

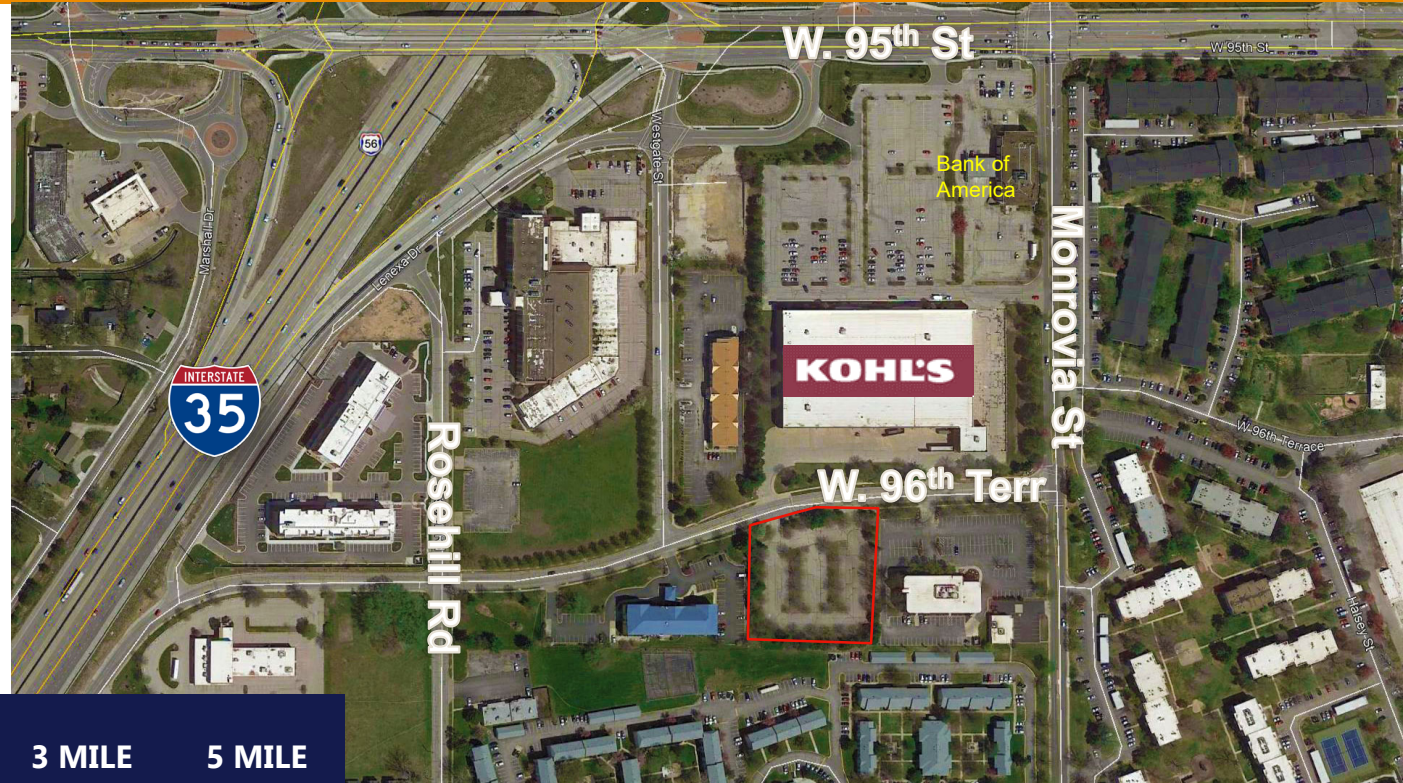
12416 W. 96TH TERRACE
LENEXA, KANSAS 66215

FOR SALE | 75,885± SF AVAILABLE (1.74± Acres)

FOR SALE | \$648,000 (\$8.54/SF)

PROPERTY FEATURES

- Behind Kohl's
- **1.74± acres, currently a parking lot**
- CP-3 zoning, Lenexa
- Near I-35 & 95th Street, Oak Park Mall
- Office, multi-family, senior housing, hotel



DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

2018 EST POPULATION 9,393 92,549 232,639

2018 EST MED HOUSEHOLD INCOME \$69,350 \$74,755 \$79,027

**Senior Housing Potential
62 Units**

For more information, please contact:

WALLY RIST
Land & Industrial Brokerage
Direct 816.936.8580 | Cell 816.536.3059
wrist@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

FOR SALE

12416 W. 96TH TERRACE | LENEXA, KANSAS 66215

Senior Housing Potential 62 Units

CERTIFICATE OF SURVEY

LOT 3, HOME QUARTERS

SHAFFER, KLINE & WARREN, INC.

