

FOR SALE

Metcalfe Ave & 147th St

Overland Park, KS 66223



7.55 Acres

Available across 5 lots (10.25 AC incl. tracts)



Zoned CP-2

Planned General Business District



5 Lots

Sold individually or as a package



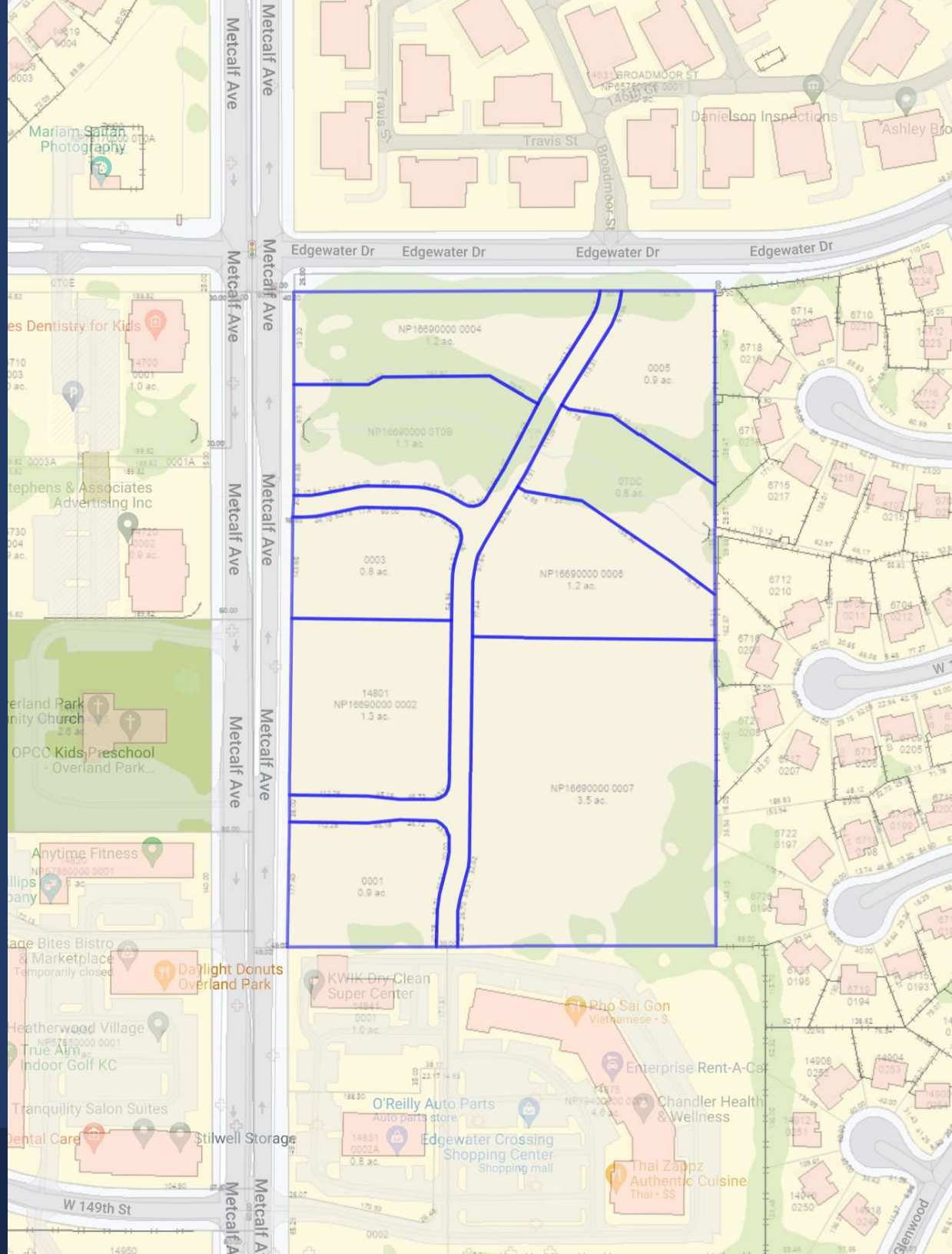
Studies Complete

Phase I & II Environmental, Phase II Wetlands

Parcels 1 & 2 of the original assemblage have sold.

