

GATEWAY 150

Pad Sites Available

LANE4



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

TOM O'LEARY
816.268.9101 / toleary@lane4group.com

GATEWAY 150



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 nation

Suburban Lawn & Garden

222K

Top 10% in the nation

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

GATEWAY 150



East Leawood 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