



CLARE CROSSING PAD SITES

175th Street & S. Clare Road (SEC), Gardner, Kansas



SALE PRICE: \$21/SF | 19.3 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	29	15,210	51,765
Avg. Household Income	\$118,914	\$106,184	\$129,943

- Pad sites available for sale
- Gardner is the fastest growing suburb in the Kansas City Metro area
- Adjacent corner from the proposed 186-acre Cross Roads Commerce Center
- Three minute drive from the new 660,000 SF Heartland Coca Cola bottling facility
- Excellent access from Interstate 35



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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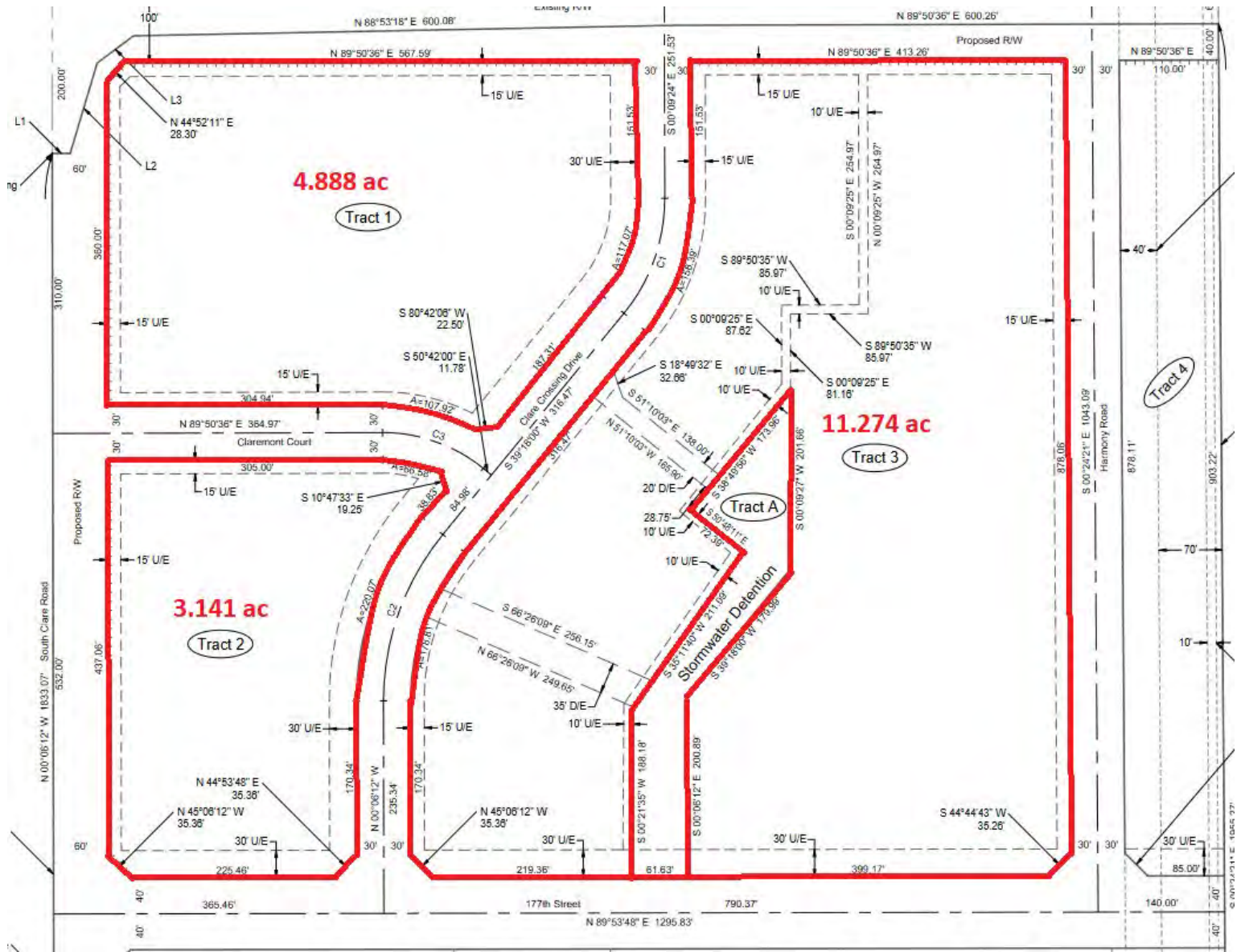
Exclusive Agents



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PLAT MAP



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GARDNER, KS AREA INFORMATION

- Gardner is the fastest-growing city in the Kansas City metro with a population of at least 20,000. In the year ended July 1, 2023, the Johnson County suburb added 4.89% to its population. That made it the 62nd fast-growing city by percentage change in the nation. Source: <https://www.bizjournals.com/kansascity/news/2024/05/28/census-bureau-kc-metro-city-population-growth.html>
- Panattoni Development wins planners' approval for 186-acre Olathe industrial park just north of 175th Street and east of Clare Road. [READ FULL ARTICLE](#)
- Sallee Development plans to construct 264 townhome units on roughly 29 acres northeast of the intersection of 167th Street and White Drive. [READ FULL ARTICLE](#)

