

12599 W. 96TH TERRACE

LENEXA, KS 66215



PRICE REDUCTION!



HIGHLIGHTS

- » 1 Lot West of Monrovia on 96th Terrace, Lenexa
- » 1.74 Acres, Currently a Parking Lot
- » CP-3 Zoning
- » Great Location, Near I-35 & 95th Street, Oak Park Mall
- » Office, Multi-Family, Senior Housing, Hotel

FOR SALE

\$760,000 (\$10.00/SF)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 POPULATION	9,405	93,117	232,960
2018 MED HOUSEHOLD INCOME	\$64,310	\$67,369	\$69,738

Jim Thome

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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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CERTIFICATE OF SURVEY

LOT 3, HOME QUARTERS



11250 Corporate Avenue

Lenexa, KS 66219-1392

913.888.7800 FAX: 913.888.7868

SURVEYING | ENGINEERING | CONSTRUCTION

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CLIENT

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1801 Century Park East #475
Los Angeles, CA 90067

[illegible]

Project No. 140206-020 July 27, 2016 JMC

DESCRIPTION (PER TITLE COMMITMENT)

at 3, EXCEPT that part in road, Home Quarters, a subdivision in the City of Lenexa, Johnson County, Kansas.

GENERAL NOTES:

The bearings shown hereon are based on the Final Plat HOME QUARTERS.
The subject property address is: not available.

There are 127 marked parking spaces located on the subject property.

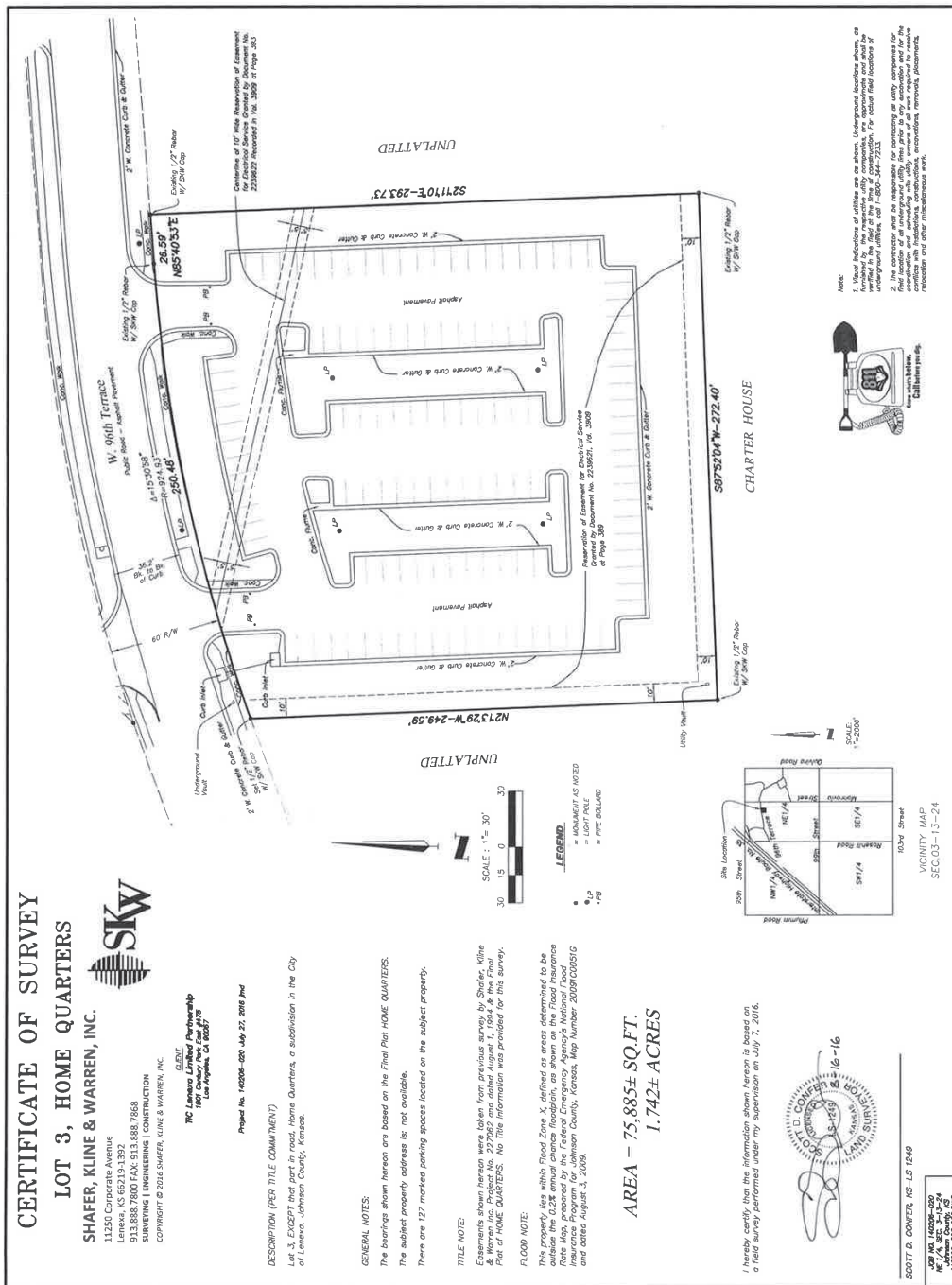
TITLE NOTE:

Easements shown hereon were taken from previous survey by Shafer, Kline & Warren Inc. Project No. 227062 and dated August 1, 1994 & the Final Plat of HOME QUARTERS. No Title Information was provided for this survey.

