

Self Storage Development Opportunity



Development Site

1400 E. Santa Fe St.
Gardner, KS 66030

LIST PRICE: \$1,600,000

INVESTMENT HIGHLIGHTS

- 5.06-acre infill development
- Fastest growing city in Kansas City Metro, 5th fastest growing in the state
- Designed for tentatively 100,459 SF of climate controlled storage ready for permitting
- Adjacent to US Hwy 56, just off Interstate 35 near the New Century Intermodal Transportation Hub
- Close to Walmart Supercenter, hotels and other retail amenities

DESCRIPTION

The offering is an exceptional, 5.06-acre infill development site in Gardner, Kansas, the Southwest gateway to the Kansas City metro. The site fronts US Hwy 56 and is less than a half mile from Interstate 35. This highly visible site, zoned CP-2 (Planned General Business District), offers incredible potential for a variety of commercial ventures.

Plans have been approved for a 100,459 SF climate controlled storage facility which was designed stories, both with drive up access, taking advantage of the gentle elevation change.



Presented by:

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