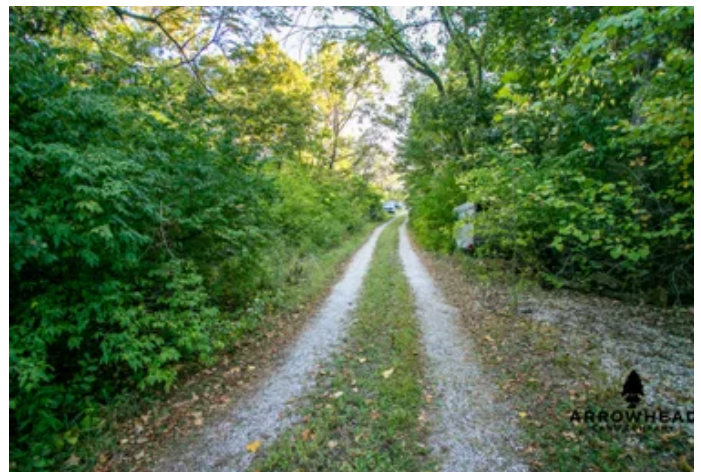


**Commercial, Investment, and Residential Opportunity
along Shawnee Mission Parkway**
20707 Midland Dr
Shawnee, KS 66218

\$1,279,000
6± Acres
Johnson County



Commercial, Investment, and Residential Opportunity along Shawnee Mission Parkway Shawnee, KS / Johnson County

SUMMARY

Address

20707 Midland Dr

City, State Zip

Shawnee, KS 66218

County

Johnson County

Type

Residential Property, Undeveloped Land, Commercial, Lot, Business Opportunity

Latitude / Longitude

39.0078 / -94.8269

Dwelling Square Feet

2009

Bedrooms / Bathrooms

3 / 2.5

Acreage

6

Price

\$1,279,000

Property Website

<https://arrowheadlandcompany.com/property/commercial-investment-and-residential-opportunity-along-shawnee-mission-parkway-johnson-kansas/34366/>



Commercial, Investment, and Residential Opportunity along Shawnee Mission Parkway Shawnee, KS / Johnson County

PROPERTY DESCRIPTION

Price reduced! Located along Shawnee Mission Parkway in highly desirable Western Shawnee sits this 6 +/- acres zoned highway commercial and residential with endless potential. Home of the historic and well-known Peavler's Service and Grocery is the 3,042 square foot building that is currently occupied and used as an auto repair shop. This great location between I-435 and K7 HWY paired with excellent visibility from Shawnee Mission Parkway (27,000 cars per day) creates abundant opportunities for commercial, retail, redevelopment, or multi-family. This property features great access with over 600 feet of blacktop road frontage along both Midland Drive and Woodland Drive. This tract sits two doors down from Quick Trip and is in close proximity to a variety of retail, entertainment, dining, offices, and shopping centers. Current owner/tenant may be willing to lease back if new owner desires. In addition to the shop and commercial acreage is a 2,009 square foot home waiting for someone to make it their own. This earth-contact home is tucked up into the hills above the shop and Midland Drive and offers a great investment or single family opportunity. The home is currently occupied but is being sold "as-is". The 3 bed, 2.5 bath home is all one level and boasts a 1,152 square foot three-car garage that is 2 car lengths deep. Stone pillars out front and a double sided stone fireplace in the living/dining room add ample character and charm. A majority of the residential acreage is made up of mature hardwood timber and a wet weather creek and is frequented by an array of wildlife. The "bones" of the home are solid and the quiet setting in the timber overlooking the creek below provides plenty of privacy, seclusion, and room to roam. This property is situated in a convenient location close to great schools, shopping, entertainment, and highways. This is a rare opportunity in one of the fastest growing cities in Johnson County. Owner willing to divide. Subject to final survey/plat.

