

Land Sites for Sale/Lease/BTS

The Mercato - Costco Anchored

NEC OF K-10 & 6TH ST | LAWRENCE, KS

[VIEW DRONE VIDEO](#)

Construction underway
to widen K-10 to 4 lanes
Expected Completion 2027

10



Rock Chalk Park



COSTCO
WHOLESALE

166,000 SF
Opening October 29, 2026

New diverging
diamond interchange

26,395 CPD



Under
Contract

TRUITY
CREDIT UNION

Walmart

19,208 CPD

George Williams Way

6th St

TOM O'LEARY

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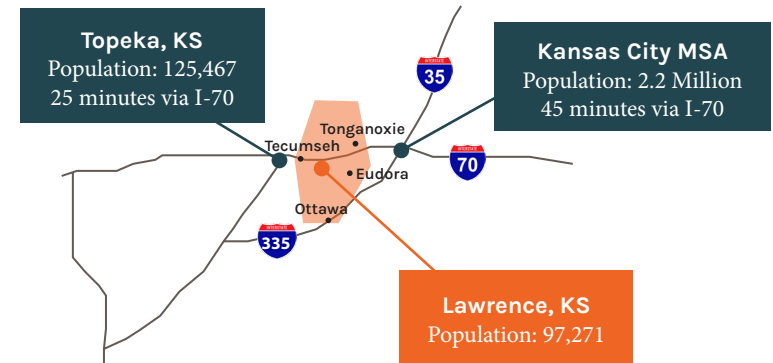
LANE4

Property Highlights

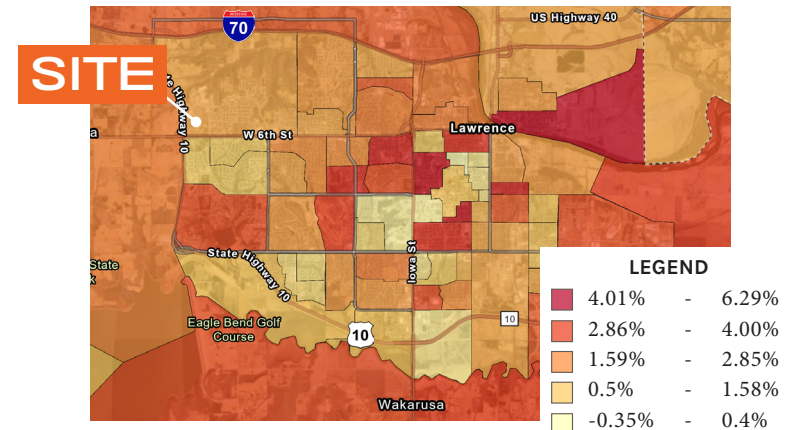
- Land sites available for sale/lease/build to suit
- Anchored by 166,000 SF Costco Wholesale
- Pad sites with visibility to K-10 & 6th Street and George Williams Way
- Significant residential & commercial growth in Lawrence
- **Lawrence Memorial Hospital** is one of the top employers in the area
 - \$100M+ Project
 - **1,000+ patients and staff onsite daily**
- Adjacent to Rock Chalk Park
 - 181,000 SF complex; 89 AC of public/private sports and entertainment facilities
 - **Combined 550,000+ annual visitors**
- 6th St and K-10 interchange improvements
 - Completed: \$10.5M diverging diamond interchange
 - Construction underway: widening of the South Lawrence Trafficway to a 4-lane divided highway
 - North to I-70 to be completed in Dec. 2027
 - South to 27th St to be completed in 2027

Lawrence Trade Area

Serving a growing trade area of **146,964** people including **123,609** in Douglas County plus **27,000+** University students.



