

**Mixed Use Commercial and Investment Property Along
Shawnee Mission Parkway**
20707 Midland Drive
Shawnee, KS 66218

\$600,000
3.200± Acres
Johnson County



Mixed Use Commercial and Investment Property Along Shawnee Mission Parkway Shawnee, KS / Johnson County

SUMMARY

Address

20707 Midland Drive

City, State Zip

Shawnee, KS 66218

County

Johnson County

Type

Undeveloped Land, Commercial, Lot, Business Opportunity

Latitude / Longitude

39.0083 / -94.8261

Acreage

3.200

Price

\$600,000

Property Website

<https://arrowheadlandcompany.com/property/mixed-use-commercial-and-investment-property-along-shawnee-mission-parkway-johnson-kansas/48177/>



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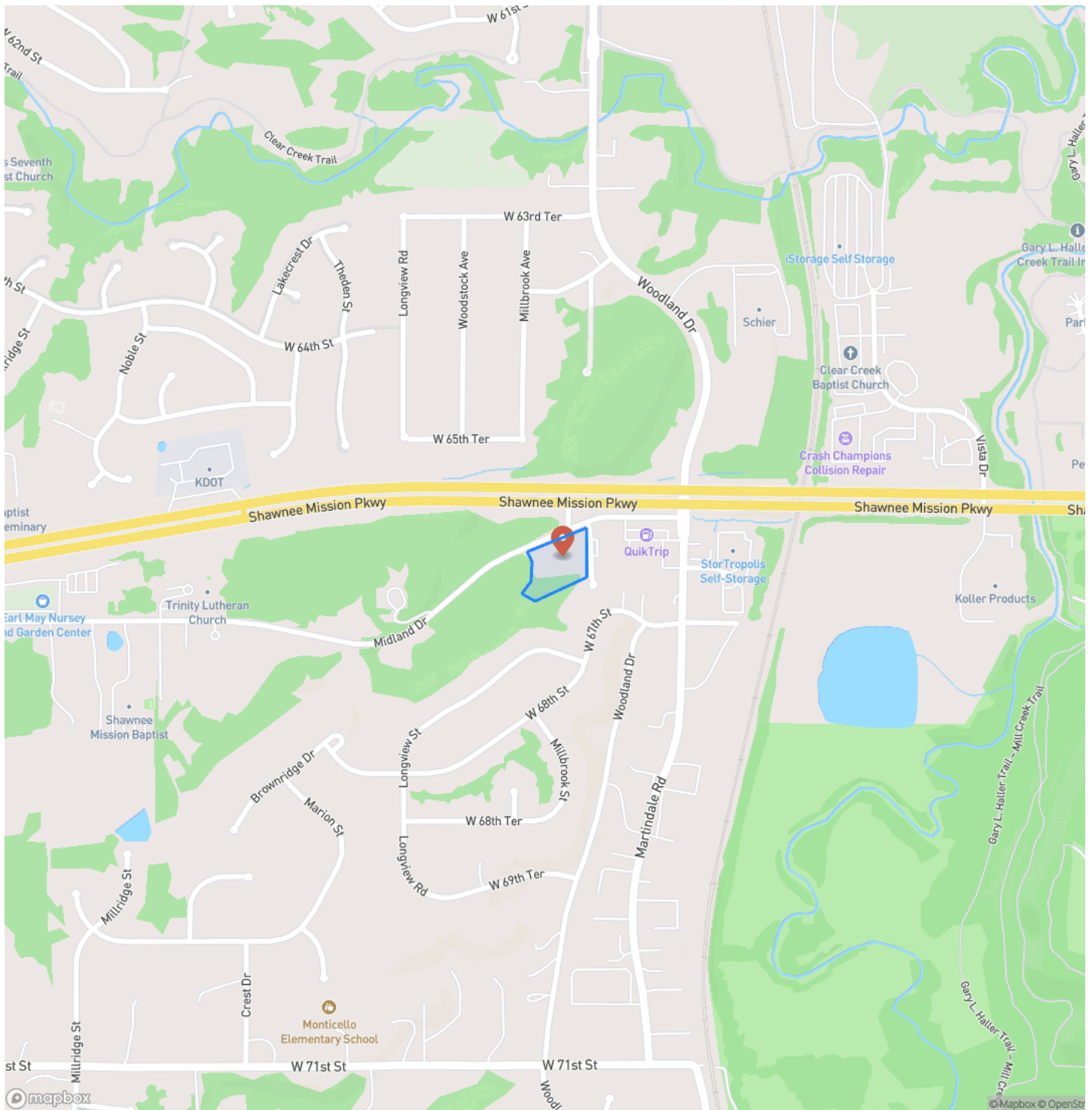
PROPERTY DESCRIPTION