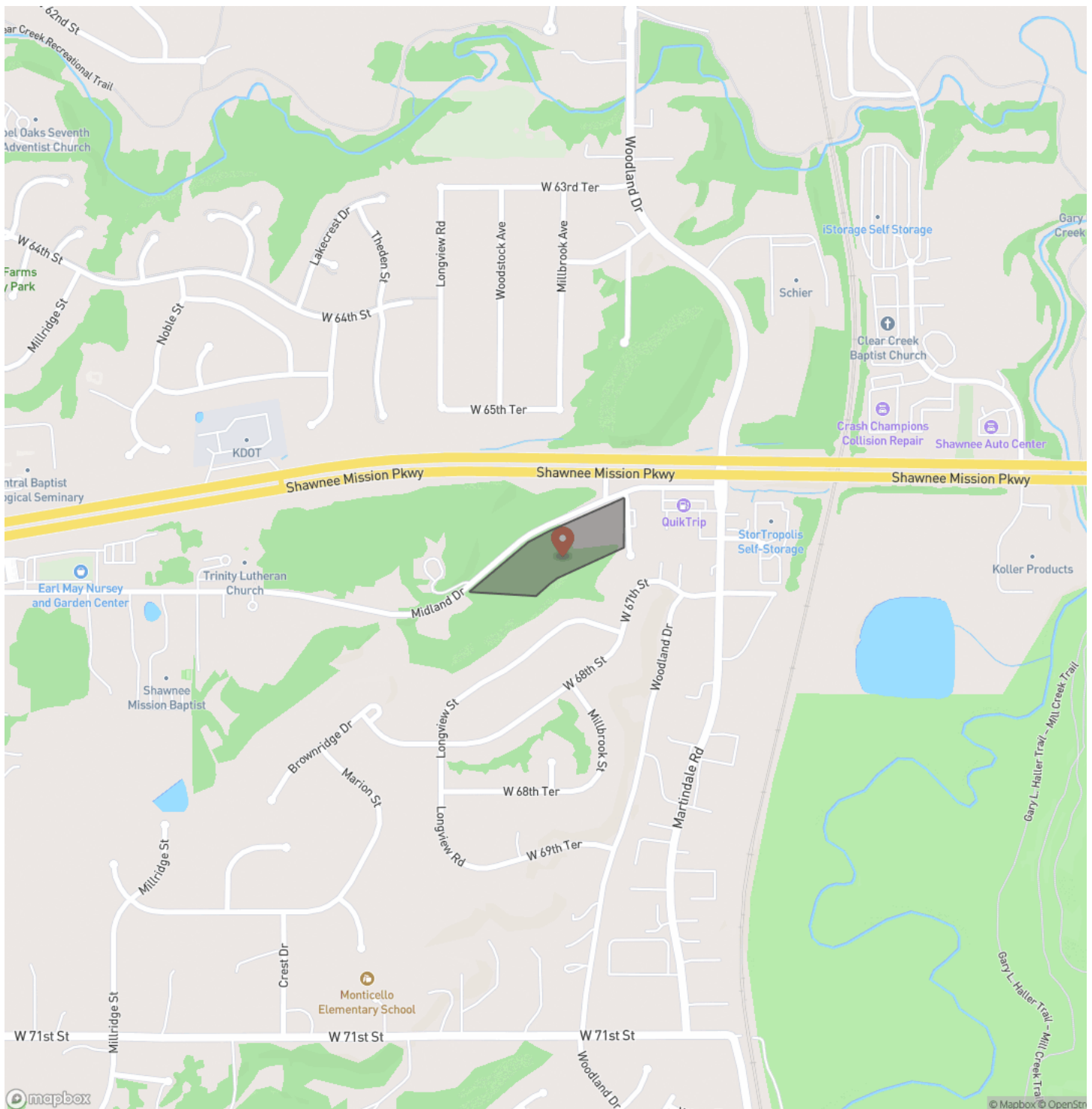
- Excellent location in the ever growing western Shawnee area
- Within minutes of many retail and commercial properties such as QuikTrip, O'Reillys, McDonalds, Commerce Bank, Starbucks, Price Chopper, Auto Zone, UHaul, Earl May, and dozens of restaurants and bars.
- Highly visible from Shawnee Mission Parkway and Quik Trip
- Over 27,000 vehicles pass by this site daily
- Easy access to I435, K7, K10, I70, and I35
- Blacktop road frontage on two sides
- Currently zoned commercial highway/residential
- High-Growth area
- Utilities on site including water, electric, and sewer
- Building on site is currently used as an auto repair shop with over 1,500 square feet of garage space and 1,500 square feet of storefront
- Current tenants open to leasing building back
- Owner willing to divide and sell house separately. Subject to final survey/plat