251500 96th Street, Lenexa, KS 66215

913.888.7800 FAX: 913.888.7868

SURVEYING | ENGINEERING | CONSULTING

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CLIENT
TIC Lenexa Limited Partnership
1801 Century Park East #475
Los Angeles, CA 90067

Project No. 140206-020 July 27, 2016 jmd

DESCRIPTION (PER TITLE COMMITMENT)

Lot 3, EXCEPT that part in road, Home Quarters, a subdivision in the City of Lenexa, Johnson County, Kansas.

GENERAL NOTES:

The bearings shown hereon are based on the Final Plat HOME QUARTERS.
The subject property address is: not available.
There are 127 marked parking spaces located on the subject property.

TITLE NOTE:

Easements shown hereon were taken from previous survey by Shafer, Kline & Warren Inc. Project No. 227062 and dated August 1, 1994 & the Final Plat of HOME QUARTERS. No Title Information was provided for this survey.

FLOOD NOTE:

This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Johnson County, Kansas, Map Number 20091C0051G and dated August 3, 2009.

AREA = 75,885± SQ.FT.
1.742± ACRES

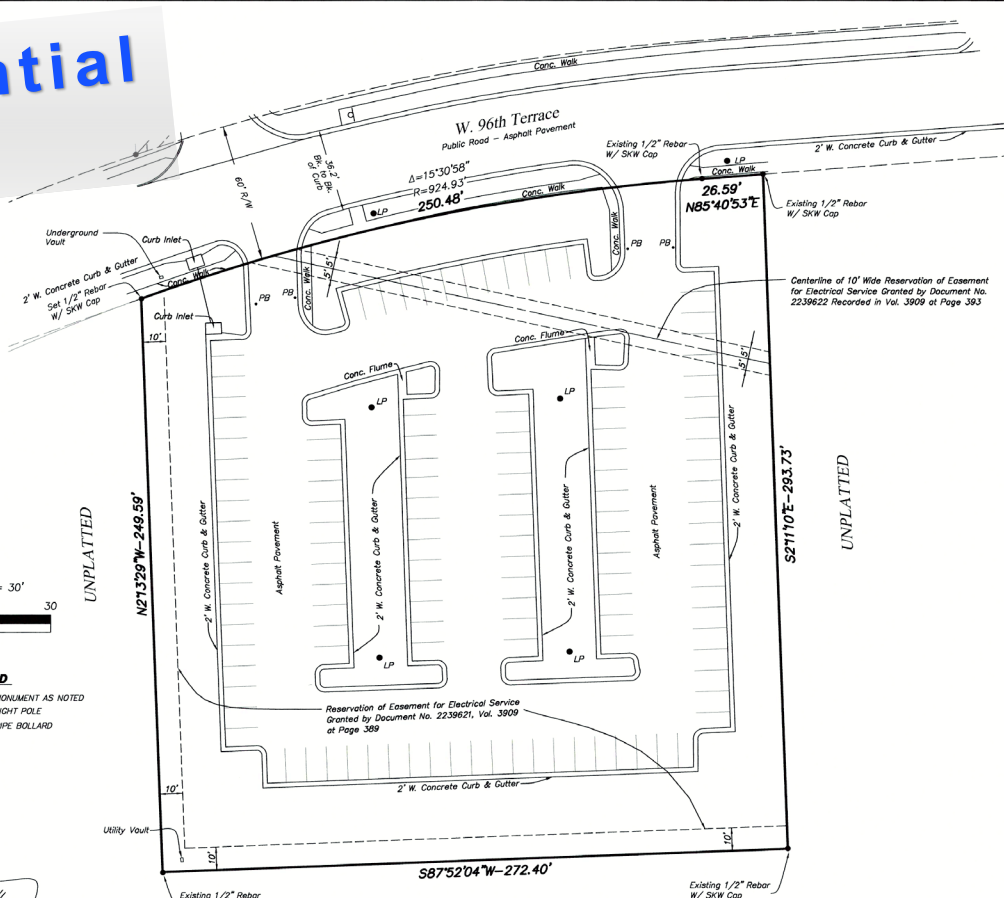
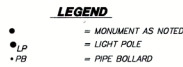
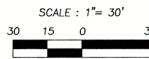
I hereby certify that the information shown hereon is based on a field survey performed under my supervision on July 7, 2016.



SCOTT D. CONFER, KS-LS 1249

JOB NO. 140206-020
NE 1/4, SEC. 13-13-24
Johnson County, KS
140206-020 CDS.DWC

VICINITY MAP
SEC. 03-13-24



Note:
1. Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7233.
2. The contractor shall be responsible for contacting all utility companies for final location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

For more information, please contact:
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