

Land Sites for Sale/Lease/BTS

The Mercato - Costco Anchored

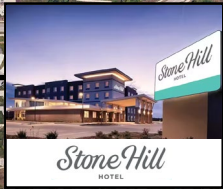
NEC OF K-10 & 6TH ST | LAWRENCE, KS

VIEW DRONE VIDEO

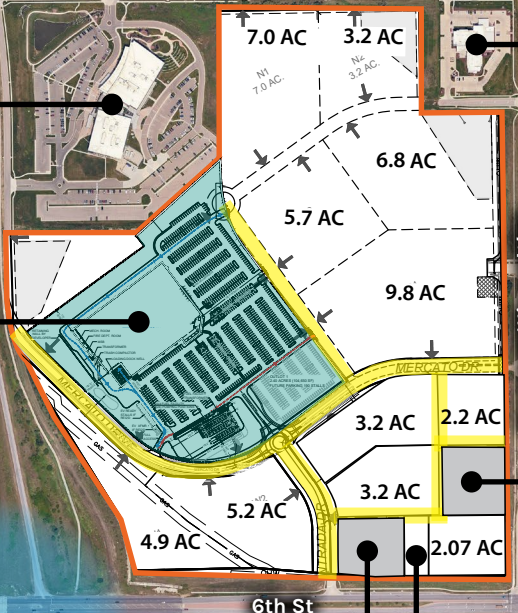
Construction underway to widen K-10 to 4 lanes
Expected Completion 2027



Rock Chalk Park



166,000 SF
Opening Nov. 2026



New diverging diamond interchange



Under Contract

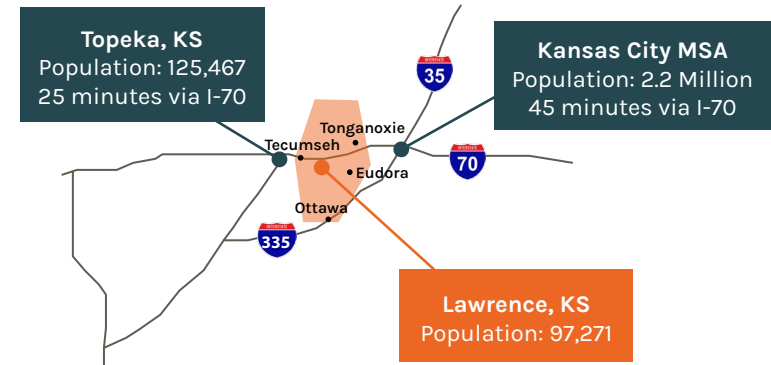
19,208 CPD

Property Highlights

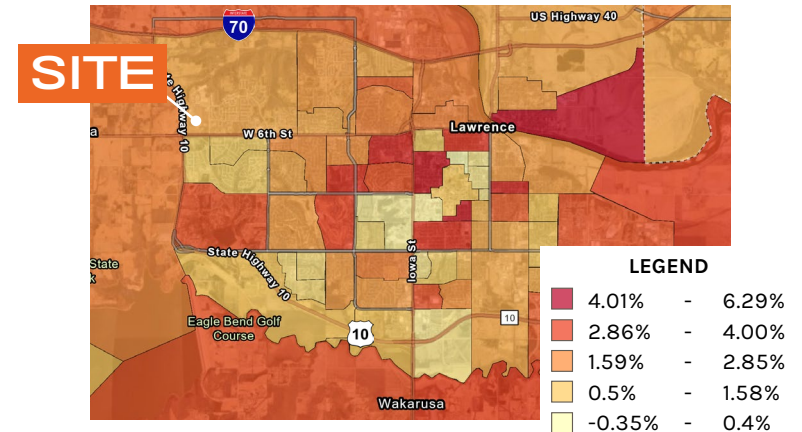
- Land sites available for sale/lease/build to suit
- Anchored by 166,000 SF Costco Wholesale
- Pad sites with visibility to K-10 & 6th Street and George Williams Way
- Significant residential & commercial growth in Lawrence
- **Lawrence Memorial Hospital** is one of the top employers in the area
 - \$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

