

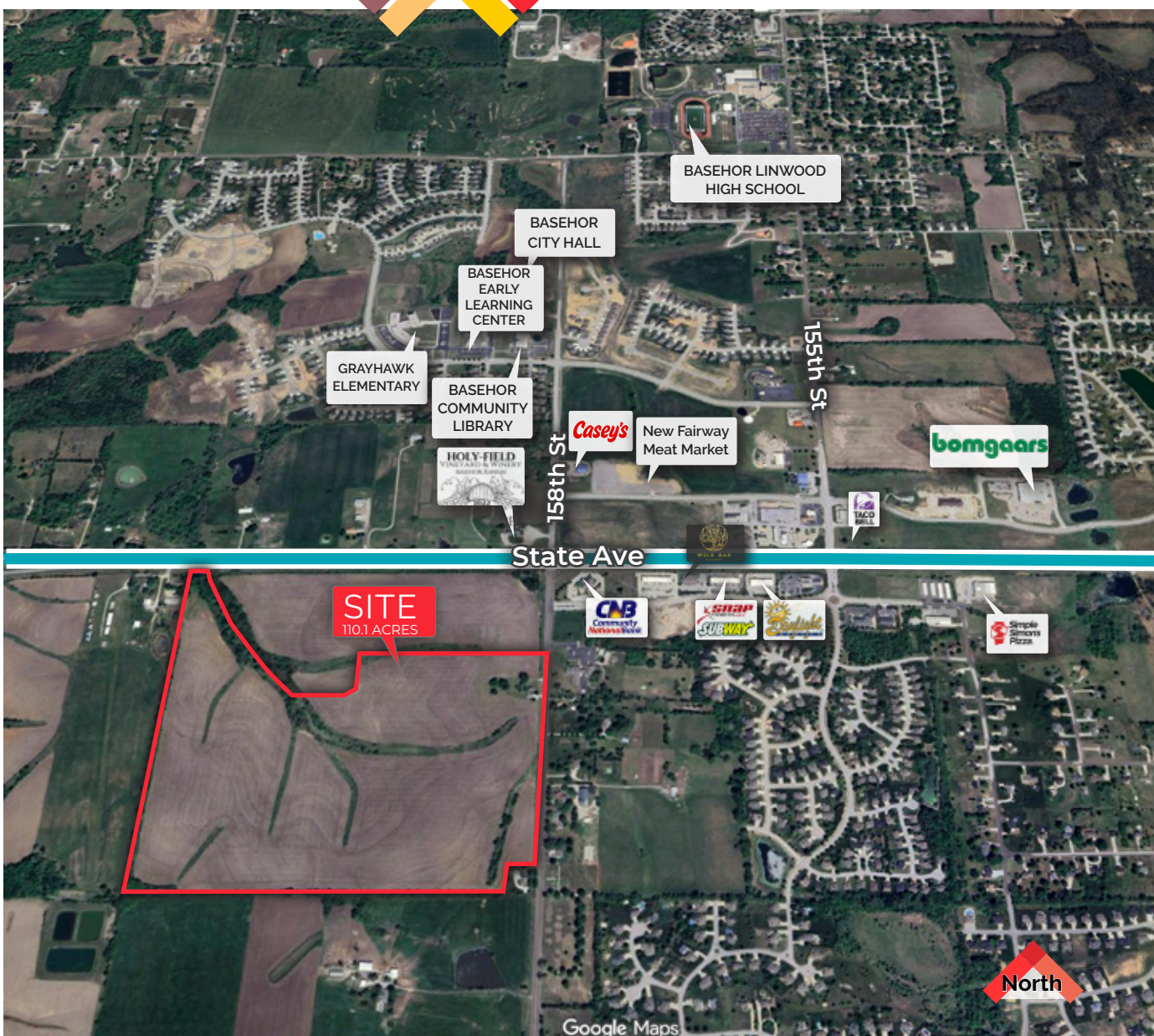
FOR SALE

RESIDENTIAL LAND SITE

18625 158th Street | Basehor, KS 66007

PROPERTY OVERVIEW

- ±110.1-acre residential land opportunity along the State Avenue corridor
- 400 Houses approved
- Prime frontage and easy access on 24 Highway in the heart of Basehor
- Just 5 miles from Kansas Speedway, Legends Outlets, the new Margaritaville Resort and the new Chiefs Stadium site
- All major utilities available on-site or immediately adjacent
- Zoned RR2.5 – Mixed Use, offering strong development flexibility
- Sale Price: \$4,954,900 (\$45,000/ac)



