



Clare Crossing Retail & Multifamily Sites

175th Street & S. Clare Road (SEC), Gardner, Kansas



Sale Price: \$10/SF to \$21/SF | 1 to 40.13 Acres

DRIVE TIME DEMOGRAPHICS

	5 min	10 min	15 min
Estimated Population	10,148	53,016	156,706
Avg. Household Income	\$96,114	\$121,993	\$130,541

- Pad sites available for sale from \$17.50 to \$21/SF
- 20.83 Acre multifamily site for sale for \$10/SF
- Gardner is the fastest growing suburb in the Kansas City Metro area
- Adjacent corner from the proposed 186-acre Cross Roads Commerce Center
- Three minute drive from the new 660,000 SF Heartland Coca Cola bottling facility
- Excellent access from Interstate 35



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

DEVELOPMENT RENDERINGS



DRONE PHOTOS



DRONE PHOTOS

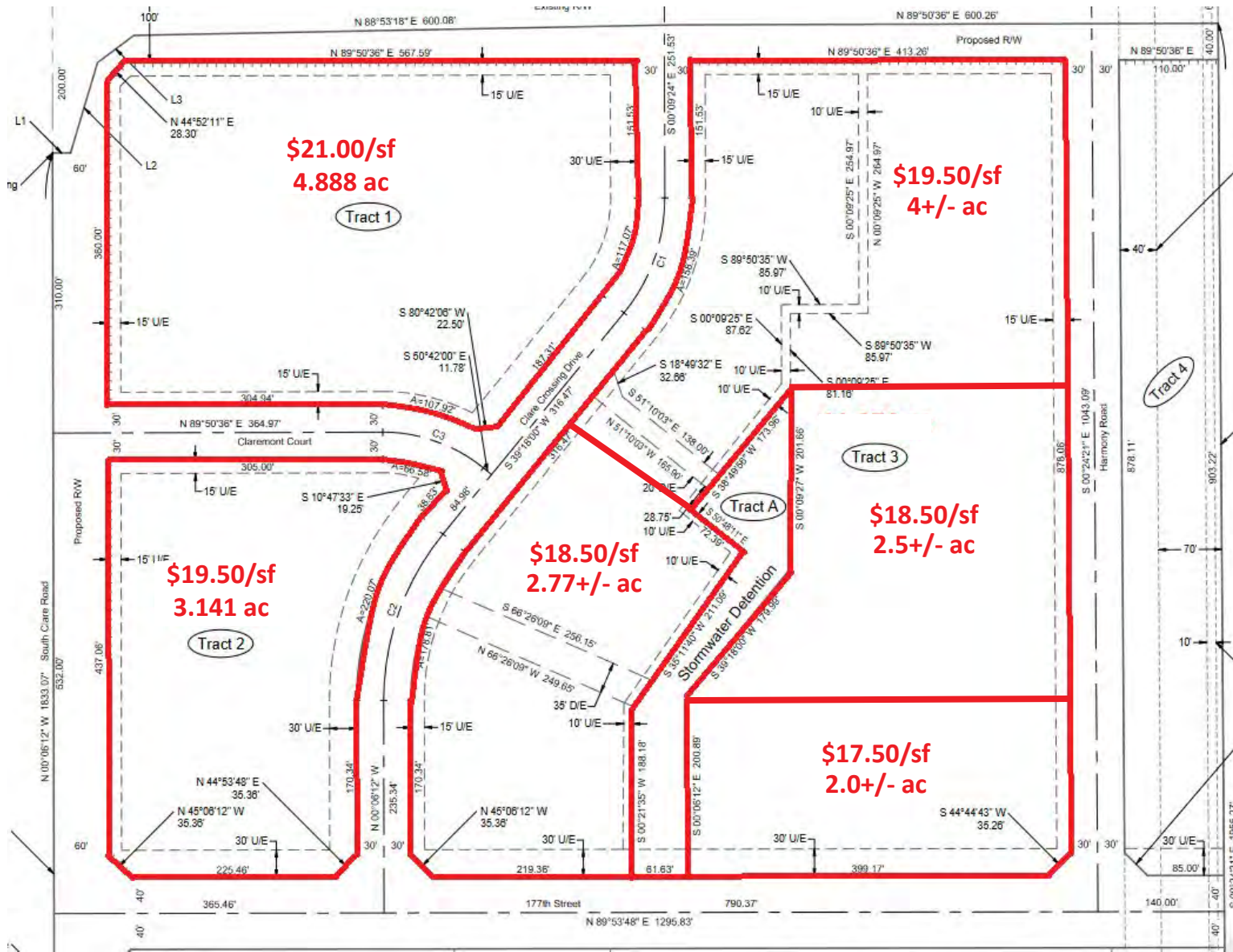




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RETAIL SITES PLAT MAP





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AERIAL



VELOCITY ARTS DISTRICT

A New Entertainment, Arts & Education Destination in Gardner, Kansas

A transformative vision for southwest Johnson County

The proposed Velocity Arts District is a mixed-use entertainment, arts, and education destination planned along the I-35 corridor in Gardner, Kansas, approximately 30 miles southwest of downtown Kansas City. The project will span 335 acres north of I-35 between 167th and 175th Street. Designed to bring live entertainment, hospitality, dining, retail, education, and residential uses together in a walkable destination, the district is envisioned as a place where visitors, residents, students, and businesses can connect and engage throughout the year.

The proposed development features a 15,000-seat indoor concert pavilion, performing arts center, accredited music and media college, e-sports capable arena, hotel and convention facilities, retail, restaurants, and public gathering spaces. With master planning and design by Populous, Velocity Arts represents a proposed addition to the Kansas City region's entertainment and destination landscape.

Project Status: The Velocity Arts District is a proposed development progressing through public review and approval processes. Plans, timing, and individual components remain subject to change.



