Wolf Creek Mixed Use Development
155th & State Ave  |  Basehor, KS  |  Leavenworth County

Available for Sale

Property and Area Description
Sites for sale or build-to-suit (individual parcels 0.9 to 3.5 acres). Master planned, mixed-use development located on the North side of State Avenue between 155th and 150th Streets. Excellent visibility from State Avenue (Highway 24/40) a main thoroughfare in Basehor. Just west of the Kansas Speedway, Sporting Park soccer stadium, The Legends shopping and entertainment district, and Cerner's corporate office campus. Internal roadway, water detention and utility infrastructure in place for immediate development.

Population

<table>
<thead>
<tr>
<th></th>
<th>5 Mile Radius</th>
<th>10 Mile Radius</th>
<th>15 Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>Populations</td>
<td>20,381</td>
<td>101,594</td>
<td>863,237</td>
</tr>
<tr>
<td>Growth Rate</td>
<td>1.32% Annually</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Households

<table>
<thead>
<tr>
<th></th>
<th>5 Mile Radius</th>
<th>10 Mile Radius</th>
<th>15 Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households</td>
<td>7,724</td>
<td>35,598</td>
<td>346,183</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Commercial</td>
<td>Flat</td>
<td>Yes</td>
</tr>
<tr>
<td>Topography:</td>
<td>Within City Limits:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Transportation
Nearest Highway: HWY 24/40 (0.00 mi.)
Nearest Interstate: I-70 (4.00 mi.)
Nearest Commercial Airport: KCI (29.40 mi.)

Utilities
Electric: Westar
Natural Gas: Evergy
Water: CRW #1

Median Age
40.8 5 Mile Radius

Median Household Income
81,661 5 Mile Radius

Traffic Count
16,800 Vehicles Per Day

Source: ESRI®, 2018

13 Pad Site Commercial Development

Heck Land Company
123 W 8th Street, Suite 202
Lawrence, Kansas
www.hecklandco.com

Brian Pine
785-423-1220
brian@hecklandco.com

Kelvin Heck
785-865-6266
kelvin@hecklandco.com