

APARTMENT SITE

159TH ST & MOONLIGHT, GARDNER, KS 66030



HIGHLIGHTS

- 41.7 Gross Acres Available
- Great Multi-Family Development Site in Johnson County
- Located at the SWC of 159th St & Moonlight
- Zoning A, R1; City Receptive to New Apartment Development
- Beautiful Creek Views; Potential for Biking/Hiking Trail and Eventual City Park
- Located in a growing area near New Century Airport, BNSF Intermodal, Logistics Park, and I-35 Logistics Park

FOR SALE

\$2,950,000

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2016 POPULATION	9,551	23,176	27,181
2016 AVG HOUSEHOLD INCOME	\$74,451	\$78,004	\$83,685

RC Jensen, CCIM

Office: 913-945-3726

Mobile: 913-271-2842

Email: rc@reececommercial.com

John Sweeney, CCIM

Office: 913-945-3718

Mobile: 913-461-6326

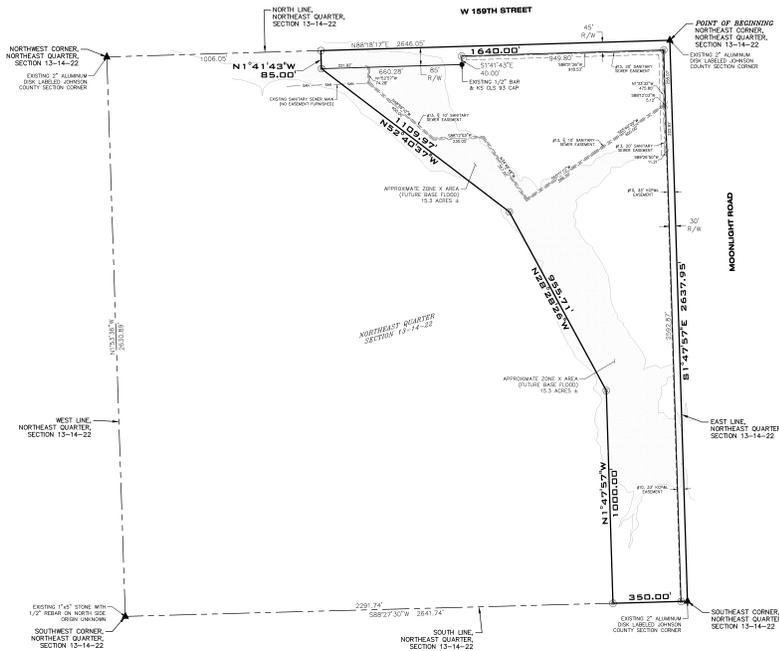
Email: john@reececommercial.com

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CERTIFICATE OF SURVEY



LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 13, Township 14, Range 22, now in the City of Gardner, Johnson County, Kansas, described as follows: Beginning at the Northeast corner of the Northeast Quarter of said Section 25, thence South 1 degree 41 minutes 57 seconds East, along the East line of the Northeast Quarter of said Section 13, a distance of 2037.85 feet, to the Southeast corner of the Northeast Quarter of said Section 13, thence South 88 degrees 57 minutes 20 seconds West, along the South line of the Northeast Quarter of said Section 13, a distance of 150.00 feet, thence North 1 degree 47 minutes 57 seconds West, a distance of 1000.00 feet, thence North 28 degrees 28 minutes 28 seconds West, a distance of 855.74 feet, thence North 12 degrees 40 minutes 37 seconds West, a distance of 1100.00 feet, thence North 1 degree 41 minutes 43 seconds West, a distance of 85.00 feet, to a point on the North line of the Northeast Quarter of said Section 13, thence North 88 degrees 18 minutes 17 seconds East, along the North line of the Northeast Quarter of said Section 13, a distance of 1640.00 feet, to the point of beginning, containing 41.70 acres more or less, except that part in road right-of-way.

TITLE INFORMATION FURNISHED BY:

COMMISSIONER OF LAND RECORDS
JOHNSON COUNTY, KANSAS
OFFICE: January 8, 2010 at 8:00 A.M.

