

FOR SALE

PAD SITE AVAILABLE

SWC I-35 & 175th Street
Gardner, Kansas



SITE SUMMARY

- **PRICED TO SELL - \$345,500**
- 1.1 Acre Pad Site Available
- Join Walmart Supercenter
- Retail Shops Available
- Excellent Exposure to I-35



Brokerage • Development • Management



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While this information is deemed correct, no representation is made as to the accuracy thereof.
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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.8037/-94.8969

I-35 & 175th Street	1 mi	3 mi	5 mi
Gardner, KS	radius	radius	radius
Population			
2023 Estimated Population	5,432	22,532	33,175
2028 Projected Population	6,010	24,661	37,479
2020 Census Population	5,102	22,404	31,754
2010 Census Population	5,173	19,552	26,430
Projected Annual Growth 2023 to 2028	2.1%	1.9%	2.6%
Historical Annual Growth 2010 to 2023	0.4%	1.2%	2.0%
2023 Median Age	29.9	31.9	33.8
Households			
2023 Estimated Households	2,208	8,089	11,954
2028 Projected Households	2,466	8,926	13,597
2020 Census Households	1,850	7,533	10,803
2010 Census Households	1,834	6,525	8,887
Projected Annual Growth 2023 to 2028	2.3%	2.1%	2.7%
Historical Annual Growth 2010 to 2023	1.6%	1.8%	2.7%
Race and Ethnicity			
2023 Estimated White	79.2%	80.7%	82.8%
2023 Estimated Black or African American	5.5%	7.5%	6.0%
2023 Estimated Asian or Pacific Islander	3.4%	2.4%	2.4%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
2023 Estimated Other Races	11.5%	9.0%	8.4%
2023 Estimated Hispanic	11.0%	8.4%	7.9%
Income			
2023 Estimated Average Household Income	\$83,596	\$107,569	\$112,992
2023 Estimated Median Household Income	\$75,023	\$97,026	\$103,104
2023 Estimated Per Capita Income	\$33,986	\$39,313	\$41,247
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.4%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.2%	2.8%
2023 Estimated High School Graduate	36.4%	26.7%	24.8%
2023 Estimated Some College	25.7%	25.7%	23.8%
2023 Estimated Associates Degree Only	9.3%	10.0%	10.3%
2023 Estimated Bachelors Degree Only	18.3%	23.7%	24.8%
2023 Estimated Graduate Degree	6.2%	9.3%	11.9%
Business			
2023 Estimated Total Businesses	110	447	731
2023 Estimated Total Employees	1,441	6,218	11,000
2023 Estimated Employee Population per Business	13.0	13.9	15.0
2023 Estimated Residential Population per Business	49.2	50.4	45.4