JOHN NOLAN

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M (913) 486-9129

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204

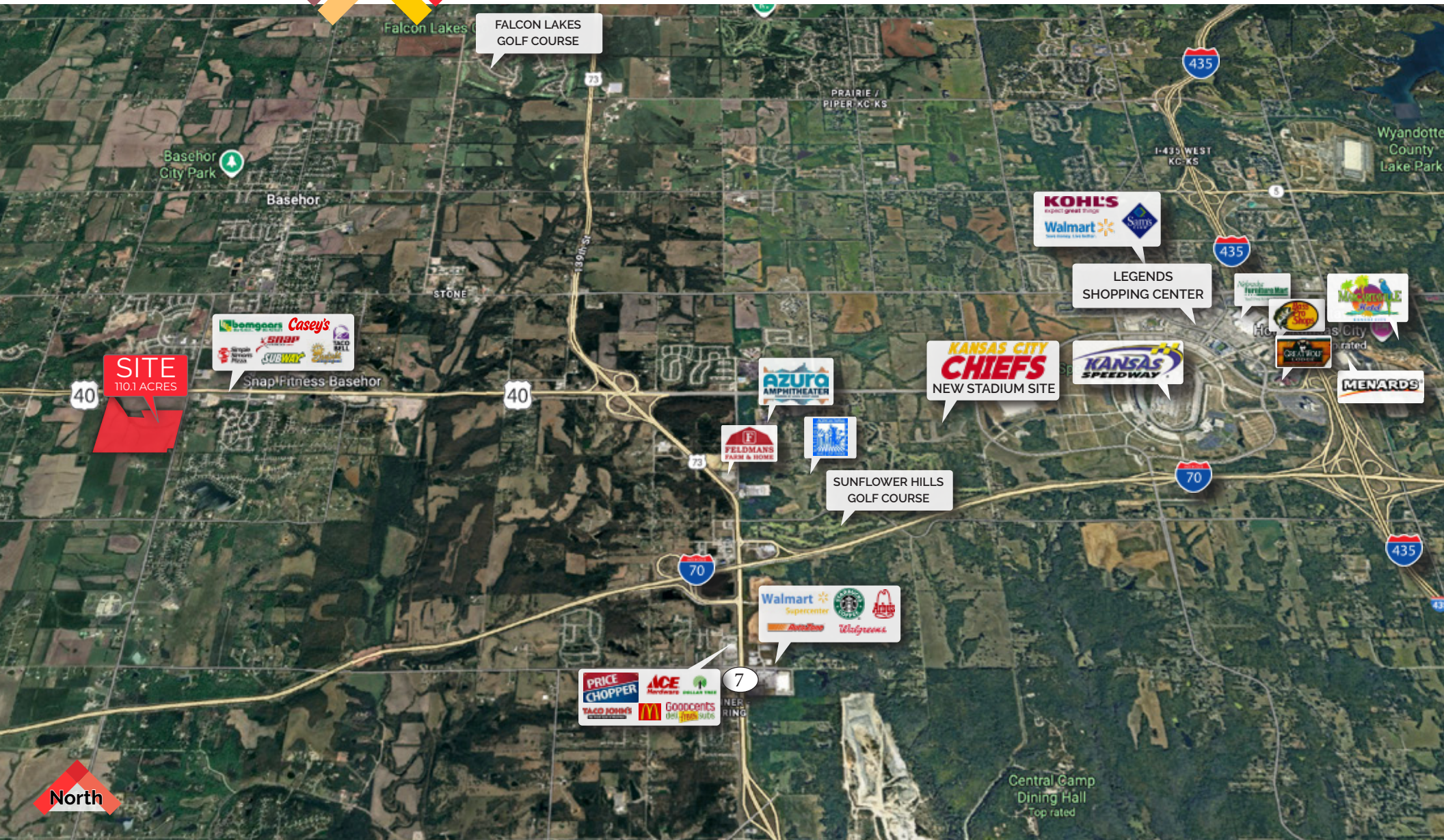


CROSSROADS
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FOR SALE

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The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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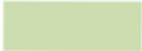


RESIDENTIAL LAND SITE

18625 158th Street | Basehor, KS 66007

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT PLAN

Basehor Mixed Use Master Plan

-  91 Lots- 44' Width, 130' Depth
-  327 Lots- 47' Width 140' Depth
-  18 Acre Commercial and Retail
-  19 Acre Multi Family - 300 Units



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