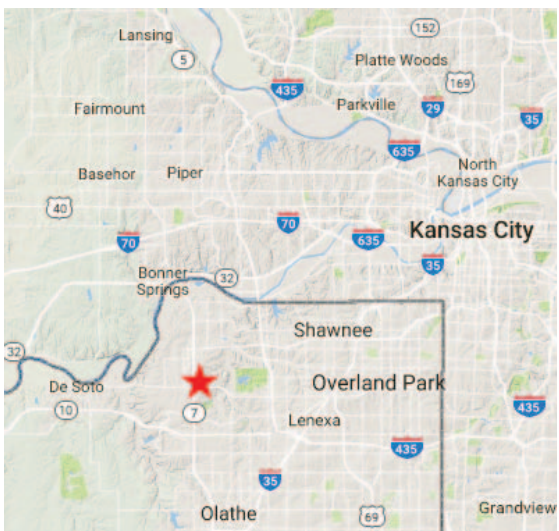


Available for Sale

WESTERN SHAWNEE

K-7 & 83rd Street :: Shawnee, KS 66227



8200 Monticello Terrace Shawnee, KS 66227

- ±2.5 acres
- Great highway visibility
- High traffic counts
- Surrounded by high residential and business park density
- Site for sale or build to suit options available
- KS 7 Hwy frontage - over 250 lineal feet
- Call for pricing!

FOR MORE
INFORMATION
PLEASE
CONTACT

David Christie
913.649.4500
djc@christiedev.com



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Surrounding Area Demographics

Estimated for 2019

	1 mile	3 miles	5 miles
Population	1,573	22,565	74,739
Average Household Income	\$130,375	\$124,068	\$116,667
Median Household Income	\$104,196	\$103,106	\$99,348

MAJOR AREA EMPLOYERS



Quick Facts

Located in Johnson County, Kansas, Shawnee is part of the Kansas City Metro area. Major national and international corporations have located facilities in Shawnee.

Excellent schools, superior transportation infrastructure, location, and a skilled labor pool are a few many factors in the city's continued success. Community Services are moern and comprehensible, yet property tax rates remain low.

Awards and recognition include:

- #17 on the list of Top 100 US Communities to Live - *Money Magazine*
- Best and Most Affordable Suburb by Business - *Business Week*
- Top 20: All-America Cities list - *The National Civic League*
- 1st Place winner of the Digital Cities Award - *The Center for Digital Government*

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CHRISTIE DEVELOPMENT
ASSOCIATES, LLC

