



ReeceNichols
REAL ESTATE

For Sale

40 Acres

Land

W 183rd St and S Clare Rd, Gardner, KS



Joshua Do

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Property Highlights



LOCATION W 183rd St and S Clare Rd, Gardner, KS (Northeast Corner)

ACRES 40 m/l

PRICE \$1,800,000 (\$1.03/SF)

ZONING RUR - See Zoning Map

UTILITIES Electricity - See Utility Map
Sewer - in planning by the City

TOPOGRAPHY Flat land, with gentle rolling slope

TAXES 2024 Taxes were \$627.14

SCHOOLS Gardner-Edgerton School District

GENERAL Located just minutes from two major developments, this property benefits from proximity to *Clare Crossing*, a 57-acre mixed-use project with planned retail, restaurants, hotel, and medical facilities near a future 180-acre industrial park, and *New Trails Crossing*, a 262-acre development at 175th & I-35 that will include shops, dining, hotels, 356 single-family homes—connecting the growing communities of Gardner and Olathe.

The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

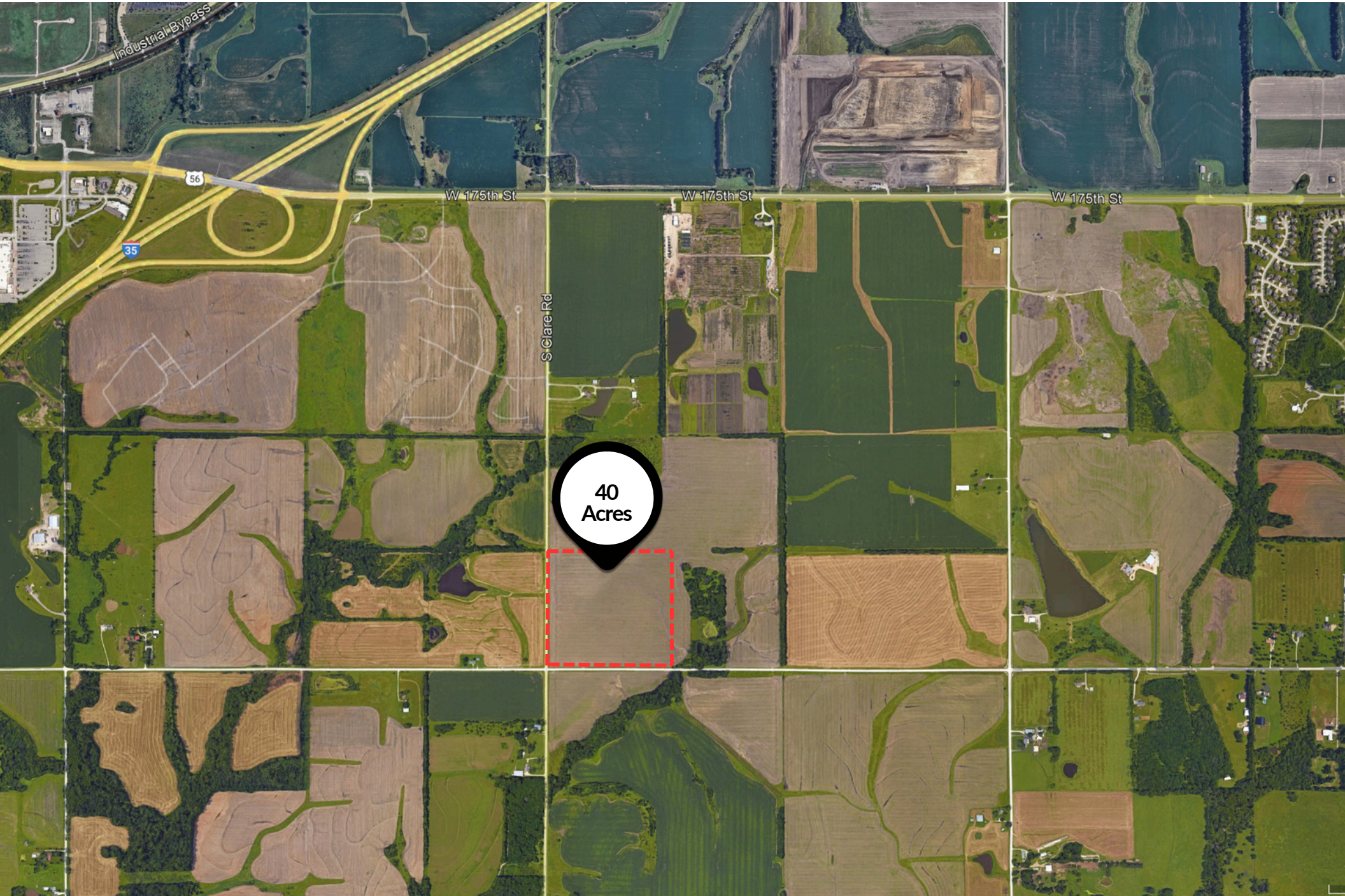
LOCATION LOCATION LOCATION!!