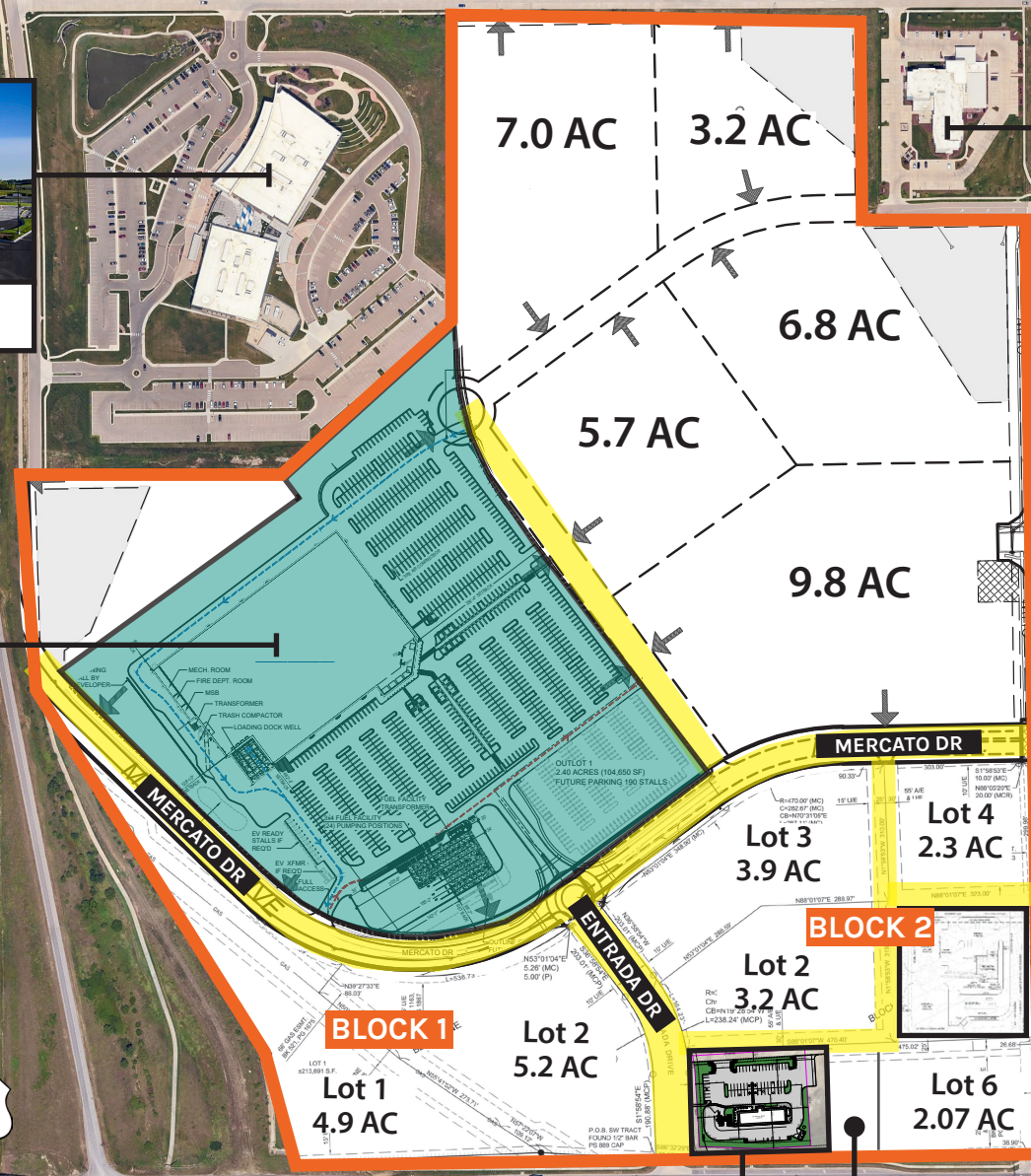
2024 - 2029 Median Household Income Growth Rate





