



LAND SITES FOR SALE/LEASE/BTS

THE MERCATO OF WEST LAWRENCE

NEC OF K-10 AND 6TH ST • LAWRENCE, KS

80+ AC
AVAILABLE

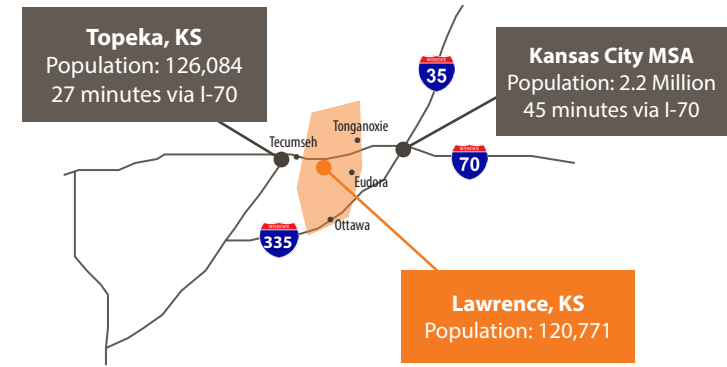
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PROPERTY HIGHLIGHTS

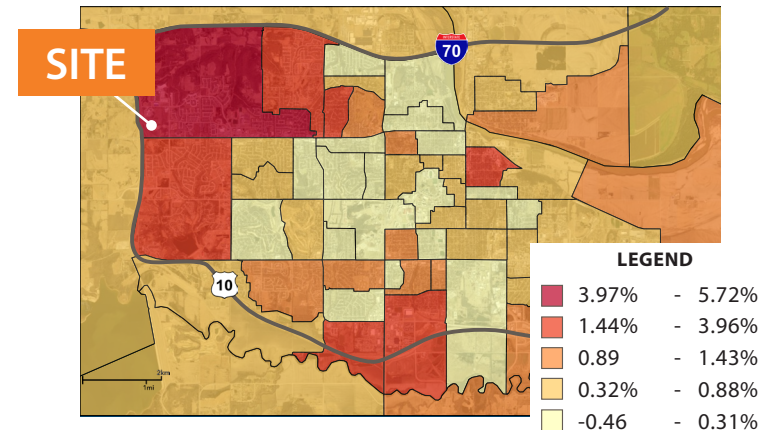
- **Land sites available for sale/lease/build to suit**
- **Pad Sites along 6th Street and George Williams Way**
- **Significant residential & commercial growth in Lawrence**
 - 1,880+ new residential permits issued since 2017
 - Resulting in \$453M+ residential investment
 - 1,310+ new commercial permits issued since 2017
 - Resulting in \$293M+ commercial investment
- **Adjacent to Rock Chalk Park:**
 - 181,000 sf complex; 89 acres of facilities
 - Combined 550,000+ annual visitors
- **Planned 6th St and K-10 interchange improvements:**
 - Construction underway on \$10.5M diverging diamond interchange
 - Plans approved for widening of the South Lawrence Trafficway to a 4-lane divided highway. Estimated construction starts in 2024.

LAWRENCE TRADE AREA

Serving a growing trade area of 192,463 people including 120,771 in Douglas County plus 29,335 University students.



2021-2026 POPULATION GROWTH RATE BY BLOCK GROUP





Rock Chalk Park
Home of KU Track, Softball, Soccer, and Tennis Facilities + Sports Pavilion Lawrence

The Links
-630 Apt + 9 Hole Golf Course-

Hunter's Ridge
-500 Apt Units-

Freestate Highschool
-1,700 Students-

Lawrence Country Club

Mass Street

URBAN OUTFITTERS ACME
BALLY HOUSE
Sally's Madys
FREE STATE
JEFERSON'S
FAT SHACK
THE HOUST

West Middle School

Lawrence High School

THE UNIVERSITY OF KANSAS

DEMOGRAPHICS	3 MI	5 MI	10 MI
Population	29,397	73,070	106,097
Average HH Income	\$115,862	\$90,662	\$85,389
Employees	10,289	37,544	61,381
# of Businesses	932	2,308	4,095

Legend

- SLT 4-Lane widening
- Existing interchanges with ramp modifications
- New interchanges