40 Acres of Endless Possibility in Johnson County – Ideal for Barndominium, Luxury Estate, or Residential Development. This exceptional 40-acre parcel offers an unbeatable blend of location, versatility, and long-term potential in one of Johnson County’s most rapidly growing areas. Whether you’re envisioning a custom barndominium, a sprawling luxury estate, or a residential community of single-family homes, townhomes, or multifamily housing, this property provides the space and setting to bring your vision to life.

With a mix of flat and gently rolling terrain, the land is well-suited for various development types. The property enjoys easy access to top-rated schools, shopping, dining, and major highways—balancing rural tranquility with urban convenience.

Utilities are nearby, road access is established, and the surrounding area is poised for continued growth. Located just minutes from two major developments, this property benefits from proximity to Clare Crossing, a 57-acre mixed-use project with planned retail, restaurants, hotel, and medical facilities near a future 180-acre industrial park, and New Trails Crossing, a 262-acre development at 175th & I-35 that will include shops, dining, hotels, 356 single-family homes—connecting the growing communities of Gardner and Olathe.







Nearby Trade Area



Walgreens **Walmart**

TACO BELL **PRICE CHOPPER** **Casey's** **SONIC**

DOLLAR TREE **ACE Hardware** **McDonald's** **QT**

DOLLAR GENERAL

NEW CENTURY AIRCENTER

BNSF KANSAS CITY LOGISTIC INTERMODAL

CVS pharmacy **ARVEST**

O'Reilly AUTO PARTS **DQ** **Central Bank**

BIG TIRES

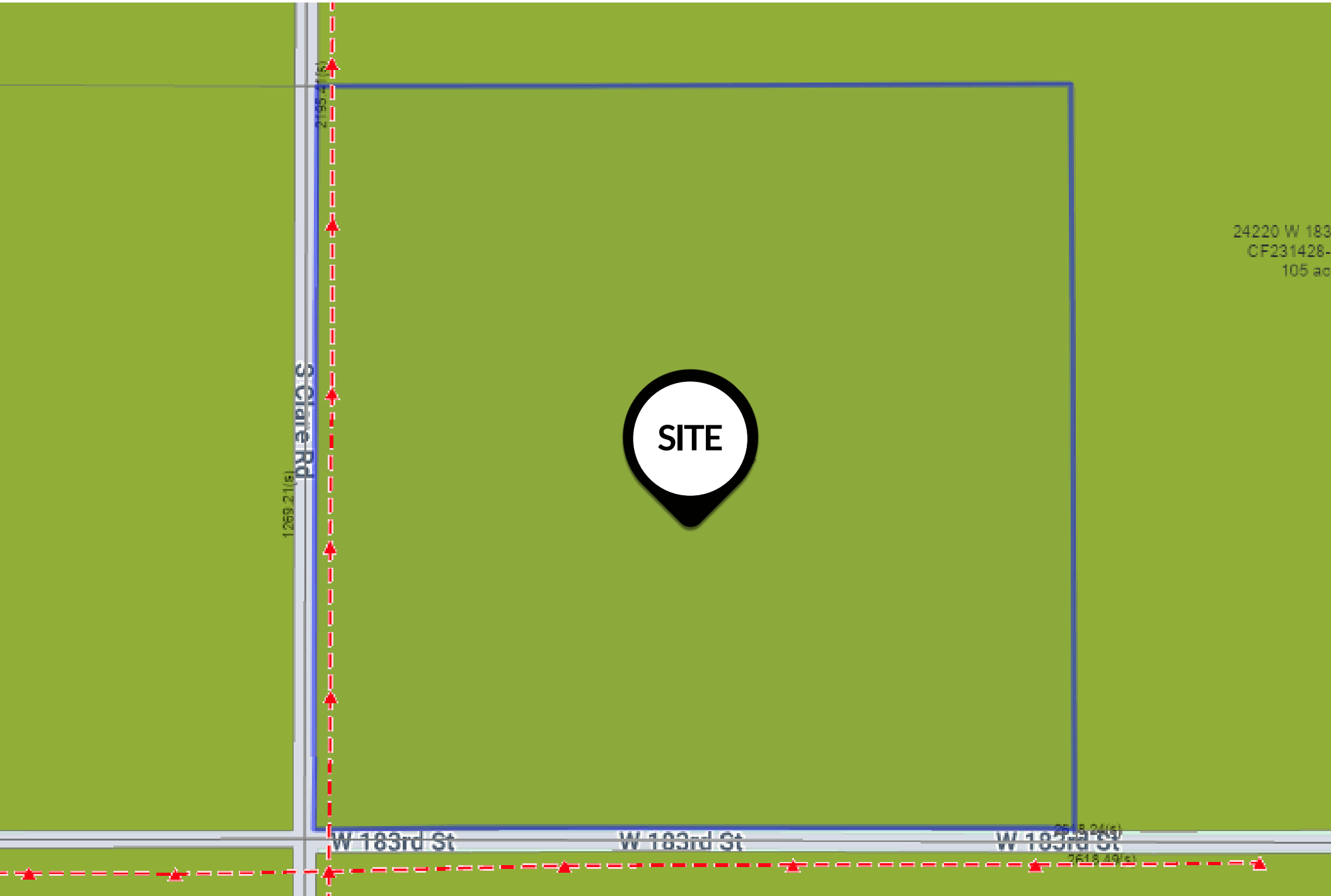


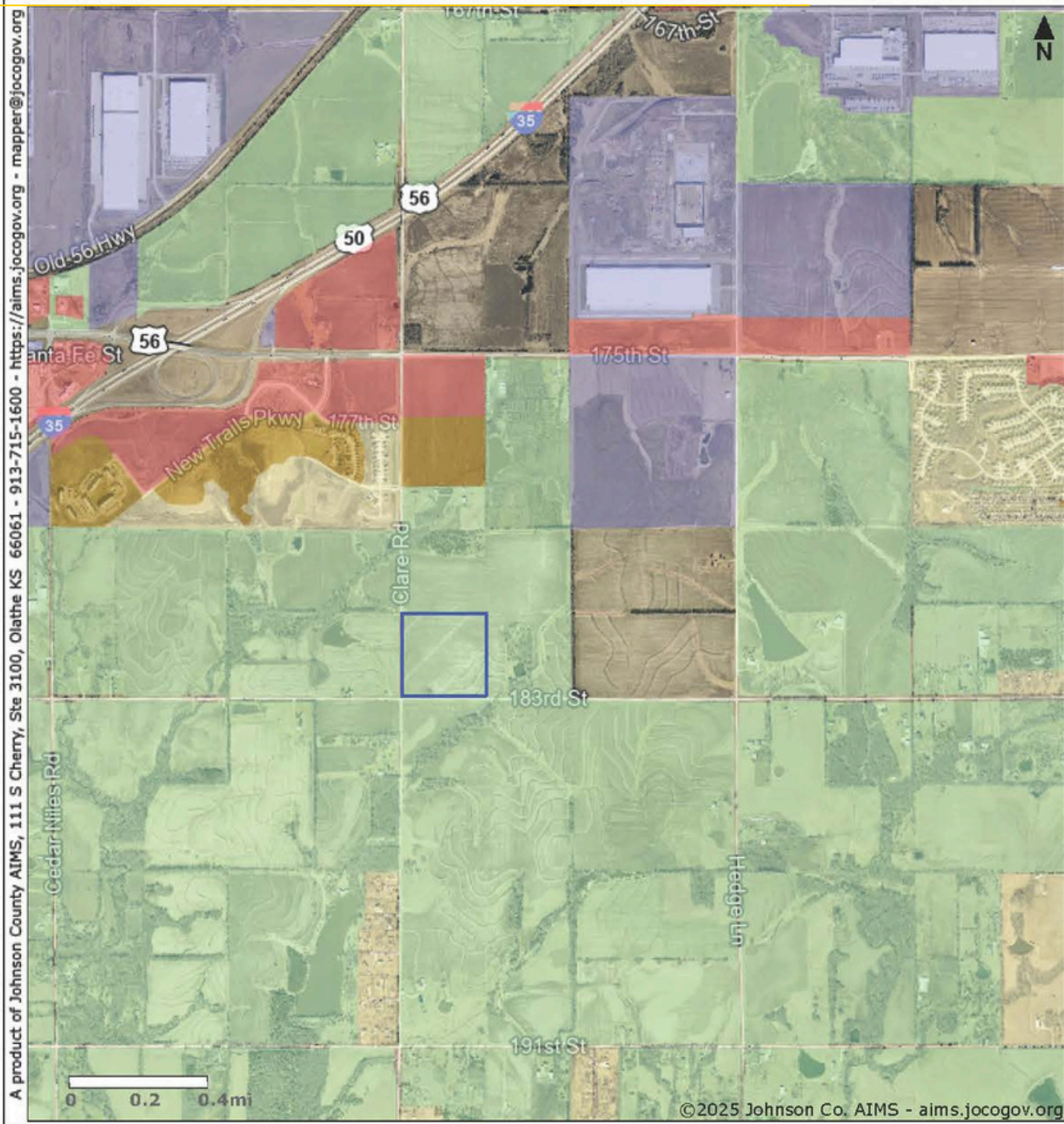
Proximity to Local Developments



**NEW TRAILS CROSSING
104-ACRE COMMERCIAL**

**CLARE CROSSING
175TH ST & CLARE RD
MIXED-USE**





A product of Johnson County AIMS, 111 S Cherry, Ste 3100, Olathe KS 66061 - 913-715-1600 - <https://aims.jocogov.org> - mapper@jocogov.org

Johnson Co AIMS Map

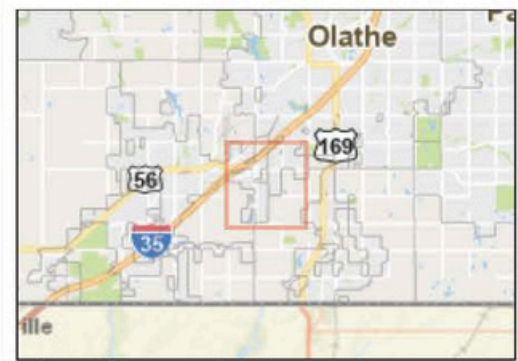
LEGEND

AIMS Imagery: Current Imagery (2024)

