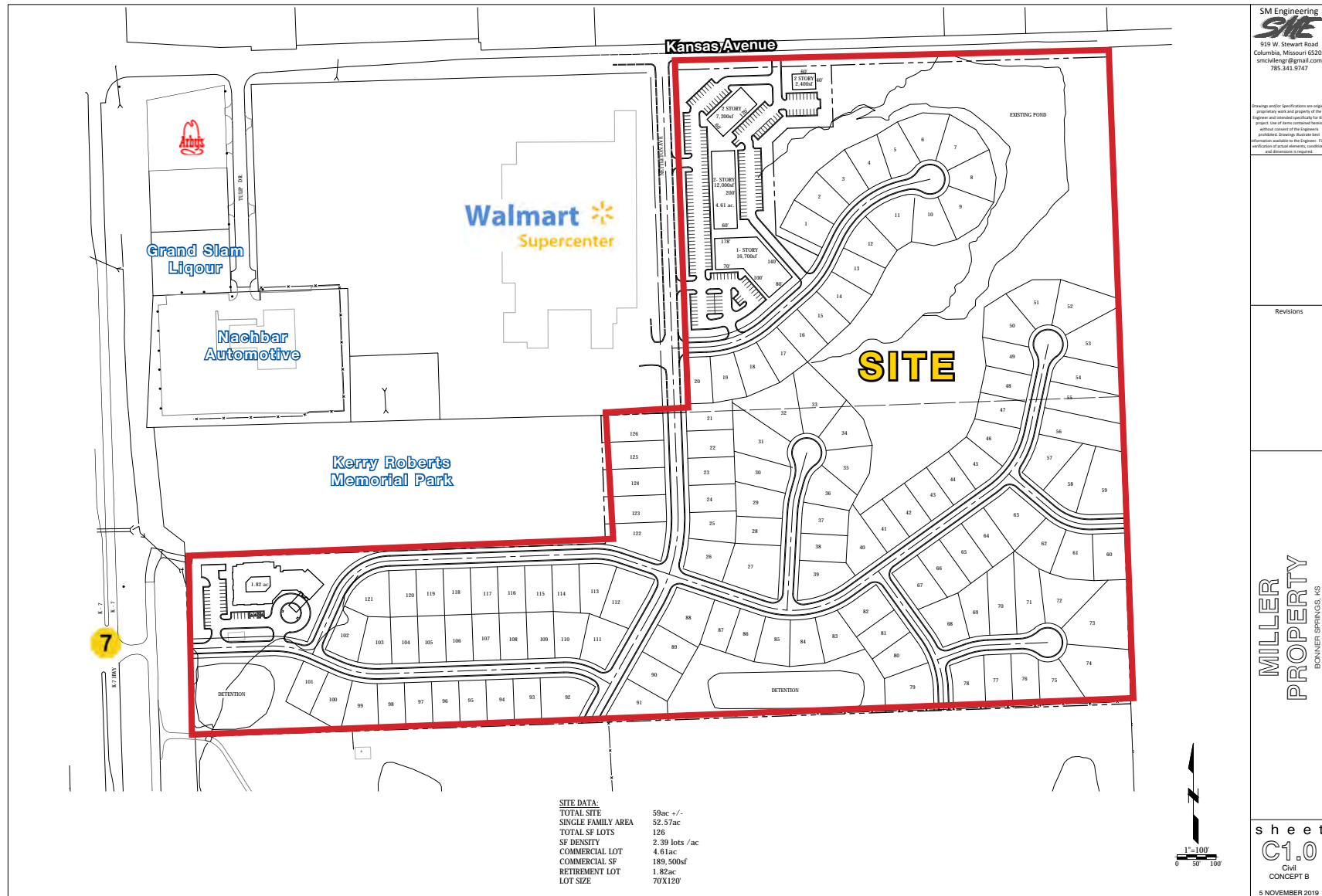
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POSSIBLE CONCEPT PLAN B

