

GATEWAY 150

Pad Sites Available

LANE 4



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