



# INTERSTATE 35 DEVELOPMENT GROUND

Interstate 35 & 199th Street (NEC), Gardner, Kansas



## SALE PRICE: \$1,695,000 | 91.46 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	153	10,250	29,086
Avg. Household Income	\$126,809	\$111,178	\$116,566

- Lift station located on NE Quadrant
- Over 3,500 feet of frontage along I-35
- Proposed uses include indoor/outdoor storage and residential development
- Adjacent to Logistic Park KC with Amazon, Kubota, Walmart, UPS, and Cold Point Storage
- Located off of I-35 and 199th Street
- Clean environmental report

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*  
CAMREN SINCLAIR | 816.412.7352 | [csinclair@blockandco.com](mailto:csinclair@blockandco.com)  
GREG ROBERTS | 816.412.7384 | [groberts@blockandco.com](mailto:groberts@blockandco.com)



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

## DRONE PHOTOS

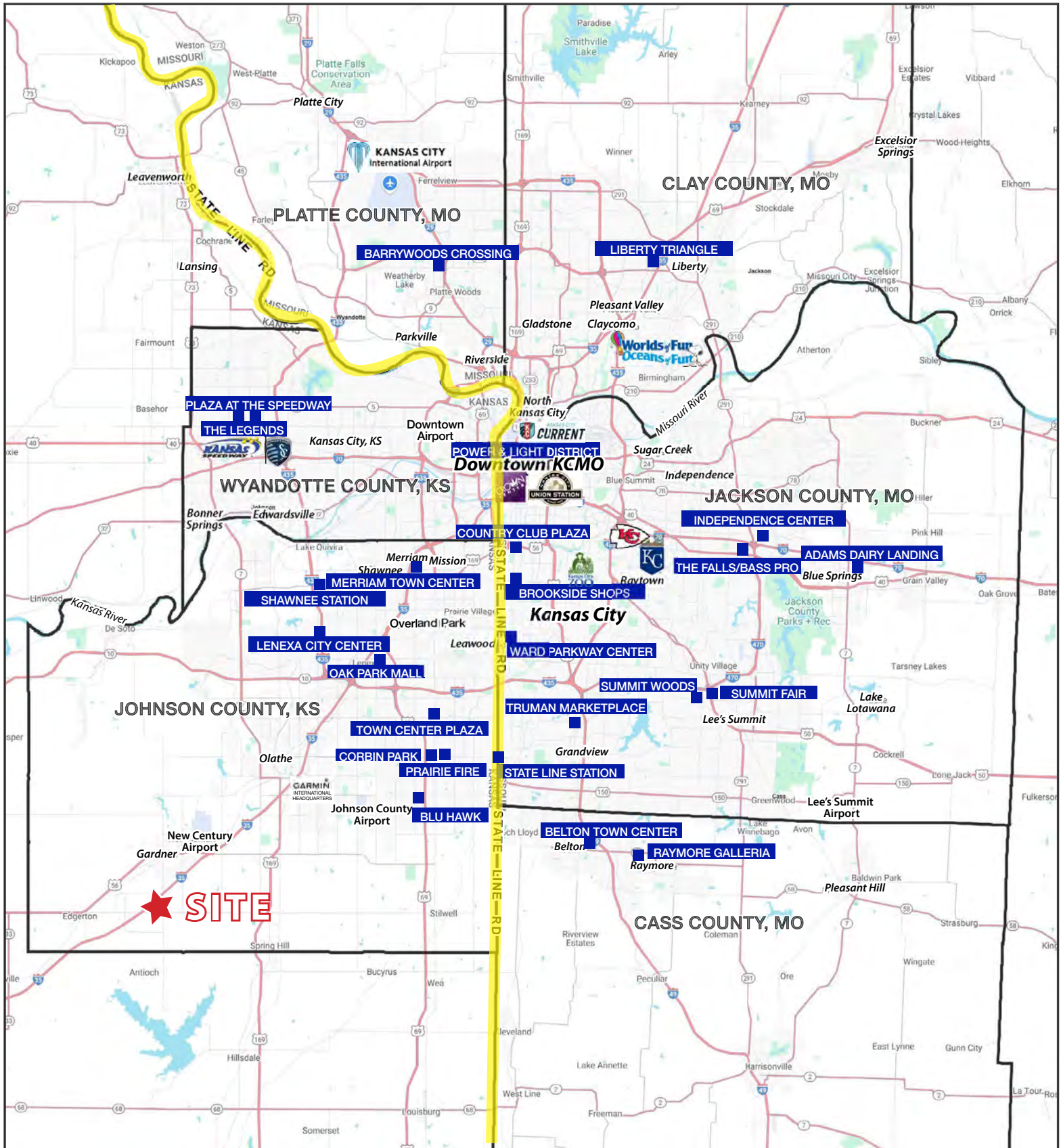


AERIAL



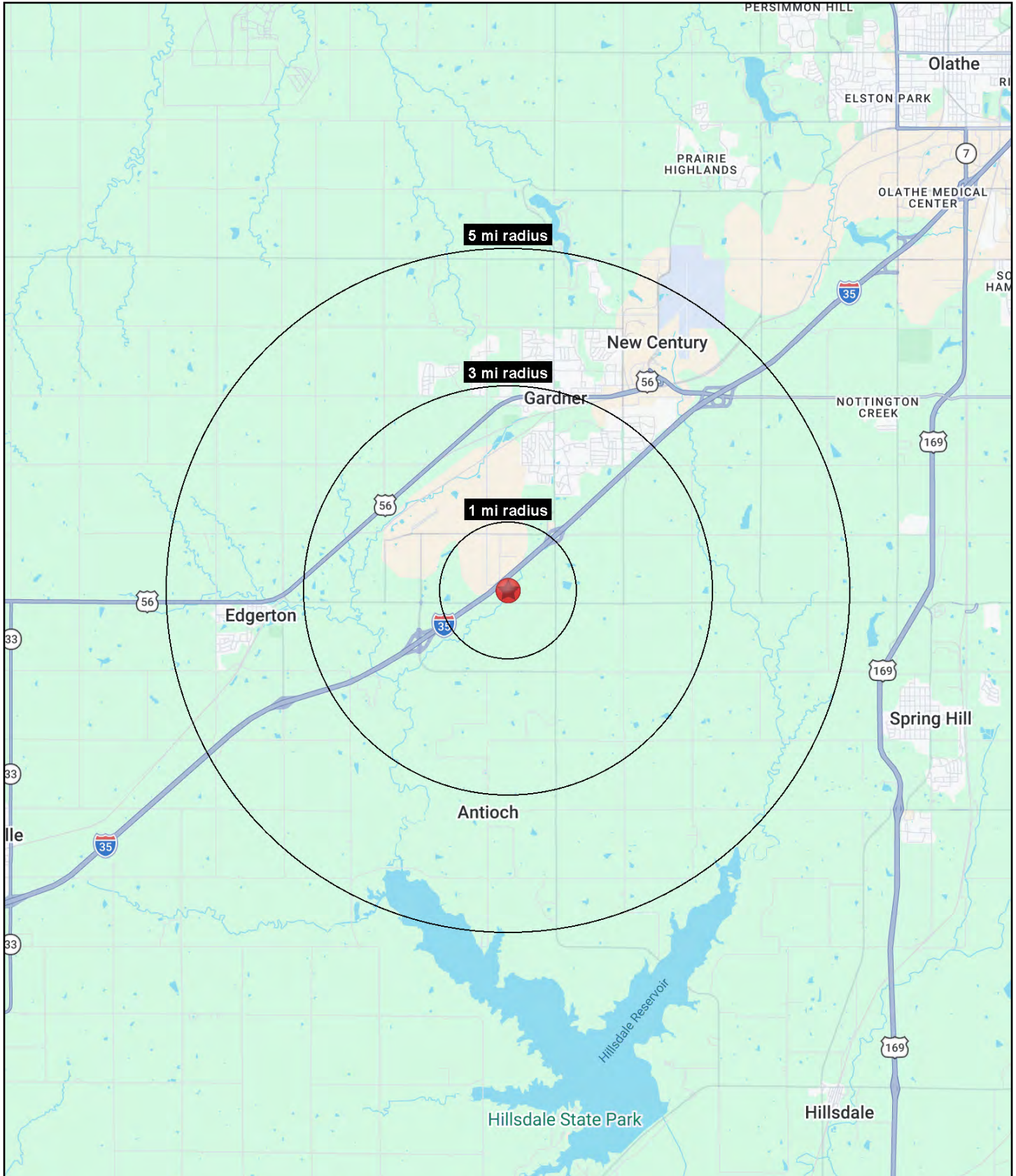
# INTERSTATE 35 DEVELOPMENT GROUND

## Interstate 35 & 199th Street (NEC), Gardner, Kansas



# INTERSTATE 35 DEVELOPMENT GROUND

## Interstate 35 & 199th Street (NEC), Gardner, Kansas





# INTERSTATE 35 DEVELOPMENT GROUND

## Interstate 35 & 199th Street (NEC), Gardner, Kansas

I-35 & 199th Street (NEC) Gardner, KS 66021	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	153	10,250	29,086
2030 Projected Population	155	10,257	29,262
2020 Census Population	113	10,060	28,081
2010 Census Population	115	8,220	24,207
Projected Annual Growth 2025 to 2030	0.3%	-	0.1%