COSTCO
WHOLESALE

166,000 SF
Opening October 29, 2026



Stone Hill
HOTEL

112 Rooms

**Lots can be divisible*

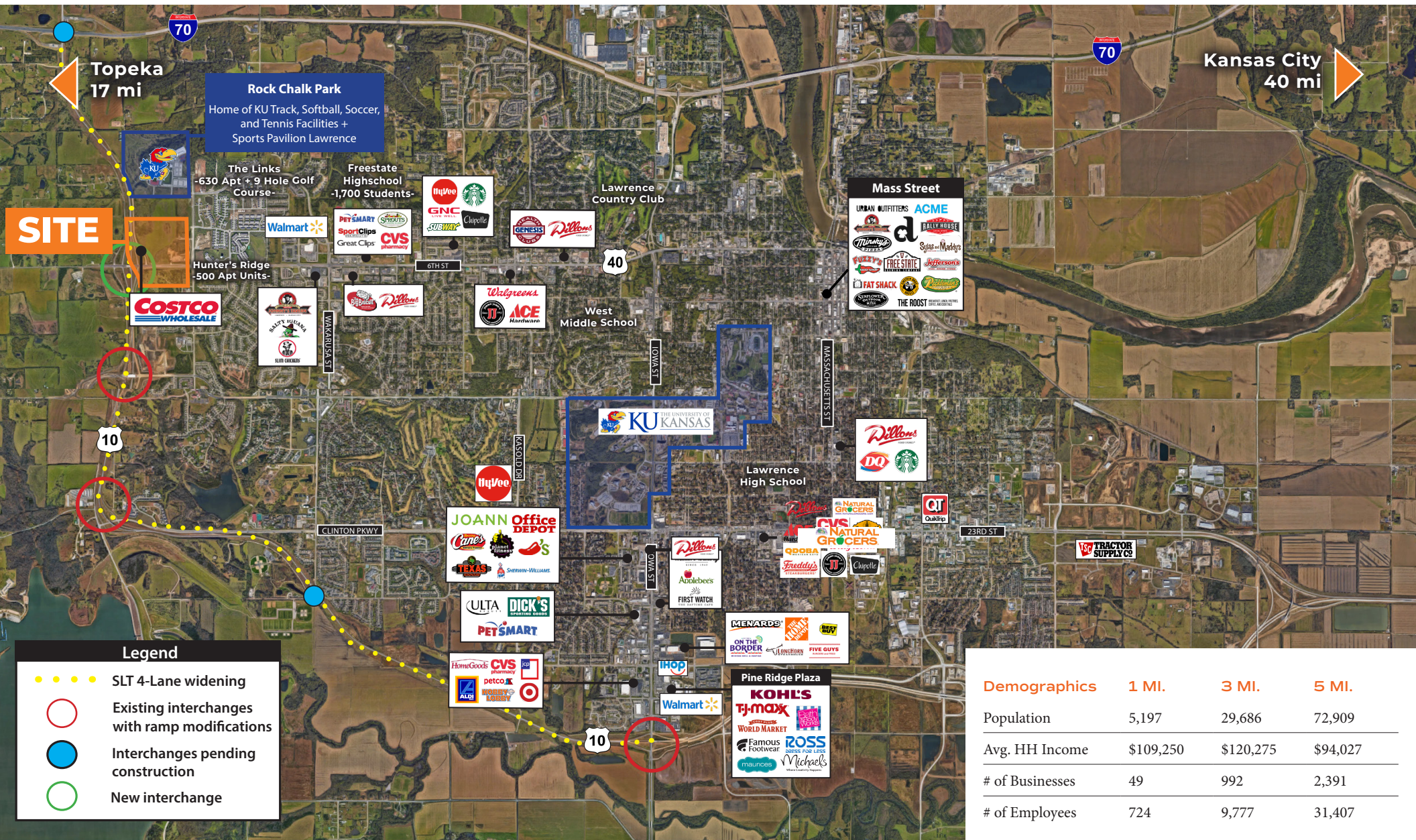
BRAUM'S
ICE CREAM AND DAIRY STORES

Under Contract

VIEW DRONE VIDEO



Market Aerial



Demographics	1 MI.	3 MI.	5 MI.
Population	5,197	29,686	72,909
Avg. HH Income	\$109,250	\$120,275	\$94,027
# of Businesses	49	992	2,391
# of Employees	724	9,777	31,407