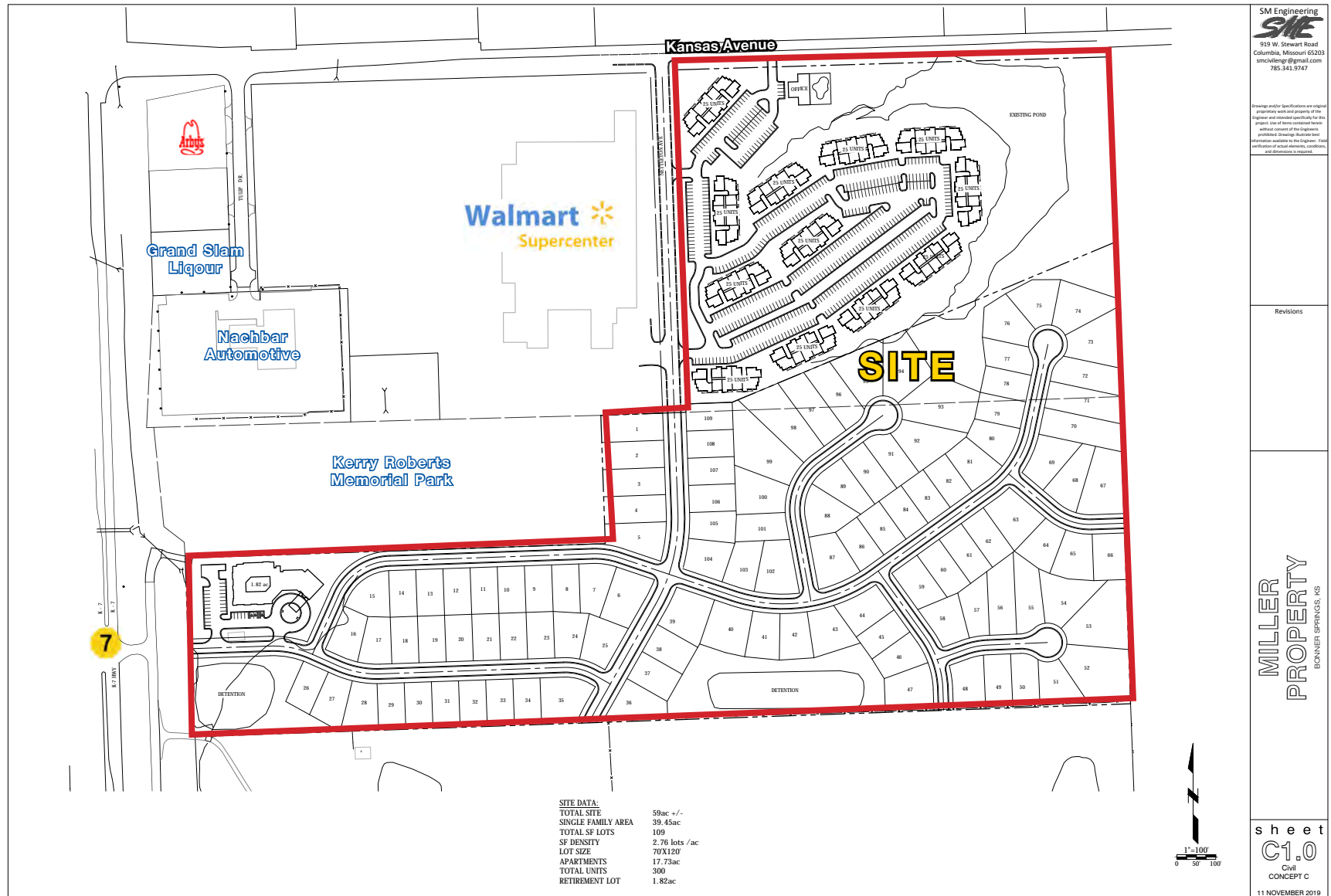




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POSSIBLE CONCEPT PLAN C



SITE DATA:

TOTAL SITE	59ac +/-
TOTAL SITE SINGLE FAMILY AREA	39.45ac
TOTAL SF LOTS	109
SF DENSITY	2.76 lots / ac
LOT SIZE	70'X120'
APARTMENTS	17.73ac
TOTAL UNITS	300
RETIREMENT LOT	1.82ac

