

MIRACON PLAZA - NEW DEVELOPMENT

23rd Street & Wakarusa Drive, Lawrence, Kansas



SALE PRICE: \$2,599,000 | 4.46 ACRES



- Site approved and ready to build
- Owner willing to sell or build-to-suit
- Approved for 16,000+ building
- Intersection carries over 28,000 cars per day
- Zoned PCD
- New improvements to Wakarusa Drive to be completed in 2023



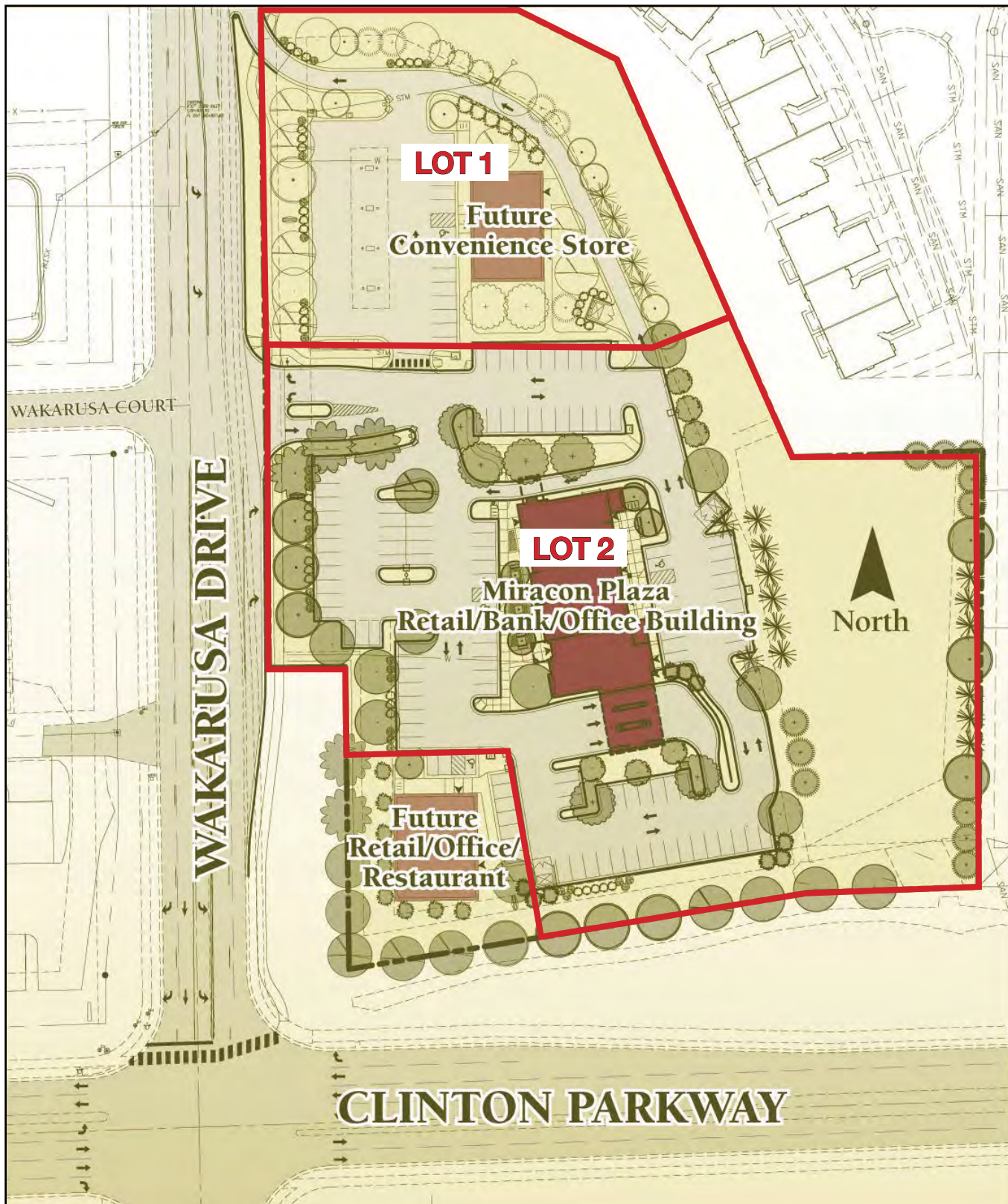
CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