*Panasonic Plant*

- Panasonic's \$4 billion electric-vehicle plant now rising in De Soto will create thousands of jobs and a new wave of opportunities in Western Johnson County on toward Lawrence. Although Panasonic's massive battery plant will be based in De Soto, the economic effect will ripple throughout the region. [READ FULL ARTICLE #1](#) [READ FULL ARTICLE #2](#)



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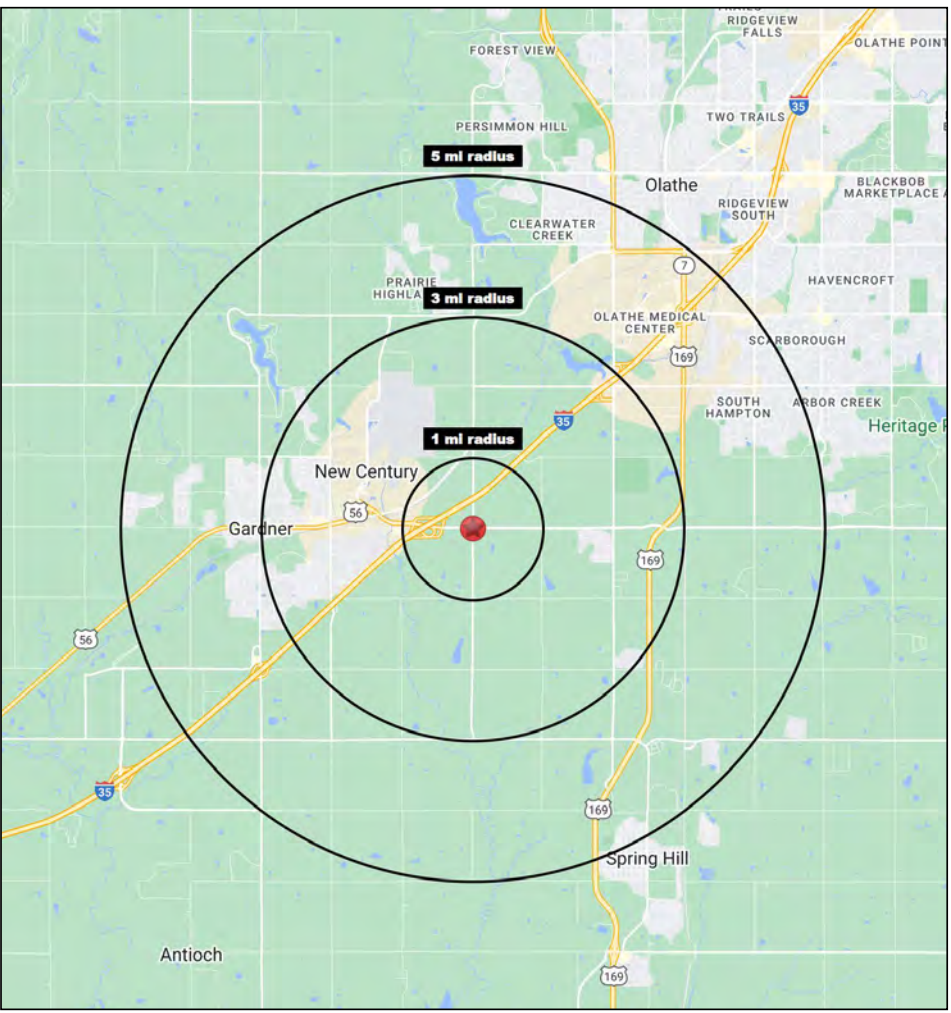
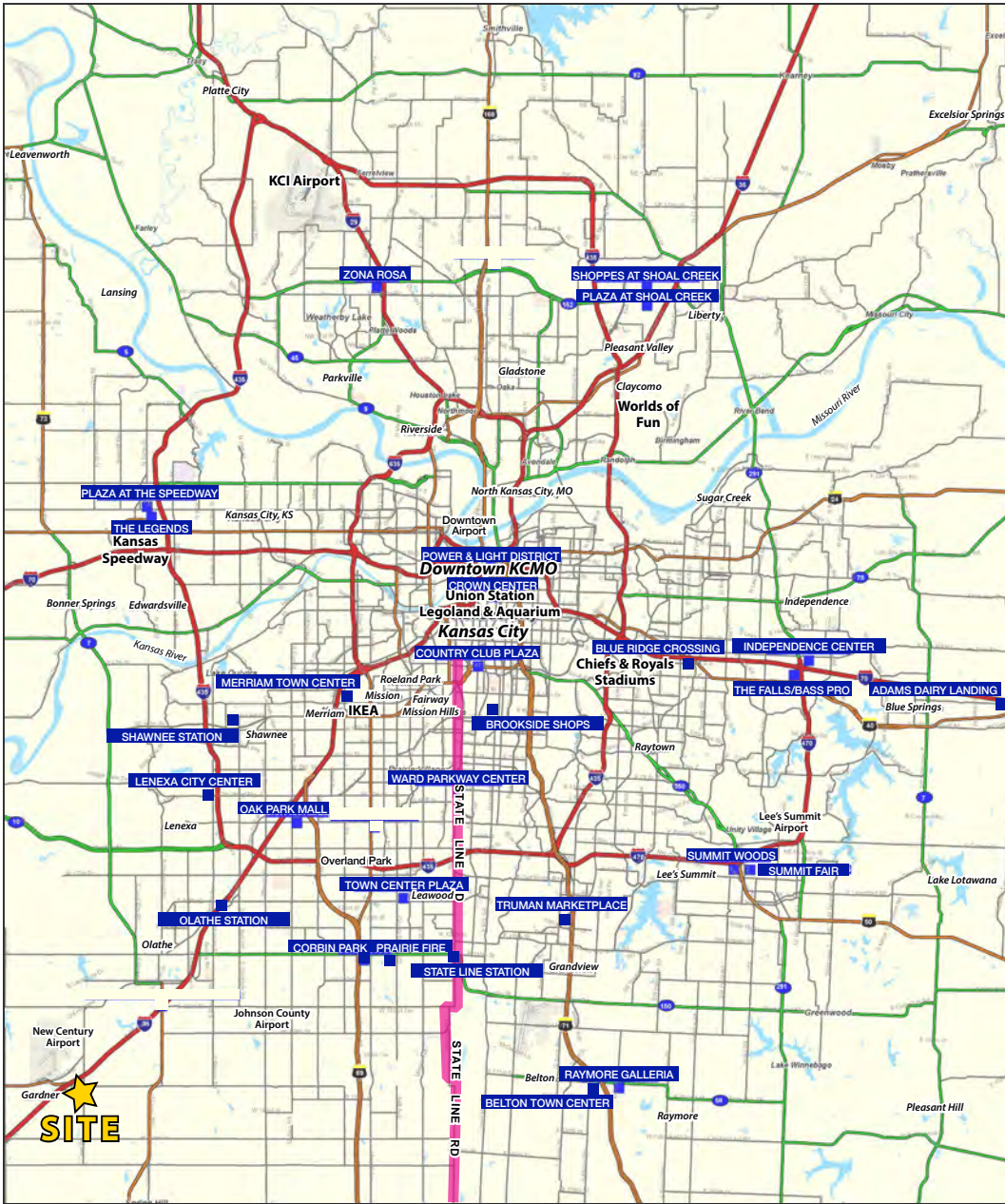
AERIAL