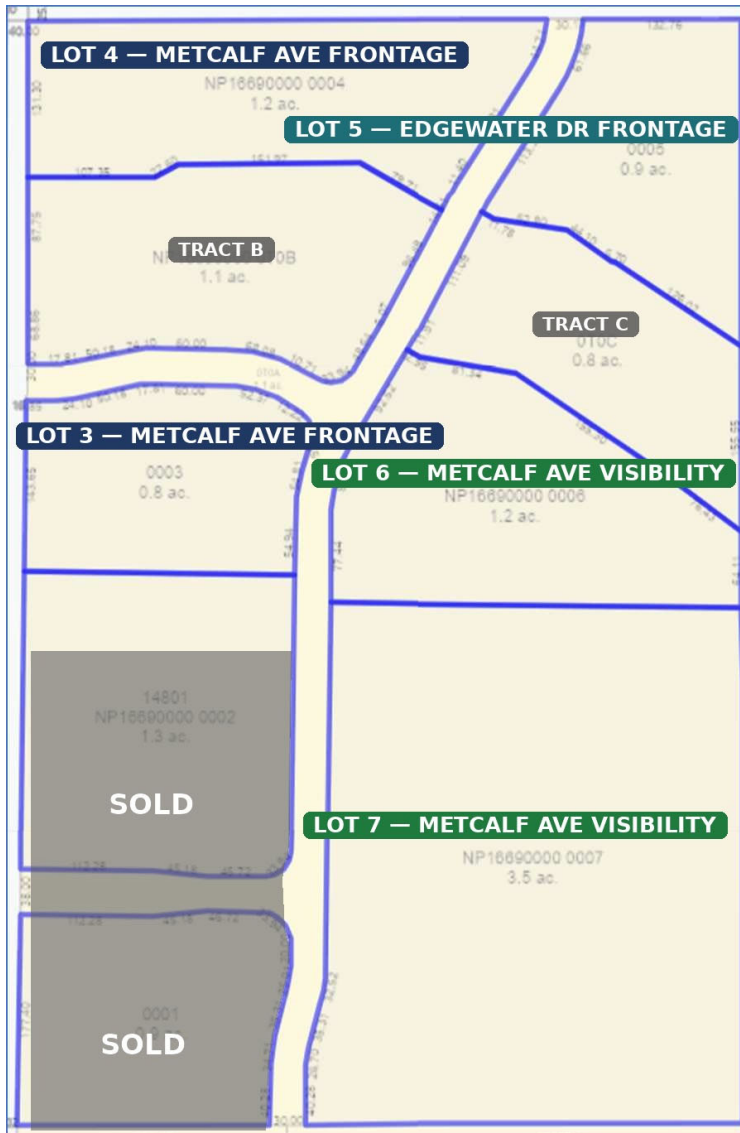


(913) 991-7271



Site Plan & Pricing

Metcalfe Ave & 147th St · Overland Park, KS 66223



Lots 3 & 4 have Metcalfe Ave frontage. Lot 5 has frontage on Edgewater Dr. Lots 6 & 7 are set back but visible from Metcalfe Ave. Lots 1 & 2 sold. Tracts A, B & C included at no cost only if buyer purchases all 5 remaining lots.

Lot	Size	Individual Price
Lot 3 — Metcalfe Ave	0.80 AC / 34,848 SF	\$540,144 (\$15.50/SF)
Lot 4 — Metcalfe Ave	1.20 AC / 52,272 SF	\$757,944 (\$14.50/SF)
Lot 5 — Edgewater Dr	0.90 AC / 39,204 SF	\$450,846 (\$11.50/SF)
Lot 6 — Metcalfe Visibility	1.15 AC / 50,094 SF	\$576,081 (\$11.50/SF)
Lot 7 — Metcalfe Visibility	3.50 AC / 152,460 SF	\$1,753,290 (\$11.50/SF)
Tracts A, B, C	2.70 AC total	Incl. only with purchase of all 5 lots

Two ways to buy: purchase lots individually at the prices above, or take all 5 lots + tracts together for \$3,500,000.

ALL 5 LOTS + TRACTS

\$3,500,000

Buyer responsible for all site development and infrastructure costs.

Zoning — CP-2, Planned General Business District

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Permitted use includes: The retail sale of goods and services including or similar to the following: alterations and tailoring; apparel; antiques; appliances; appliance and electronics repair; art galleries and studios (incl. photo); automotive parts; bakeries (retail only); barber shops and hair salons; books and periodicals; cameras and photo equipment; carpet & floor coverings; clubs and drinking establishments; consumer electronics; drugs and cosmetics; flowers and plants; food (incl. candy, meat & specialty items); furniture and home furnishings; greeting cards and stationery; hardware; health or fitness clubs; housewares and kitchenware; interior decorating; jewelry; junior department stores; mortuaries and funeral parlors; music and musical instruments; office supplies; optical shops; retail sales of alcoholic liquor or cereal malt beverages; paint and wallpaper; pet stores; photocopying and retail printing; picture framing; restaurants; shoe repairs; sporting goods & bicycles; toys and hobby supplies; veterinarian (domesticated pets only); video rental; motorcycles; building supplies; communication & specialty electronics; delivery services; department stores; gasoline and other motor vehicle fuels; glass; medical equipment; newspaper publishing and printing; office equipment; theaters, movie and stage.

Retail or wholesale sales of new passenger cars, including used car lots accessory and subordinate thereto, and recreational vehicles where sold in conjunction with new passenger cars.

Rental or leasing of new and used passenger cars. Rental or leasing of furniture and home furnishings.

Passenger car repair in connection with new passenger car sales, and automotive services limited to glass installation and replacement, brake and muffler repairs, window tinting, radio and stereo installation, tire and battery stores, and tune-up, quick lube and auto diagnostic centers.

Tunnel car washes and single-bay automatic car washes operated in conjunction with a gas station. Services such as pest control, custom maintenance and small equipment repair. Classrooms and training facilities for business and trade schools.

Entertainment or recreational uses including or similar to the following, but excluding any other use specifically requiring a special use permit: bowling alleys; pool or billiard parlors; skating rinks; indoor tennis and racquet courts; or indoor miniature golf.

Plumbing and electrical supplies and services.