Exclusive Agents

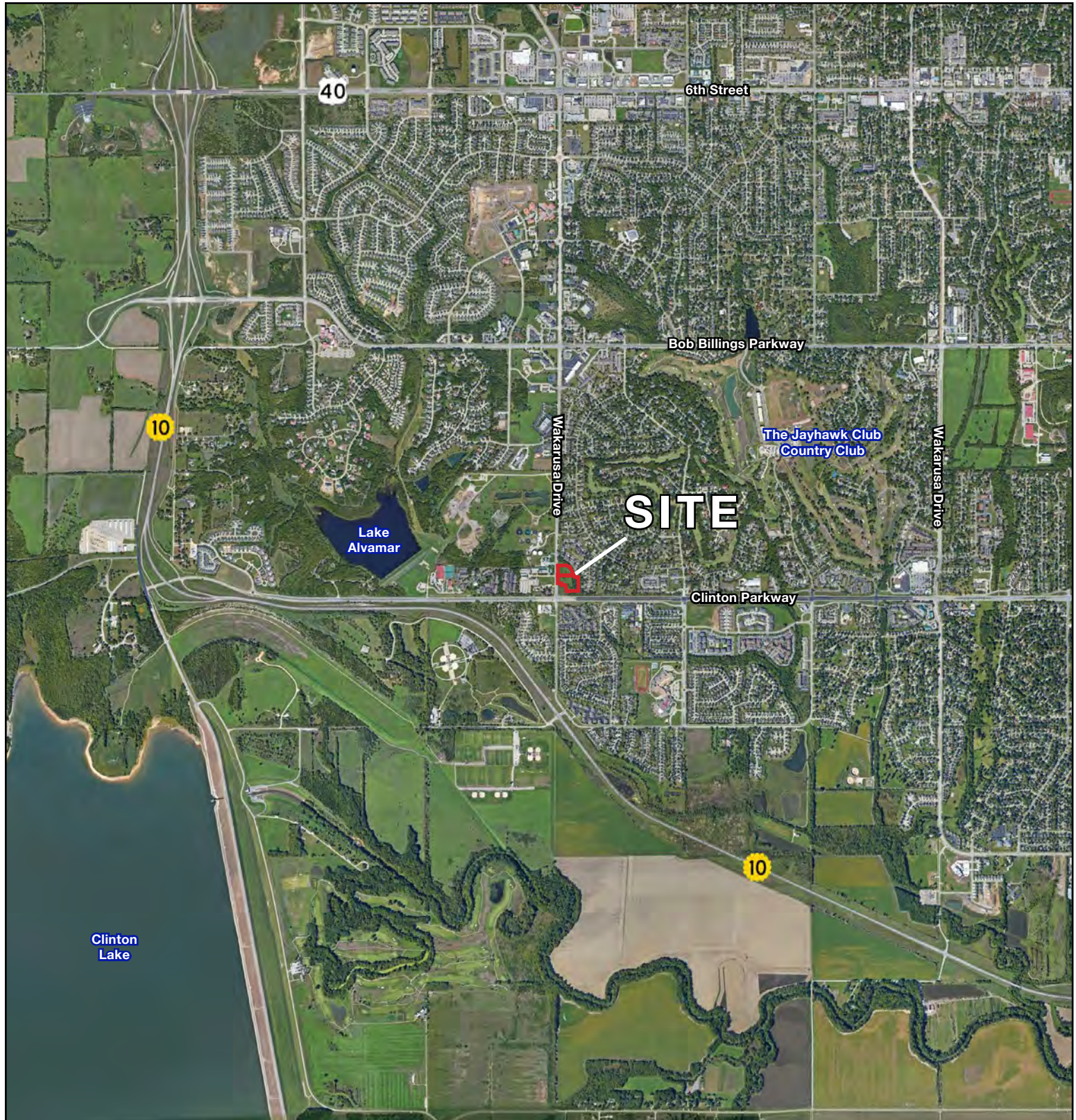
POSSIBLE DEVELOPMENT PLAN



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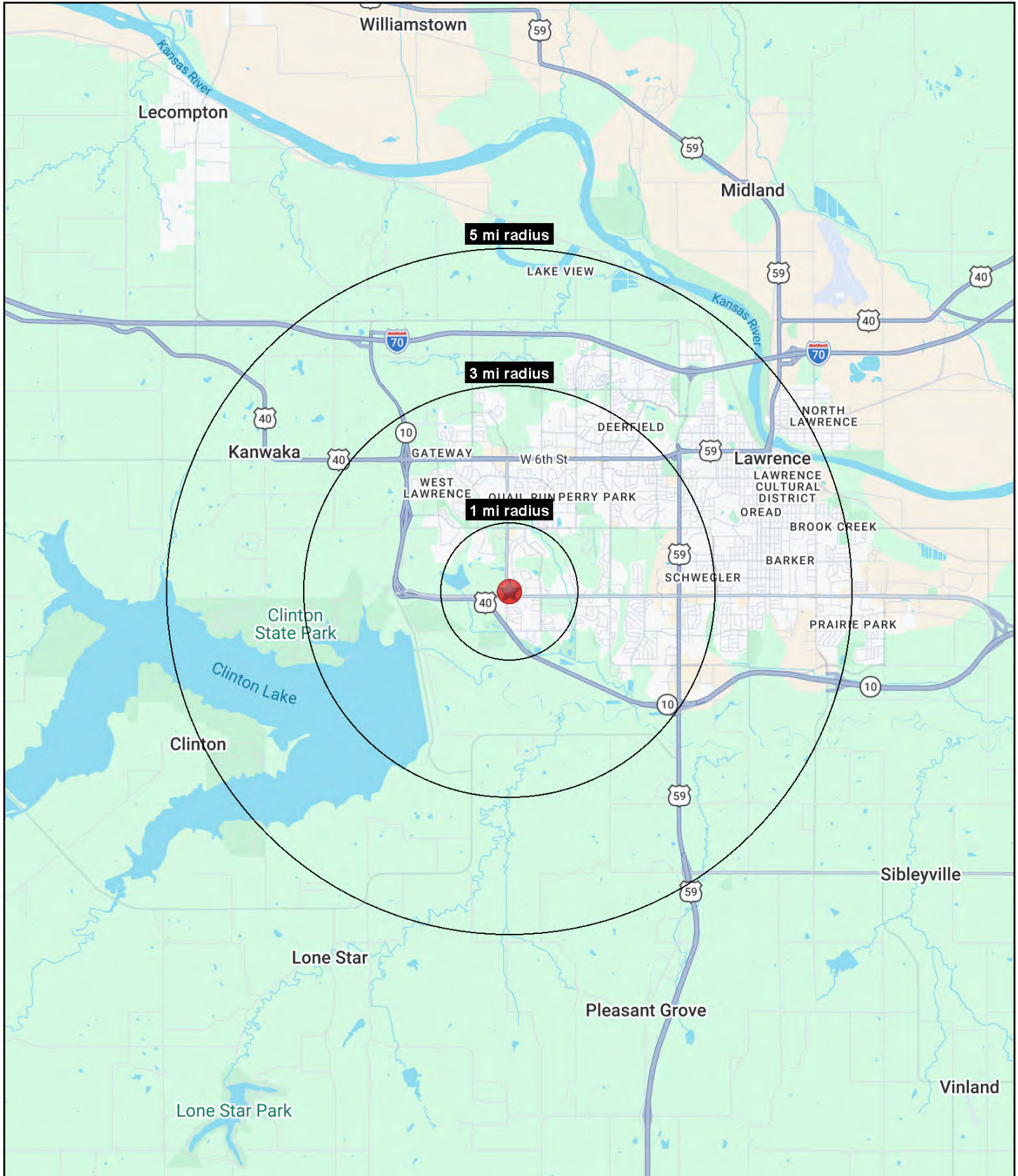


AERIAL



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2210-2240 Wakarusa Drive Lawrence, KS 66047	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,321	53,491	94,933
2030 Projected Population	7,089	52,063	92,855
2020 Census Population	6,609	52,464	92,251
2010 Census Population	6,497	46,080	85,032
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	0.8%	1.1%	0.8%
2025 Median Age	35.5	32.4	32.0
Households			
2025 Estimated Households	3,337	23,135	40,748
2030 Projected Households	3,418	23,798	42,094
2020 Census Households	2,915	21,880	38,732
2010 Census Households	2,737	18,252	34,138
Projected Annual Growth 2025 to 2030	0.5%	0.6%	0.7%
Historical Annual Growth 2010 to 2025	1.5%	1.8%	1.3%
Race and Ethnicity			
2025 Estimated White	78.0%	75.6%	76.4%
2025 Estimated Black or African American	4.4%	5.6%	5.4%
2025 Estimated Asian or Pacific Islander	8.0%	8.1%	6.6%
2025 Estimated American Indian or Native Alaskan	1.0%	1.3%	1.7%
2025 Estimated Other Races	8.7%	9.4%	9.9%
2025 Estimated Hispanic	7.3%	7.8%	7.7%
Income			
2025 Estimated Average Household Income	\$102,871	\$99,725	\$94,862
2025 Estimated Median Household Income	\$79,664	\$76,841	\$74,254
2025 Estimated Per Capita Income	\$47,036	\$43,597	\$41,253
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.2%	1.5%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.6%	2.7%
2025 Estimated High School Graduate	13.7%	16.6%	17.2%
2025 Estimated Some College	14.1%	17.1%	17.9%
2025 Estimated Associates Degree Only	6.7%	5.6%	5.7%
2025 Estimated Bachelors Degree Only	34.7%	28.9%	29.7%
2025 Estimated Graduate Degree	29.1%	27.7%	25.4%
Business			
2025 Estimated Total Businesses	171	1,540	3,193
2025 Estimated Total Employees	1,107	13,165	33,063
2025 Estimated Employee Population per Business	6.5	8.5	10.4
2025 Estimated Residential Population per Business	42.8	34.7	29.7

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