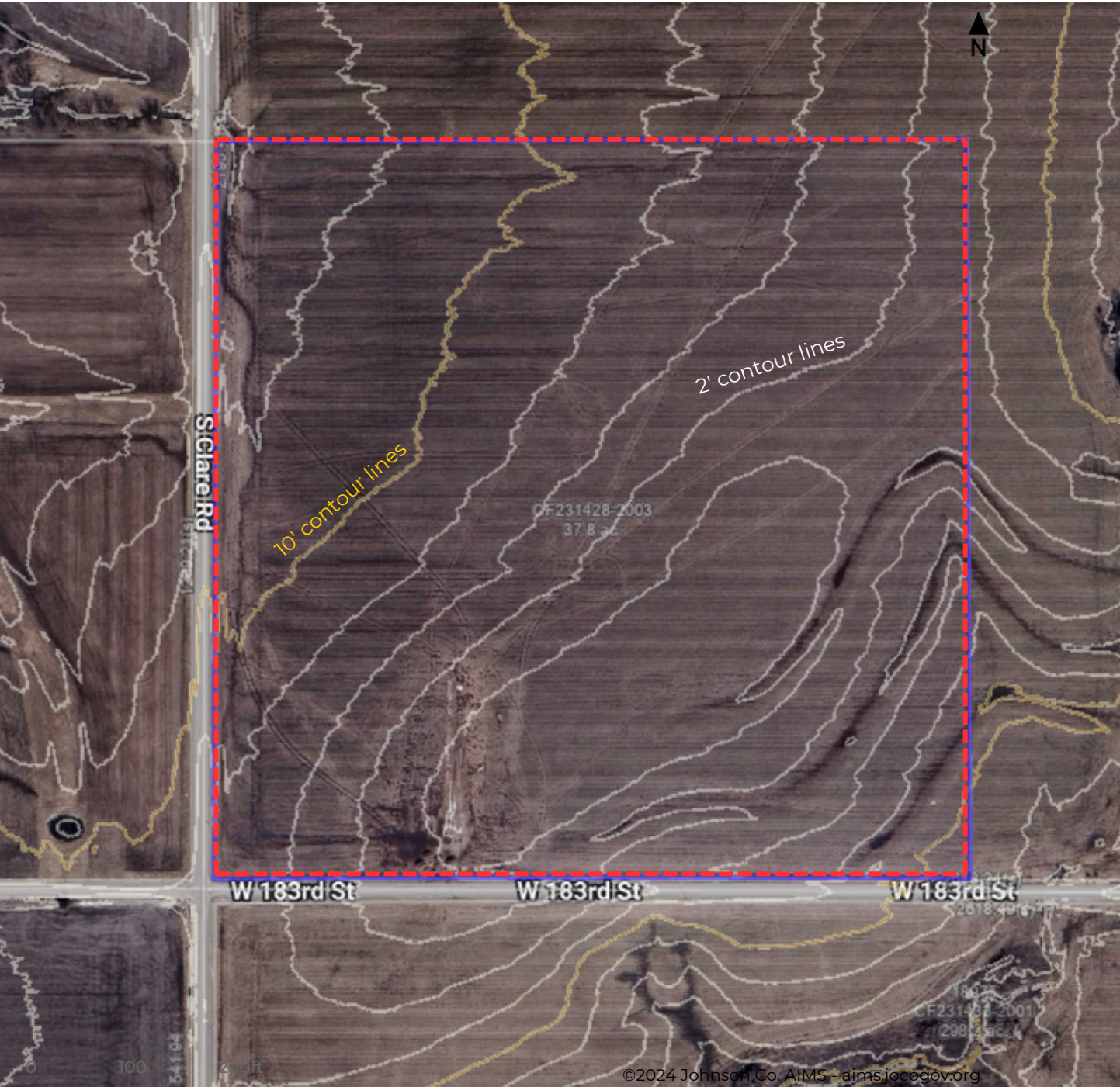
Property

Zoning (Countywide)

- | | |
|---|---|
|  Agricultural |  Business-Commercial |
|  Business-Office |  Civic/Parks |
|  Industrial |  Multi-Family Residential |
|  Multi-Use |  Single-Family Residential |



