



LAND SITES FOR SALE/LEASE/BTS

# THE MERCATO OF WEST LAWRENCE

NEC OF K-10 AND 6<sup>TH</sup> ST • LAWRENCE, KS

**80+ AC**  
**AVAILABLE**

[VIEW DRONE VIDEO](#)

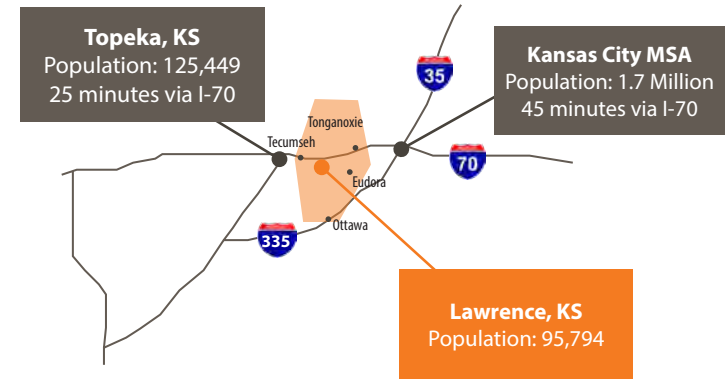
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## PROPERTY HIGHLIGHTS

- Land sites available for sale/lease/build to suit
- Pad Sites with visibility to 6<sup>th</sup> Street and George Williams Way
- Significant residential & commercial growth in Lawrence
  - 1,790+ new commercial and residential permits issued in 2023
  - \$161M+ in total investment
- Adjacent to Rock Chalk Park:
  - 181,000 SF complex; 89 AC of 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. 2025
    - South to 27th St to be completed in 2026

## LAWRENCE TRADE AREA

Serving a growing trade area of 168,182 people including 119,964 in Douglas County plus 22,000+ University students.



## 2024-2029 MEDIAN HOUSEHOLD INCOME GROWTH RATE

