

Pad Sites Available

# Gateway 150

HWY 150 & W 135TH ST | KANSAS CITY, MO

0.5 - 2.69 AC



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LANE4

# Property Highlights

- 0.5 - 2.69 AC pad sites for ground lease
- Zoned B3-2 including drive-thrus
- Hwy 150 is the gateway to Leawood, Overland Park, and Olathe from Belton and Raymore
- Located on the hard corner of 135th St and Hwy 150
- Great street level visibility with 27,922 CPD at the intersection of 135th St and Hwy 150
- Immediate proximity to Walmart, Lowe's, Target, and Quick Trip
- Attractive Leawood, Overland Park, and KCMO demographics

Demographics	1 MI.	3 MI.	5 MI.
Population	5,833	45,099	151,336
Avg. HH Income	\$149,220	\$193,272	\$150,047
# of Businesses	297	1,690	8,691
# of Employees	4,737	21,321	119,745

Placer.ai	Annual Visits	Ranking Index Based on Visits
Quick Trip	934K	Top 5% in the U.S.
Suburban Lawn & Garden	6,300	Top 10% in the U.S.

**3.8M annual combined visitors** to Walmart, Lowe's, Target, Harbor Freight, and Total Wine (Placer.AI 2026)



# Market Aerial



**East Leewood Village**  
Mixed-Use Development  
Residential, Office, Retail  
- Under Construction -

**Leewood Market Center**  
- Proposed -

**SITE**

## East Leewood Village

- \$500M mixed-use development totaling 116 AC
- 781 total residential units including luxury apartments, brownstones, villas, single-family homes, and work/live condos
- Active 55+ Living: 160 Units
- Retail Space: 100,000+ SF
- Office Space: 250,000+ SF
- Greenspace: ~40% of site with parks, trails, and amphitheater

Leewood  
Overland Park  
Olathe

Belton / Raymore