Located along Shawnee Mission Parkway in highly desirable Western Shawnee sits this 3.2 +/- acres 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. There is blacktop road frontage on two sides. 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. There is easy access to K10 HWY, I70 and I35. 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 including O'Riellys, McDonalds, Commerce Bank, Starbucks, Price Chopper, AutoZone, UHaul, Earl May, and dozens of restaurants and bars. The property is currently zoned commercial highway/residential. The utilities on site include water, electric, and sewer. Survey completed Summer 2023. This is a rare opportunity in one of the fastest growing cities in Johnson County. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

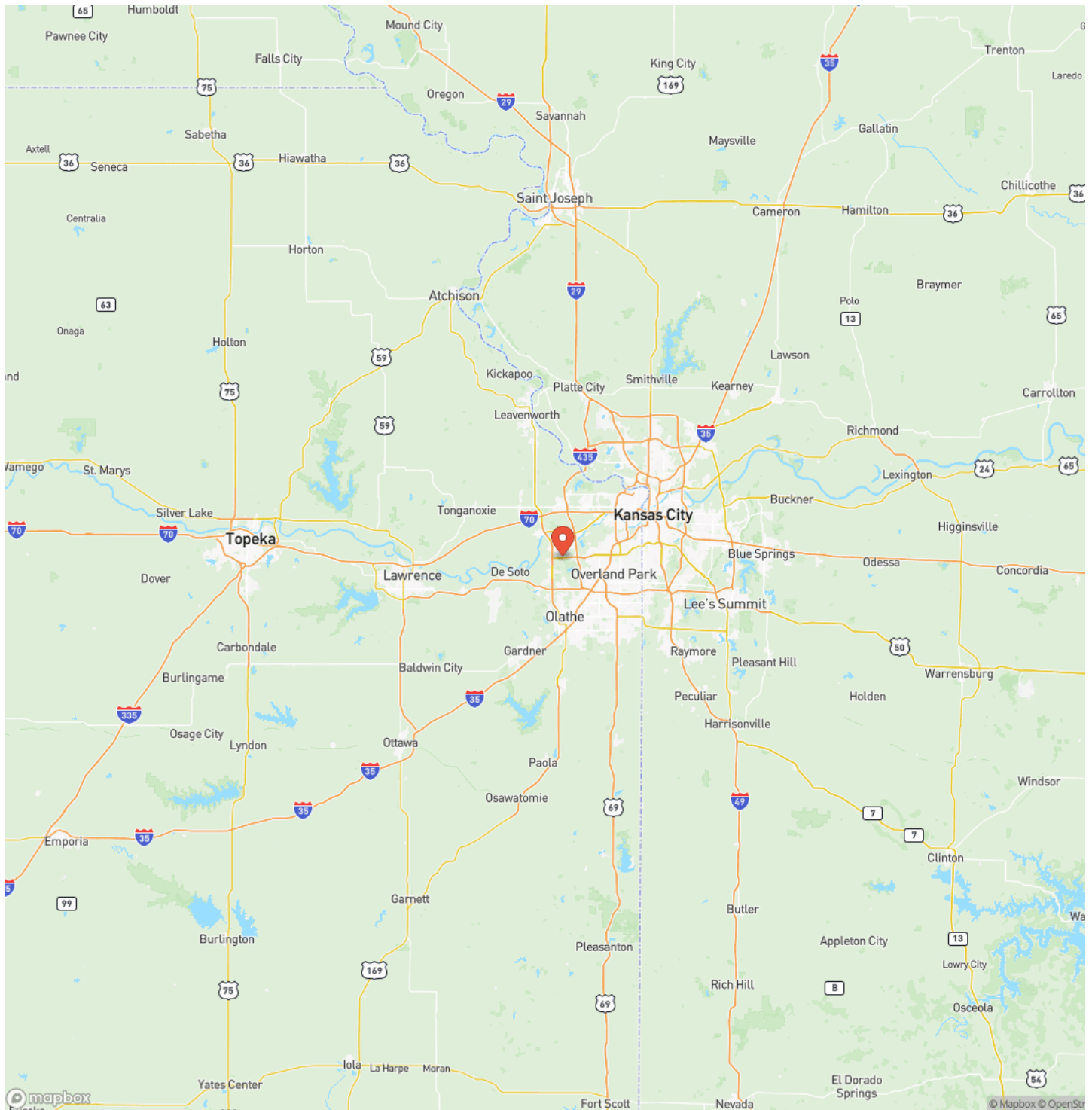
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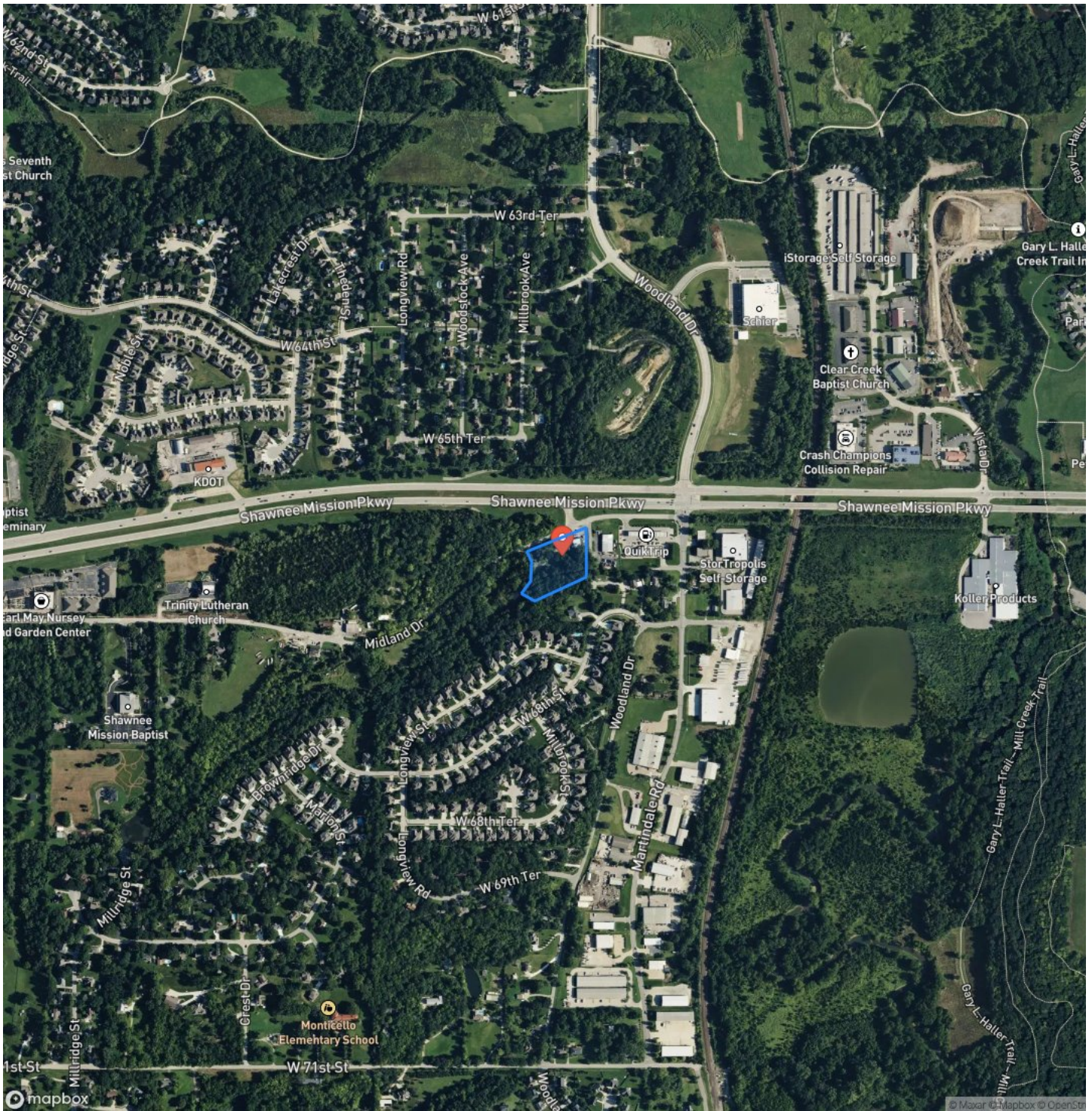
Locator Map



Locator Map



Satellite Map



Mixed Use Commercial and Investment Property Along Shawnee Mission Parkway Shawnee, KS / Johnson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relationship 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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