FLOOD NOTE:

This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Administration for Johnson County, Kansas, Map Number 2009TC0051G and dated August 3, 2009.

AREA = 75,885± SQ.FT.
1.742± ACRES



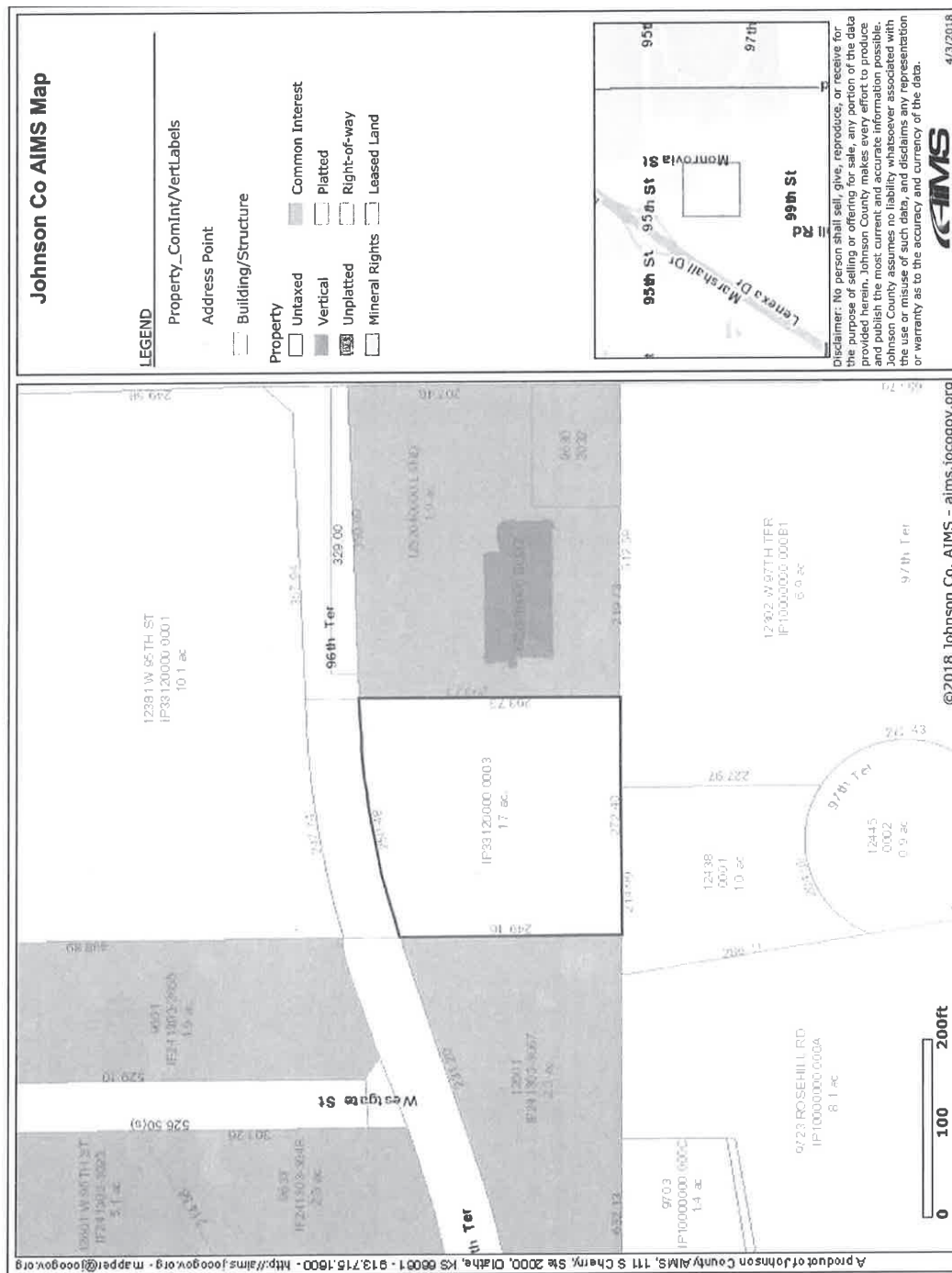
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a Berkshire Hathaway Affiliate

Print AIMS Map - Landscape

1/3/2018



<https://ims.jocogov.org/IMSPrint/pmlandscape.aspx>

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