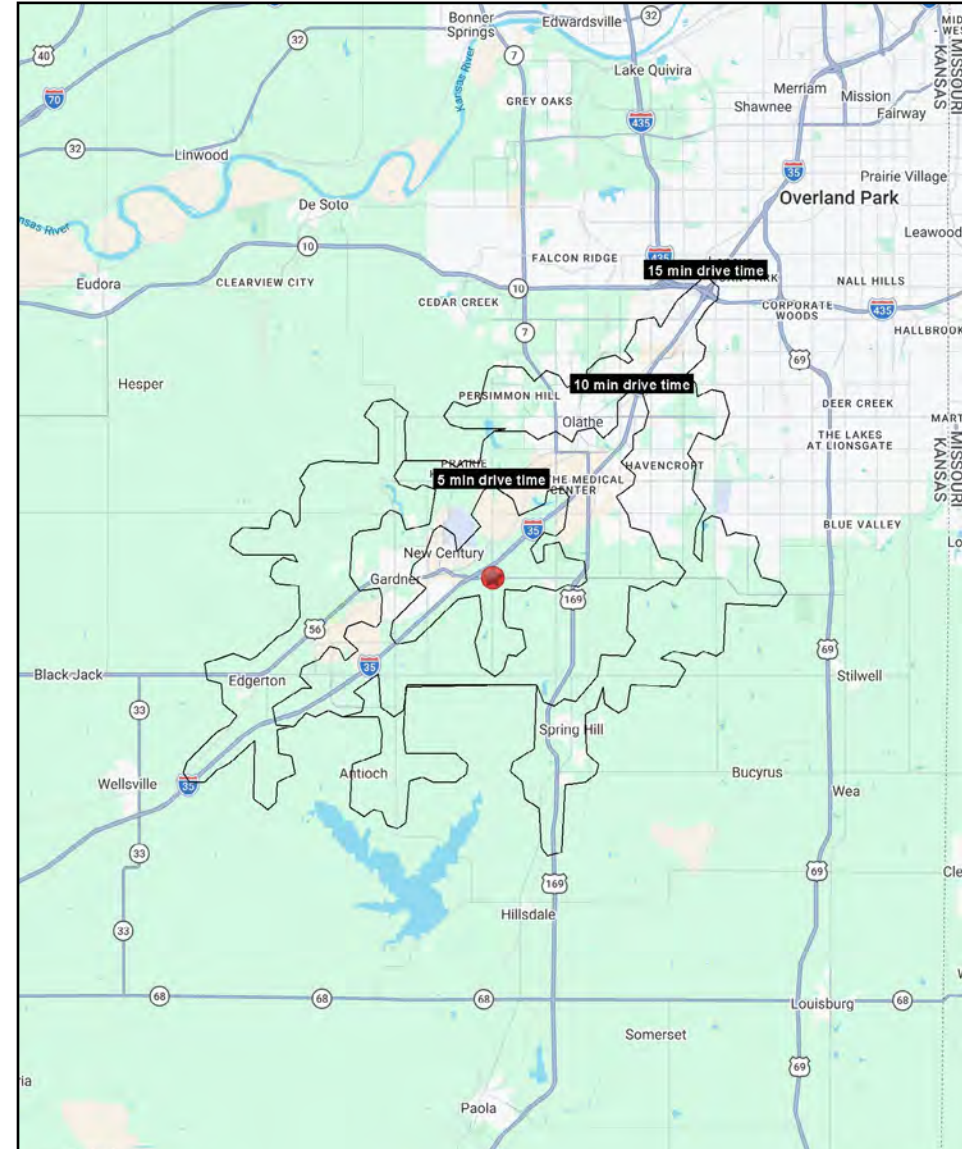
Image: Populous

GARDNER, KS AREA INFORMATION

- Gardner is the fastest-growing city in the Kansas City metro with a population of at least 20,000. In the year ended July 1, 2023, the Johnson County suburb added 4.89% to its population. That made it the 62nd fast-growing city by percentage change in the nation. Source: <https://www.bizjournals.com/kansascity/news/2024/05/28/census-bureau-kc-metro-city-population-growth.html>
- Amazon buys huge Olathe spec warehouse that will give e-commerce giant flexibility [READ FULL ARTICLE](#)
- Panattoni Development wins planners' approval for 186-acre Olathe industrial park just north of 175th Street and east of Clare Road. [READ FULL ARTICLE](#)
- Sallee Development plans to construct 264 townhome units on roughly 29 acres northeast of the intersection of 167th Street and White Drive. [READ FULL ARTICLE](#)



- Panasonic's \$4 billion electric-vehicle plant now rising in De Soto will create thousands of jobs and a new wave of opportunities in Western Johnson County on toward Lawrence. Although Panasonic's massive battery plant will be based in De Soto, the economic effect will ripple throughout the region. [READ FULL ARTICLE #1](#) [READ FULL ARTICLE #2](#)





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175th Street & S. Clair Road Gardner, KS 66030	5 min drive time	10 min drive time	15 min drive time
Population			
2025 Estimated Population	10,148	53,016	156,706
2030 Projected Population	10,302	54,624	160,237
2020 Census Population	9,313	48,155	148,463
2010 Census Population	8,698	42,246	131,175