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Revisions

MILLER PROPERTY
 BONNER SPRINGS, KS

sheet
C1.0
 Civil
 CONCEPT C

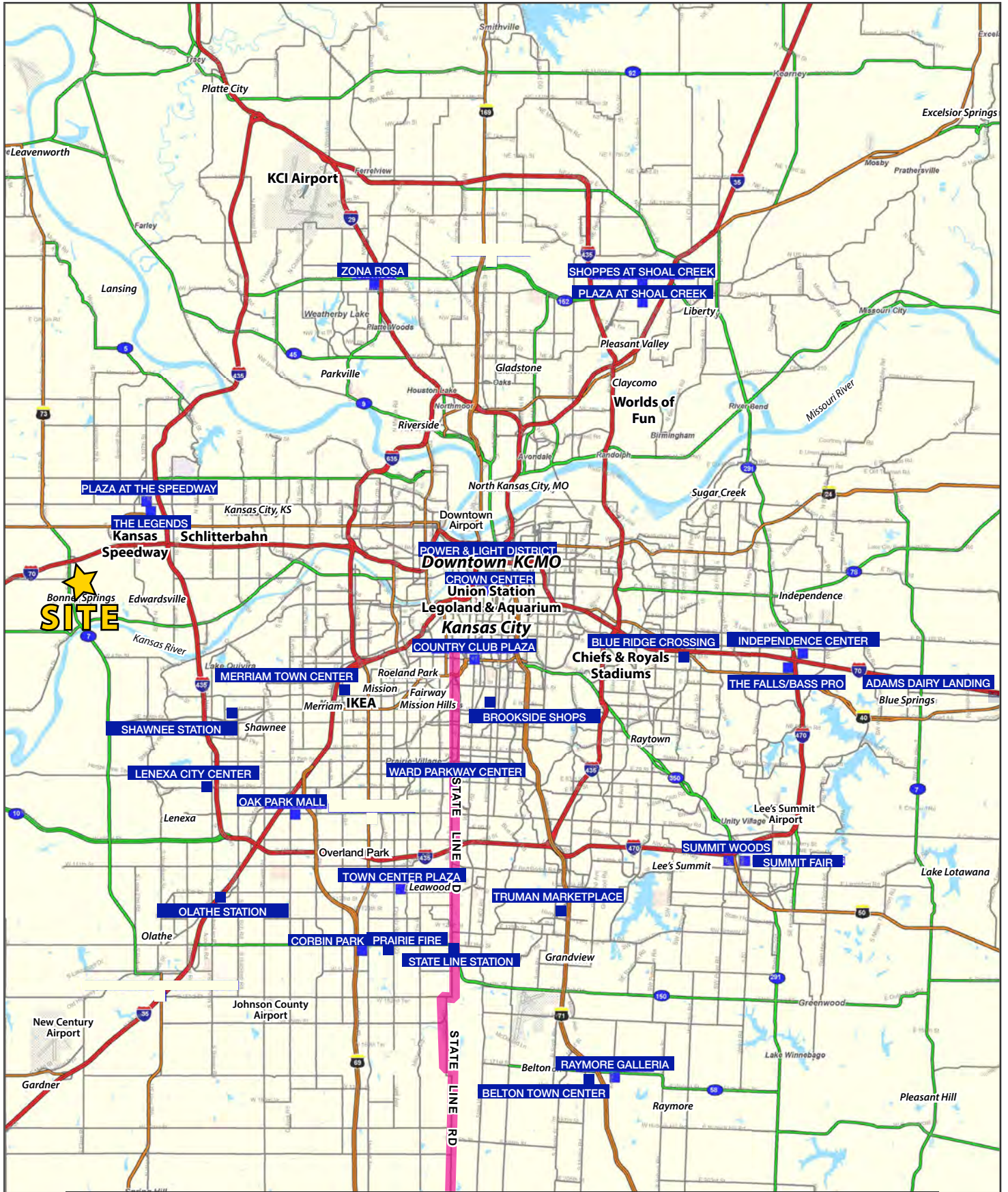
11 NOVEMBER 2019

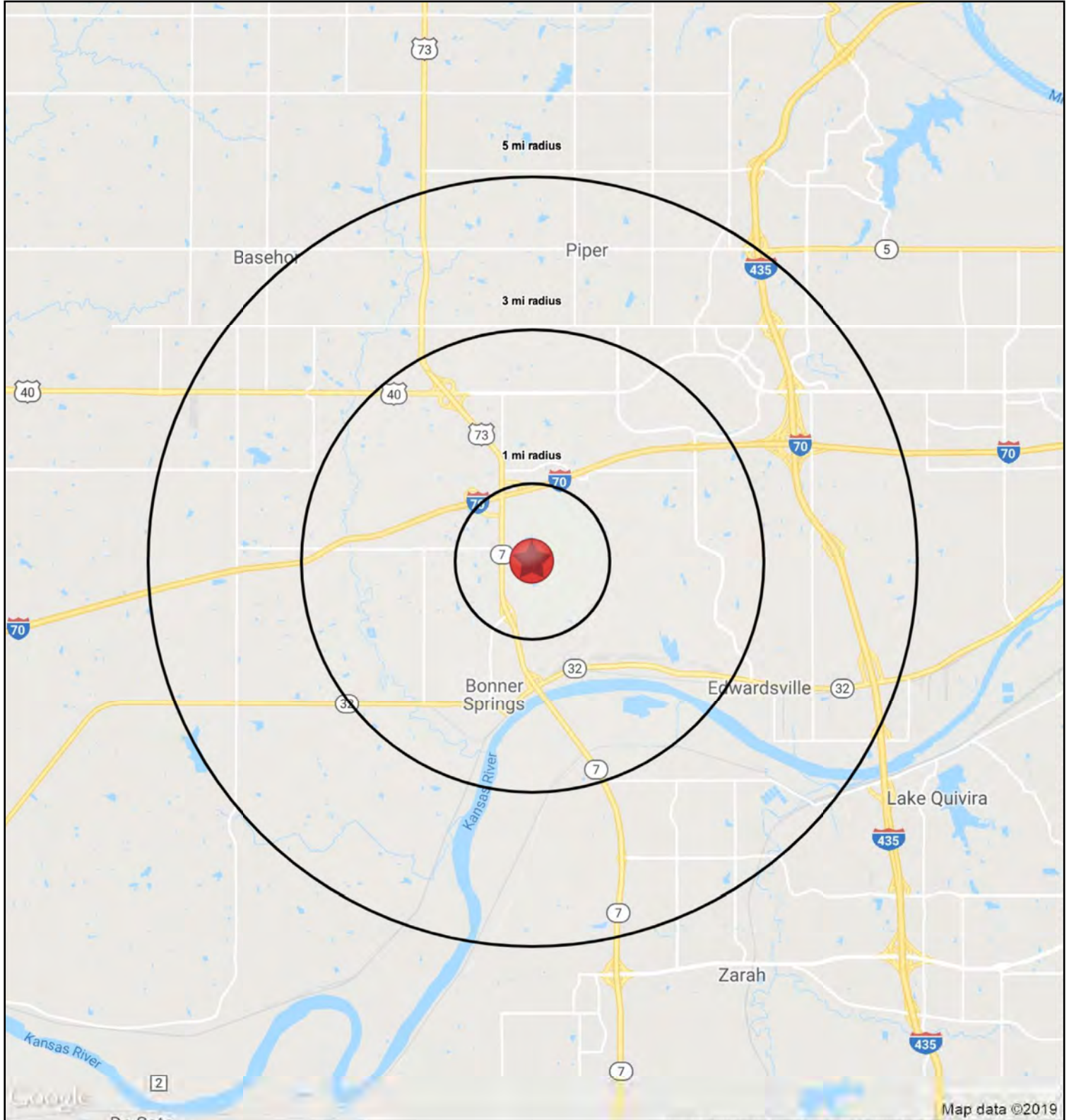


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RS1

K-7 Highway & Kansas Avenue		1 mi radius	3 mi radius	5 mi radius
Bonner Springs, KS 66012				
POPULATION	2019 Estimated Population	1,929	10,948	42,290
	2024 Projected Population	1,960	11,145	43,723
	2010 Census Population	1,666	9,550	36,074
	2000 Census Population	1,271	8,061	25,304
	Projected Annual Growth 2019 to 2024	0.3%	0.4%	0.7%
	Historical Annual Growth 2000 to 2019	2.7%	1.9%	3.5%
	2019 Median Age	34.5	36.6	36.0
HOUSEHOLDS	2019 Estimated Households	708	4,376	15,520
	2024 Projected Households	713	4,408	15,902
	2010 Census Households	591	3,698	12,719
	2000 Census Households	448	3,050	9,019
	Projected Annual Growth 2019 to 2024	0.1%	0.1%	0.5%
	Historical Annual Growth 2000 to 2019	3.1%	2.3%	3.8%
RACE AND ETHNICITY	2019 Estimated White	77.1%	77.5%	82.9%