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LEGEND
- - - Property



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	45	15,430	48,627
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2024 Households	17	5,204	16,595
2024 Avg Household Income	\$113,588	\$94,473	\$108,032

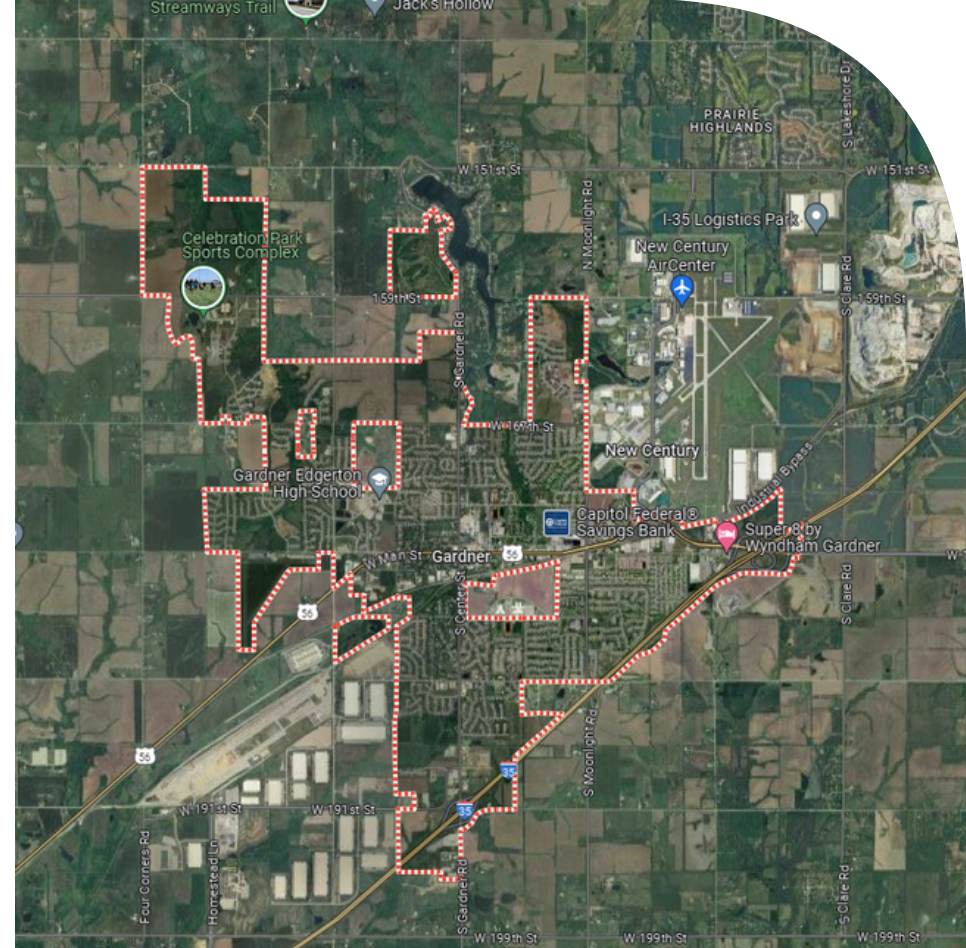
Gardner Overview

ACCESSIBILITY

- Gardner is a suburb just 30 minutes southwest of downtown Kansas City and just minutes away from other major Johnson County cities. Also in regards to accessibility, Gardner has three different ways to perform transport: air, land and rail. Accessibility is very important to the community as it seeks to promote economic development and welcomes new businesses to the city.

BUSINESS & ECONOMY

- Once recognized as Kansas' hidden treasure due to its small geographical area cozily tucked in the northeast corner of Kansas and for its modest population, Gardner has become the third fastest growing city in Kansas doubling in size in just a mere decade.



Kansas City Union Station

 Kansas City MSA
Population (estimated)

2.4 M

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