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175th Street & S. Clare Road Gardner, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	29	15,210	51,765
2029 Projected Population	30	15,247	53,495
2020 Census Population	27	14,861	49,652
2010 Census Population	33	13,796	41,869
Projected Annual Growth 2024 to 2029	0.8%	-	0.7%
Historical Annual Growth 2010 to 2024	-0.9%	0.7%	1.7%
2024 Median Age	36.5	33.5	35.7
Households			
2024 Estimated Households	5	5,181	17,915
2029 Projected Households	6	5,243	18,708
2020 Census Households	3	4,941	16,996
2010 Census Households	6	4,534	14,163
Projected Annual Growth 2024 to 2029	1.9%	0.2%	0.9%
Historical Annual Growth 2010 to 2024	-1.3%	1.0%	1.9%
Race and Ethnicity			
2024 Estimated White	72.8%	80.3%	81.1%
2024 Estimated Black or African American	16.1%	5.9%	5.0%
2024 Estimated Asian or Pacific Islander	1.8%	2.6%	3.2%
2024 Estimated American Indian or Native Alaskan	1.0%	0.5%	0.4%
2024 Estimated Other Races	8.3%	10.7%	10.3%
2024 Estimated Hispanic	9.3%	10.4%	10.1%
Income			
2024 Estimated Average Household Income	\$118,914	\$106,184	\$129,943
2024 Estimated Median Household Income	\$86,239	\$87,351	\$106,869
2024 Estimated Per Capita Income	\$22,079	\$36,194	\$45,082
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.6%	1.6%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	7.7%	2.7%	2.6%
2024 Estimated High School Graduate	33.0%	28.5%	22.6%
2024 Estimated Some College	21.0%	22.1%	20.3%
2024 Estimated Associates Degree Only	8.1%	10.5%	10.5%
2024 Estimated Bachelors Degree Only	15.2%	23.1%	26.3%
2024 Estimated Graduate Degree	10.4%	11.5%	16.0%
Business			
2024 Estimated Total Businesses	9	368	1,314
2024 Estimated Total Employees	121	5,465	21,944
2024 Estimated Employee Population per Business	13.8	14.9	16.7
2024 Estimated Residential Population per Business	3.3	41.3	39.4

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