EXCEPTIONS:

- Item 9. The following ordinance or resolution creating a district with the power to impose special assessments control the land has been recorded in Book 20000, Page 00469.
- Item 10. Easement to Kansas City Power & Light recorded in Book 28 Misc., Page 56, as described therein. (OWNERS EASEMENT)
- Item 11. Easement to Kansas City Power & Light recorded in Book 32 Misc., Page 275, as described therein. (OWNERS EASEMENT)
- Item 12. Easement to Shaw Construction Company recorded in Book 90 Misc., Page 335, as described therein. (20' TO 25' WIDE ACCESS EASEMENT FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13-14-22, WAS TO BE RELEASED EAST OF LANDMARK CORNER UPON THE COMPLETION OF THE CONSTRUCTION OF SAID UNIVERSITY DRIVE)
- Item 13. Right of Way to Consolidated Wastewater District of Johnson County recorded in Book 5378, Page 538, as described therein. (OWNER RIGHTS)
- Item 14. Certificate of Appropriation for the beneficial use of water by the Division of Water Resources of the Kansas Department of Agriculture recorded in Book 4845, Page 97, as described therein. (OWNER RIGHTS)
- Item 15. Easement to Consolidated Wastewater District of Johnson County, recorded in Book 02256, Page 02256, as described therein. (OWNERS NOT AFFECTED)
- Item 16. Easement to Consolidated Wastewater District of Johnson County, recorded in Book 00404, Page 02256, as described therein. (OWNERS NOT AFFECTED)
- Item 17. Easement to the City of Gardner, Kansas, recorded in Book 00007, Page 01038, as described therein. (OWNERS NOT AFFECTED)
- Item 18. Permanent and Temporary Sewer Easement granted to Consolidated Wastewater District of Johnson County by the instrument filed in Book 00008 at Page 00011. (OWNERS NOT AFFECTED)
- Item 19. Permanent and Temporary Sewer Easement granted to Consolidated Wastewater District of Johnson County by the instrument filed in Book 00015 at Page 00012. (OWNERS NOT AFFECTED)
- Item 20. Utility Easement granted to the City of Gardner, Johnson County, Kansas by the instrument filed in Book 20072 at Page 00486. (OWNERS NOT AFFECTED)
- Item 21. Utility Easement granted to the City of Gardner, Johnson County, Kansas by the instrument filed in Book 20072 at Page 00483. (OWNERS NOT AFFECTED)
- Item 22. Temporary Easement granted to the City of Gardner, Johnson County, Kansas by the instrument filed in Book 20072 at Page 00483. (OWNERS NOT AFFECTED)
- Item 23. Temporary Easement granted to the City of Gardner, Johnson County, Kansas by the instrument filed in Book 20072 at Page 00481. (OWNERS NOT AFFECTED)
- Item 24. Utility Easement granted to the City of Gardner, Johnson County, Kansas by the instrument filed in Book 20072 at Page 00489. (OWNERS NOT AFFECTED)

ERROR OF CLOSURE

North: 7707.730' East: 7707.860'
 West: 8445.575' South: 2037.850'
 North: 1011.180' East: 1011.180'
 South: 5887.570' West: 200.000'
 North: 5887.600' East: 200.000'
 South: 1011.170' West: 7707.860'
 North: 6901.274' East: 4803.574'
 South: 1029.274' West: 1000.000'
 North: 774.200' East: 2901.744'
 South: 1017.474' West: 855.740'
 North: 1017.474' East: 855.740'
 South: 1017.474' West: 1640.000'
 North: 7707.730' East: 7707.860'
 Perimeter: 77763.67 Area: 1638489.97 Sq. Ft.
 Error North: 0.00760 Error East: -0.00388
 Precision: 1: 90481.86

BASE OF BEARINGS

FEDERAL PLAN CORRESPONDENCE

FLOOD PLANE:
 ZONE X FLOOD INFORMATION SHOWN PER THE FEMA FIRM MAP NUMBER 22080C0205G, REVISED AUGUST 3, 2009.

THIS IS TO CERTIFY THAT ON THIS 15TH DAY OF MARCH, 2010, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.



KENNETH E. NELLOR
 RLS KANSAS #870

CERTIFICATE OF SURVEY

PT. OF NE 1/4
 SECTION 13-14-22
 JOHNSON COUNTY, KANSAS



122 N. WATER STREET
 OLATE, KANSAS 66061
 PHONE: (913) 268-0649
 FAX: (913) 268-9178

AD PROJECT # 27604

13-14-22 CERTIFICATE OF SURVEY

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The information above 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.
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159TH ST & MOONLIGHT, GARDNER, KS 66030



4	3	2	1	By
Prepared By: _____	Checked By: _____	Drawn By: _____	Job No.: _____	Date
CIVIL ENGINEERS LAND SURVEYORS - LAND PLANNERS 1416 W. PARKWAY STREET P.O. BOX 10000 PIAZZA CENTER WICHITA, KS 67207				
Copper Springs Apartments Apartment Layout ver. 1				
Sheet No. 1 of 1				

CONCEPTUAL APARTMENT SITE PLAN

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