

# 895 N 1549 Rd

LAWRENCE, KS

## FOR SALE

### 110 Acres<sub>(M/L)</sub>

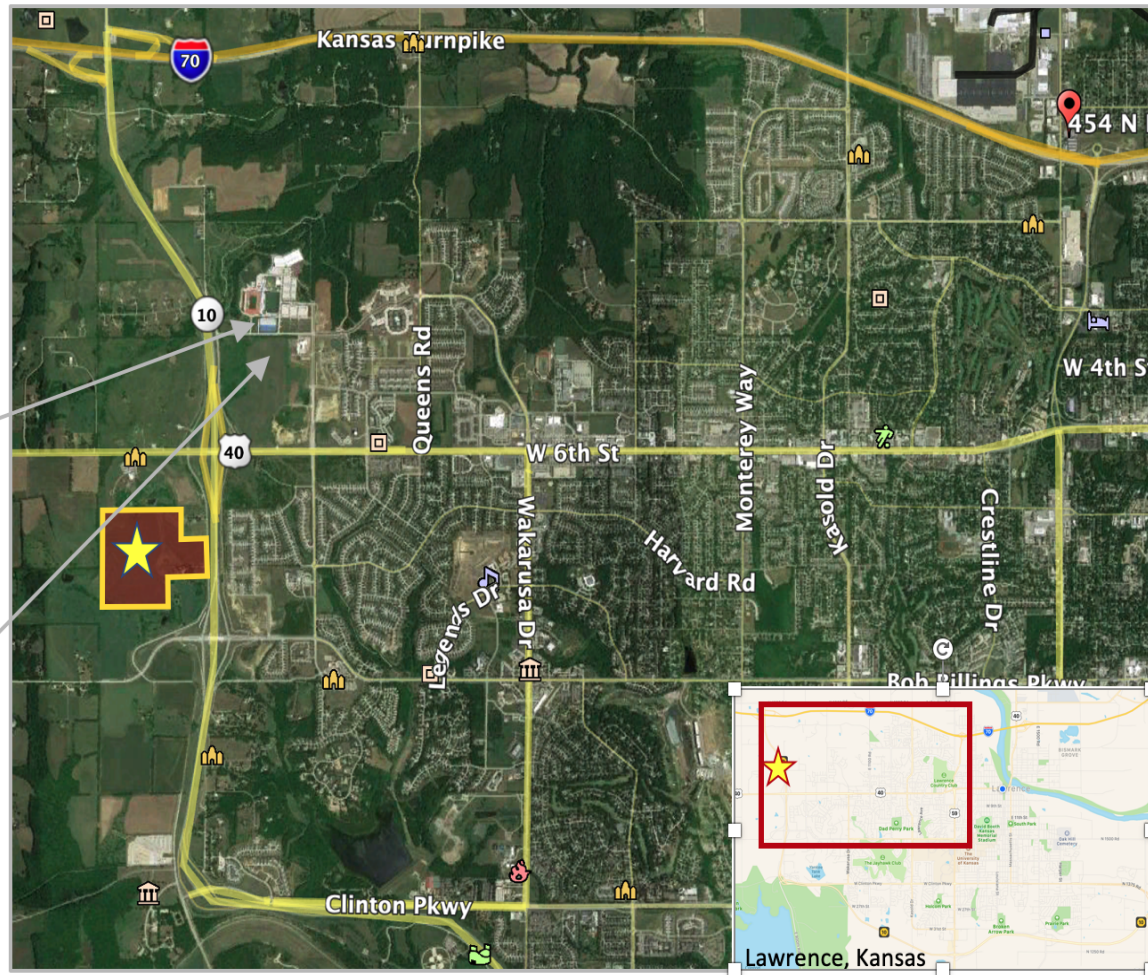
\$1,980,000.00



Rock Chalk Park



LMH Health



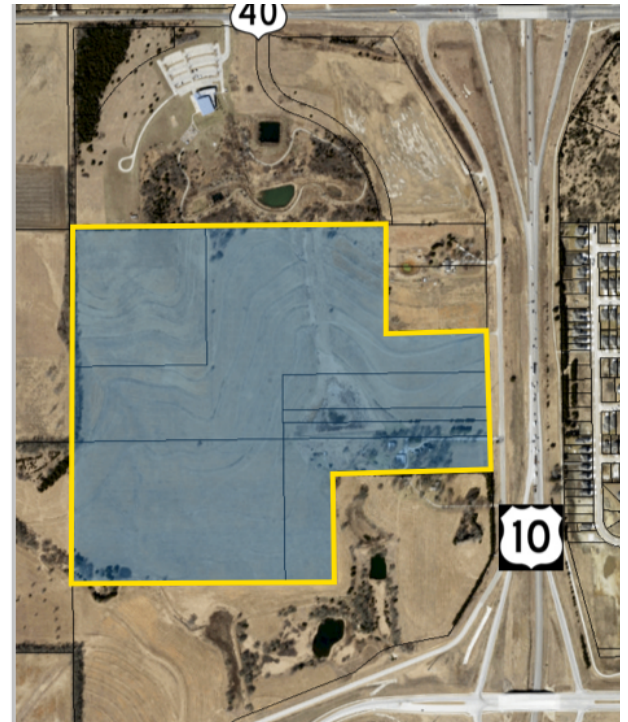
## OFFERING MEMORANDUM

**KW COMMERCIAL**  
545 Columbia Dr  
Lawrence, KS 66049

**PRESENTED BY:**

**EVAN HOLT**  
Agent  
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KS #SP00238805

# Executive Summary



## OFFERING SUMMARY

**SALE PRICE:** \$1,980,000

**AVAILABLE SF:**

**LOT SIZE:** 110 Acres

**PRICE / SF:** \$0.41

## PROPERTY OVERVIEW

Excellent large scale development opportunity.  
Block of 7 parcels totaling 110 acres.

## PROPERTY HIGHLIGHTS

- Adjacent to K-10 Lawrence Bypass and situated along the frontage road
- City has earmarked for, Industrial, Office, Residential.
- Adjacent to city limits.
- ~50 acres in a land trust (public benefit built in).



# Development Blocking Plan





# Parcels, Topography...

## 7 Parcels

41.84 Acres  