	2019 Estimated Black or African American	9.7%	9.6%	7.5%
	2019 Estimated Asian or Pacific Islander	2.6%	2.5%	3.0%
	2019 Estimated American Indian or Native Alaskan	1.3%	1.0%	0.6%
	2019 Estimated Other Races	9.3%	9.3%	6.0%
	2019 Estimated Hispanic	12.9%	13.8%	8.7%
INCOME	2019 Estimated Average Household Income	\$84,859	\$70,081	\$95,457
	2019 Estimated Median Household Income	\$93,593	\$73,383	\$93,255
	2019 Estimated Per Capita Income	\$31,156	\$28,041	\$35,073
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	4.1%	3.2%	1.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	8.4%	6.4%	3.9%
	2019 Estimated High School Graduate	24.6%	33.3%	24.0%
	2019 Estimated Some College	23.6%	22.0%	19.8%
	2019 Estimated Associates Degree Only	9.9%	8.7%	8.9%
	2019 Estimated Bachelors Degree Only	19.0%	15.8%	25.7%
	2019 Estimated Graduate Degree	10.5%	10.5%	15.8%
BUSINESS	2019 Estimated Total Businesses	109	449	1,331
	2019 Estimated Total Employees	1,378	6,723	21,193
	2019 Estimated Employee Population per Business	12.6	15.0	15.9
	2019 Estimated Residential Population per Business	17.6	24.4	31.8