Projected Annual Growth 2025 to 2030	0.3%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	1.1%	1.7%	1.3%
2025 Median Age	33.8	35.6	35.6
Households			
2025 Estimated Households	3,718	18,744	56,599
2030 Projected Households	3,847	19,695	59,075
2020 Census Households	3,275	16,721	52,125
2010 Census Households	2,994	14,613	45,938
Projected Annual Growth 2025 to 2030	0.7%	1.0%	0.9%
Historical Annual Growth 2010 to 2025	1.6%	1.9%	1.5%
Race and Ethnicity			
2025 Estimated White	78.4%	77.6%	76.9%
2025 Estimated Black or African American	5.2%	5.5%	6.3%
2025 Estimated Asian or Pacific Islander	3.3%	3.4%	4.5%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2025 Estimated Other Races	12.6%	13.1%	11.8%
2025 Estimated Hispanic	12.6%	13.6%	12.4%
Income			
2025 Estimated Average Household Income	\$96,114	\$121,993	\$130,541
2025 Estimated Median Household Income	\$83,543	\$102,872	\$109,619
2025 Estimated Per Capita Income	\$35,343	\$43,280	\$47,241
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.3%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	3.9%	3.5%
2025 Estimated High School Graduate	30.9%	22.9%	18.9%
2025 Estimated Some College	22.3%	20.5%	21.0%
2025 Estimated Associates Degree Only	9.6%	9.8%	9.3%
2025 Estimated Bachelors Degree Only	24.0%	25.4%	28.5%
2025 Estimated Graduate Degree	8.9%	15.2%	16.5%
Business			
2025 Estimated Total Businesses	204	1,787	4,409
2025 Estimated Total Employees	3,182	27,253	60,795
2025 Estimated Employee Population per Business	15.6	15.3	13.8
2025 Estimated Residential Population per Business	49.8	29.7	35.5

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