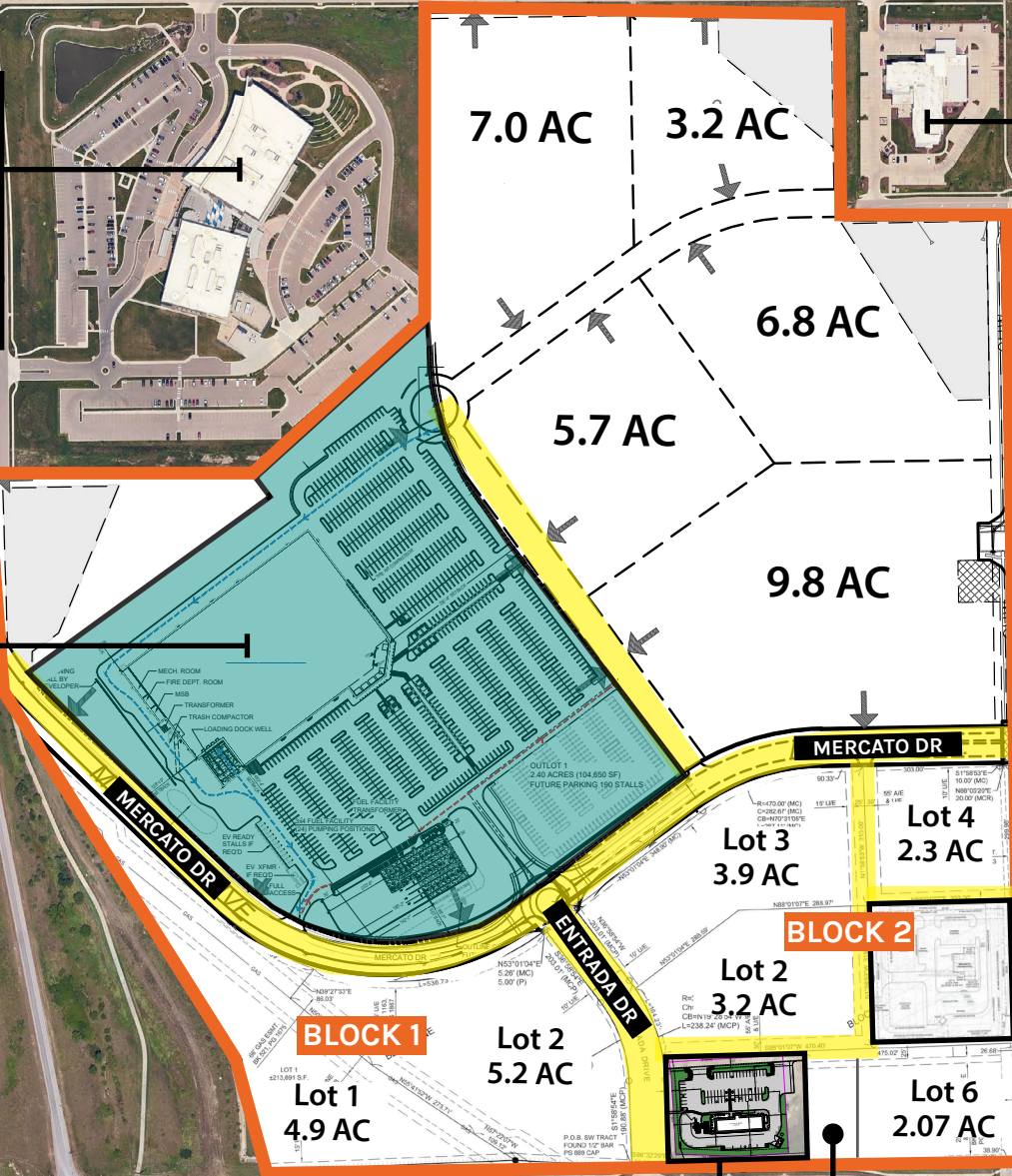
Lawrence Trade Area

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





Stone Hill HOTEL
112 Rooms

COSTCO
WHOLESALE
166,000 SF
Opening Nov. 2026

*Lots can be divisible

TRUITY
CREDIT UNION

BRAUM'S
ICE CREAM AND DAIRY STORES

Under Contract

VIEW DRONE VIDEO



Market Aerial