Historical Annual Growth 2010 to 2025	2.2%	1.6%	1.3%
2025 Median Age	36.4	34.9	35.0
<b>Households</b>			
2025 Estimated Households	56	3,672	10,246
2030 Projected Households	58	3,740	10,500
2020 Census Households	38	3,590	9,702
2010 Census Households	40	2,960	8,314
Projected Annual Growth 2025 to 2030	0.7%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	2.6%	1.6%	1.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	86.8%	82.6%	82.6%
2025 Estimated Black or African American	4.0%	5.2%	4.4%
2025 Estimated Asian or Pacific Islander	2.1%	2.6%	2.4%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2025 Estimated Other Races	6.5%	9.2%	10.2%
2025 Estimated Hispanic	6.5%	8.8%	10.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$126,809	\$111,178	\$116,566
2025 Estimated Median Household Income	\$97,249	\$98,715	\$98,475
2025 Estimated Per Capita Income	\$46,436	\$39,946	\$41,134
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	0.9%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.1%	2.9%
2025 Estimated High School Graduate	27.9%	27.1%	28.1%
2025 Estimated Some College	22.3%	24.7%	22.9%
2025 Estimated Associates Degree Only	13.3%	10.9%	10.0%
2025 Estimated Bachelors Degree Only	23.6%	25.5%	23.5%
2025 Estimated Graduate Degree	10.5%	8.8%	10.7%
<b>Business</b>			
2025 Estimated Total Businesses	25	213	564
2025 Estimated Total Employees	362	2,572	6,704
2025 Estimated Employee Population per Business	14.2	12.1	11.9
2025 Estimated Residential Population per Business	6.0	48.1	51.6

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