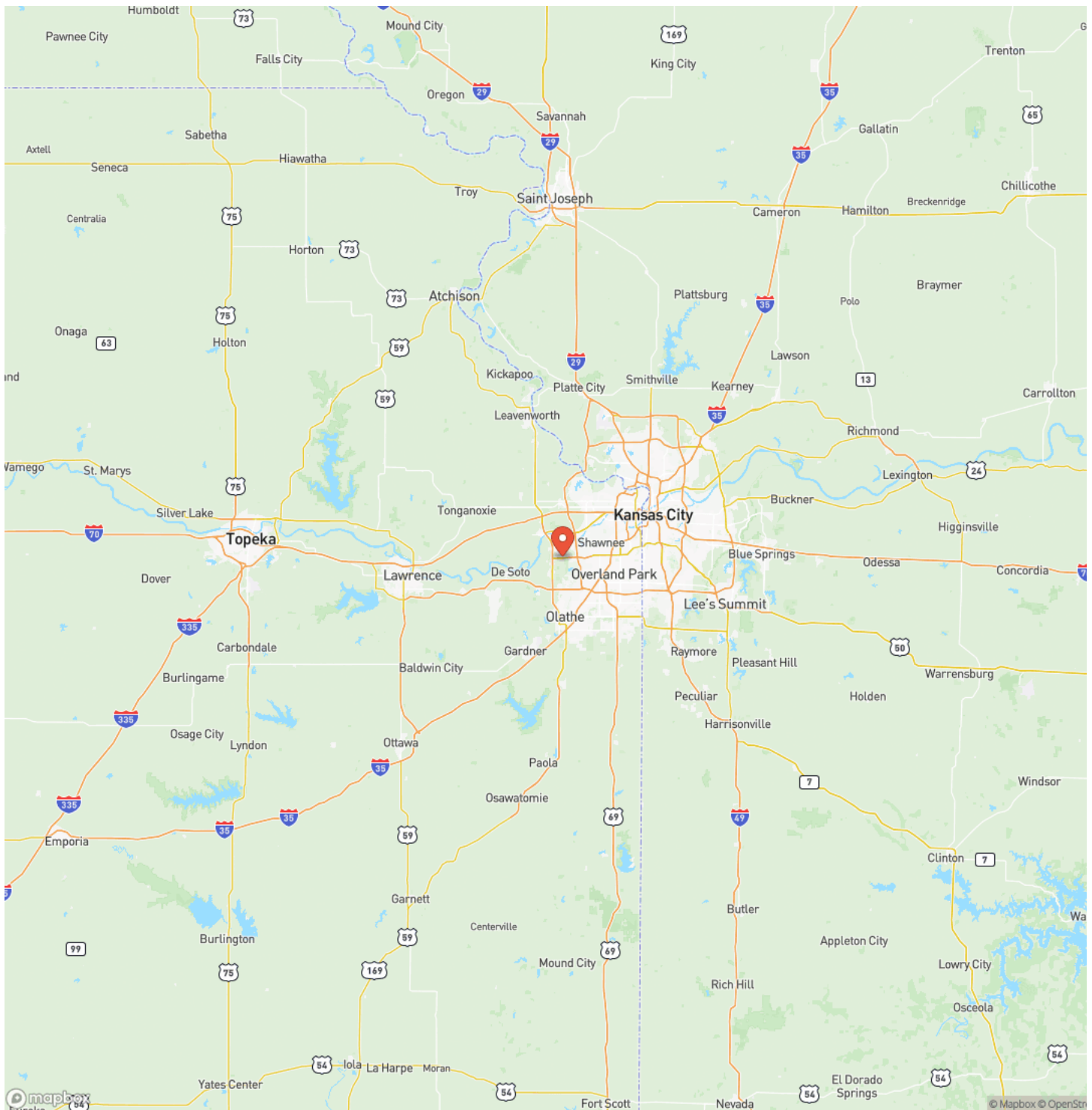
**Commercial, Investment, and Residential Opportunity along Shawnee Mission Parkway
Shawnee, KS / Johnson County**



Locator Map



Locator Map



Satellite Map



Commercial, Investment, and Residential Opportunity along Shawnee Mission Parkway Shawnee, KS / Johnson County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Louisburg, KS 66053

NOTES

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MORE INFO ONLINE:

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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