

# Land for Sale

111-2,157± Acres

## Tailgate Ranch

I-70 & County Road 1  
Tonganoxie, Kansas



[Click to View Aerial Video](#)



# Property Profile

I-70 & County Road 1, Tonganoxie, Kansas



**Owner will sell in its entirety or subdivide into large parcels**

Currently operating as a working cattle ranch. Situated on 2,157± acres on both sides of I-70 at County Road 1, in Leavenworth County, Kansas. The site is not currently zoned for any commercial or residential use. The vision for the site is a mix of uses including single-family, industrial, mixed-use, and retail.



2,157±  
Total Acres



33,260 VPD  
Traffic Count



Adjacent to  
Tonganoxie Business  
Park



I-70 Exposure on  
Two Corners



12" water main to north  
property line  
15" sewer to north  
property line

\$22,225

2023 Real Estate Taxes



Population

3 mile	961
5 mile	8,127
10 mile	48,069



Households

3 mile	339
5 mile	3,050
10 mile	18,678



Median  
Household  
Income

3 mile	\$101,020
5 mile	\$79,159
10 mile	\$82,795



Median  
Home Value

3 mile	\$355,556
5 mile	\$321,259
10 mile	\$314,242

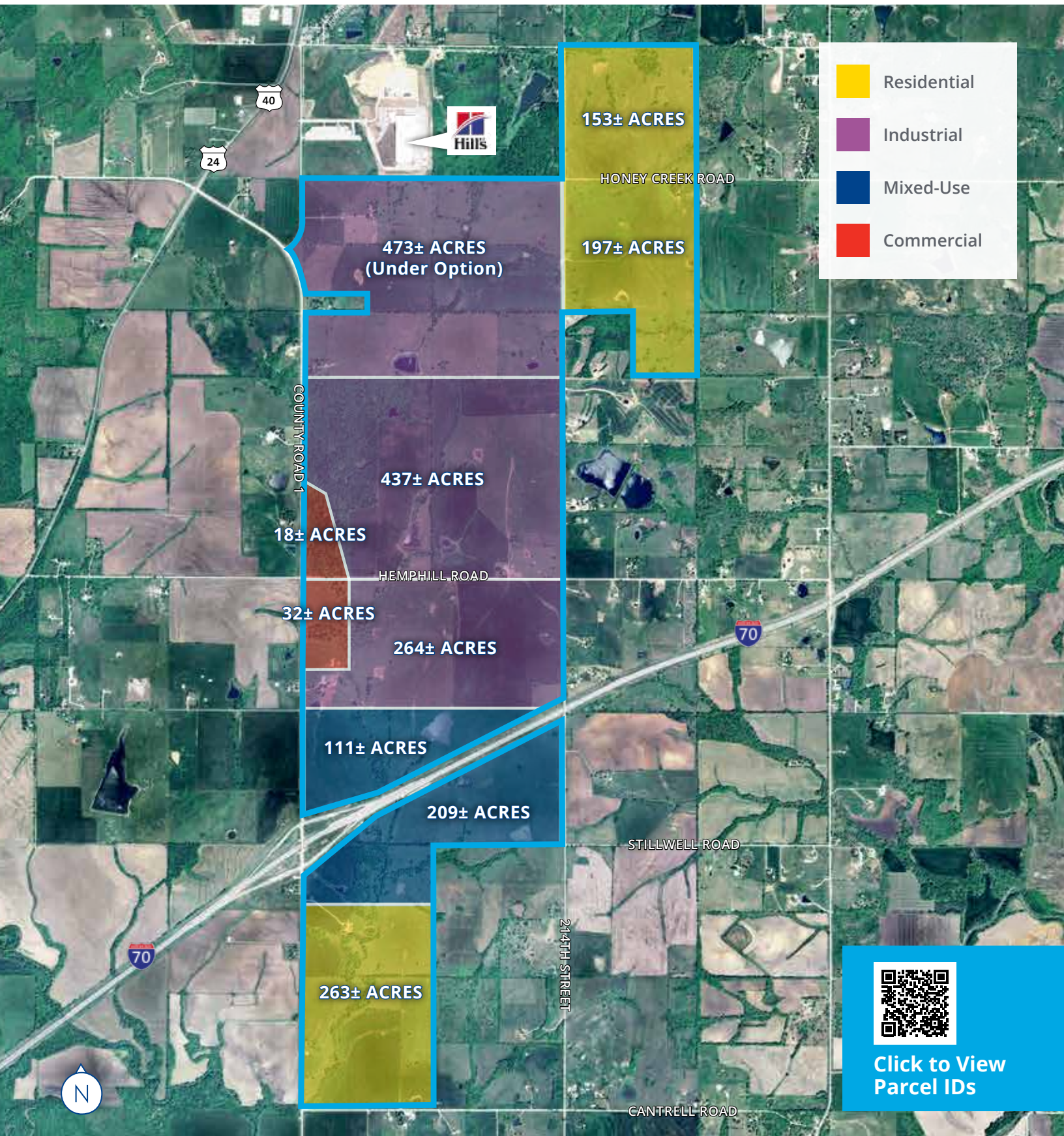


Per Capita  
Income

3 mile	\$46,030
5 mile	\$38,126
10 mile	\$41,754



# Potential Land Use



Click to View  
Parcel IDs