16.91 Acres  
6.7 Acres  
2.5 Acres  
3.04 Acres  
11.41 Acres  
27.35 Acres

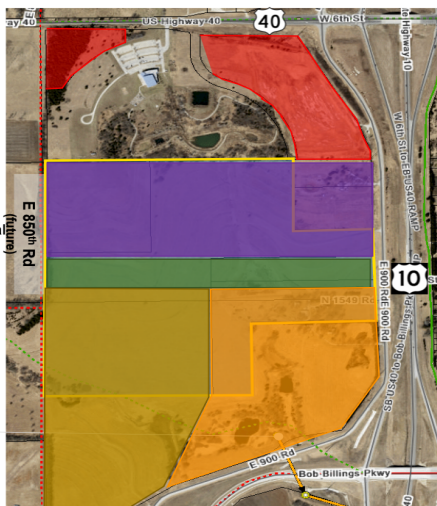
" Sanitary Sewer  
ss than 500' away)



## Property Highlights

City Planned land use includes:

- Commercial
- Residential Office
- Medium Density Residential
- Industrial / Warehouse
- Office





## Aerial Map





# Confidentiality & Disclaimer

## LAWRENCE, KS

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## Property Details

**SALE PRICE****\$1,980,000****LOCATION INFORMATION**

Street Address 895 N 1549 Rd  
City, State, Zip Lawrence, KS 66049  
County/Township Douglas

**LAND**

Number Of Lots 7  
Irrigation Yes  
Water Yes  
Telephone Yes  
Cable Yes  
Sewer Yes

**PROPERTY DETAILS**

Property Type Land  
Property Subtype Office  
Lot Size 110 Acres  
Corner Property Yes  
Waterfront Yes

**PARKING & TRANSPORTATION**

Street Parking Yes

**UTILITIES & AMENITIES**

Power Yes