**Points of Interest**

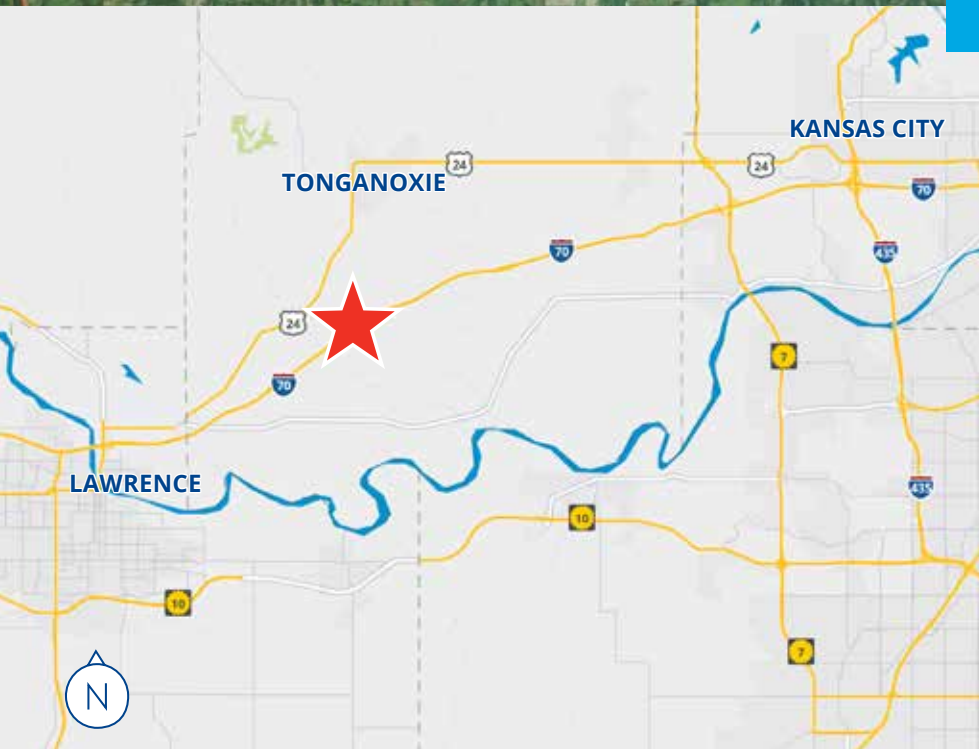
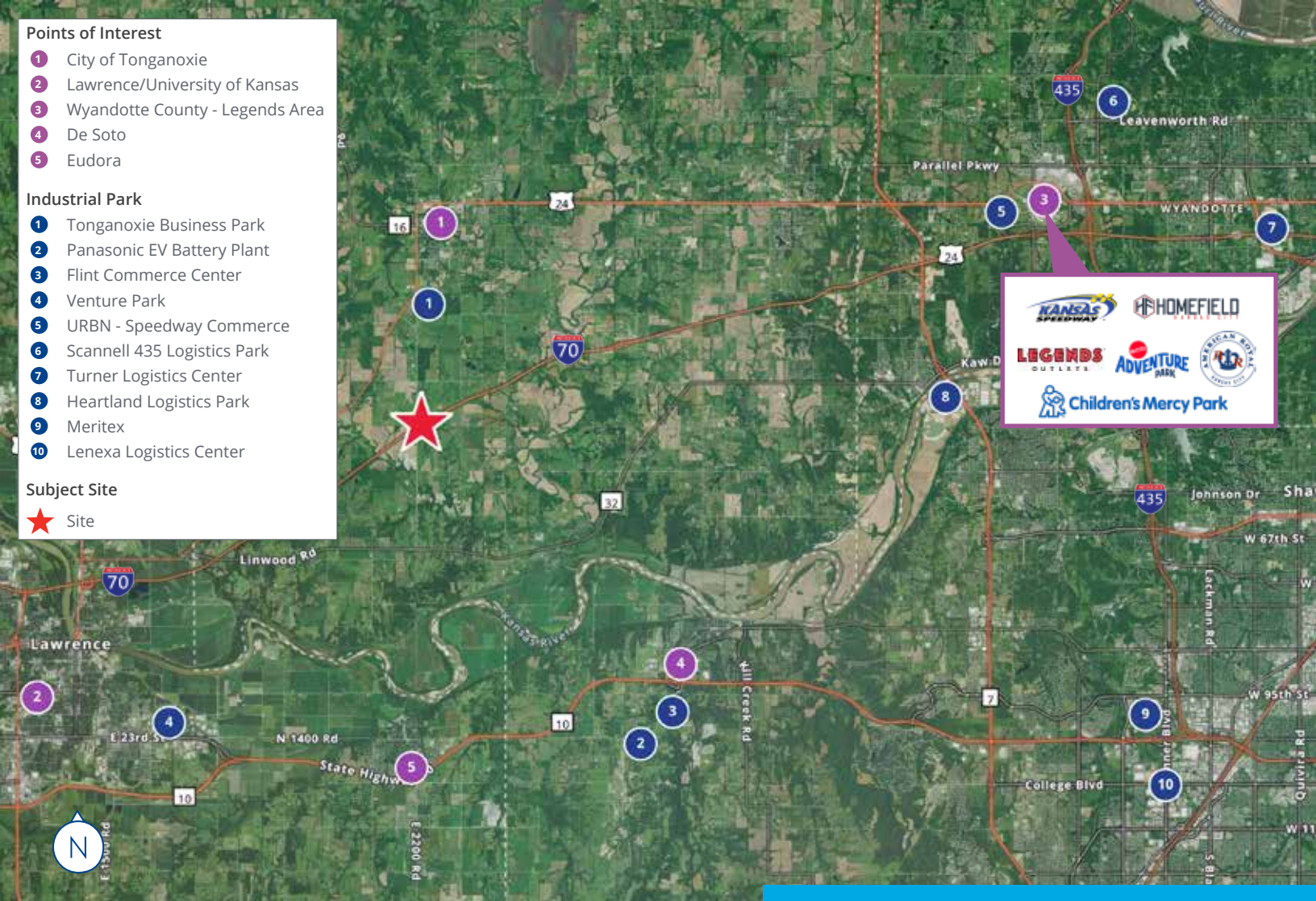
- 1 City of Tonganoxie
- 2 Lawrence/University of Kansas
- 3 Wyandotte County - Legends Area
- 4 De Soto
- 5 Eudora

**Industrial Park**

- 1 Tonganoxie Business Park
- 2 Panasonic EV Battery Plant
- 3 Flint Commerce Center
- 4 Venture Park
- 5 URBN - Speedway Commerce
- 6 Scannell 435 Logistics Park
- 7 Turner Logistics Center
- 8 Heartland Logistics Park
- 9 Meritex
- 10 Lenexa Logistics Center

**Subject Site**

- ★ Site



**I-70 & County Road 1 | For Sale**



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