

222nd
St.

US
40

51 AC

Land Auction | Tonganoxie, KS

Highway Commercial Development Opportunity

Starting Bid: \$150,000 | Last List: \$1.17M

BIDDING ENDS JULY 9th – 1PM





INVESTMENT HIGHLIGHTS

● Substantial Development Opportunity

The Property consists of 51 ± acre triangle shaped parcel in the growing City of Tonganoxie. This is the largest available mixed-use zoned development for sale within the immediate area. This property was recently annexed into the city limits of Tonganoxie.

● New Development Shaping the Market

Completed developments include the \$250M, 300k SF Hills Pet Nutrition manufacturing & distribution facility and a Unilock wholesale location for construction materials. DSM, a publicly traded company based in the Netherlands, just announced a \$52M, 70k SF plant creating 28 new jobs with an average salary of \$72,000.

● High Traffic Location

The Property benefits from fronting US Hwy 24/40 with a high traffic count of over 5,500 VPD. The strategic location, easy access to I-70 (32,000+ VPD), and frequent traffic make this an intriguing location for commercial or retail development alike.

● Multi-Use Zoning

The site is zoned Mixed Land Use (MDX) which allows for a wide variety of uses including residential, commercial, retail, and agriculture.

Demand Driver

Significant Logistics & Manufacturing Facilities

- 1 DSM (Est. Complete Q2, 2025)
- 2 Hill's Pet Nutrition (\$250 Million)
- 3 Urban Outfitters (2k+ Jobs Created)
- 4 Amazon (3 Million SF)
- 5 Turner Logistic Center (3 Million SF)
- 6 Old Dominion Freight Line
- 7 Compass 70 Logistics (2 Million SF)
- 8 Heartland Logistics Park (2 Million SF)
- 9 Bonner Springs Ind. Park
- 10 Panasonic (\$4 Billion)

Retail

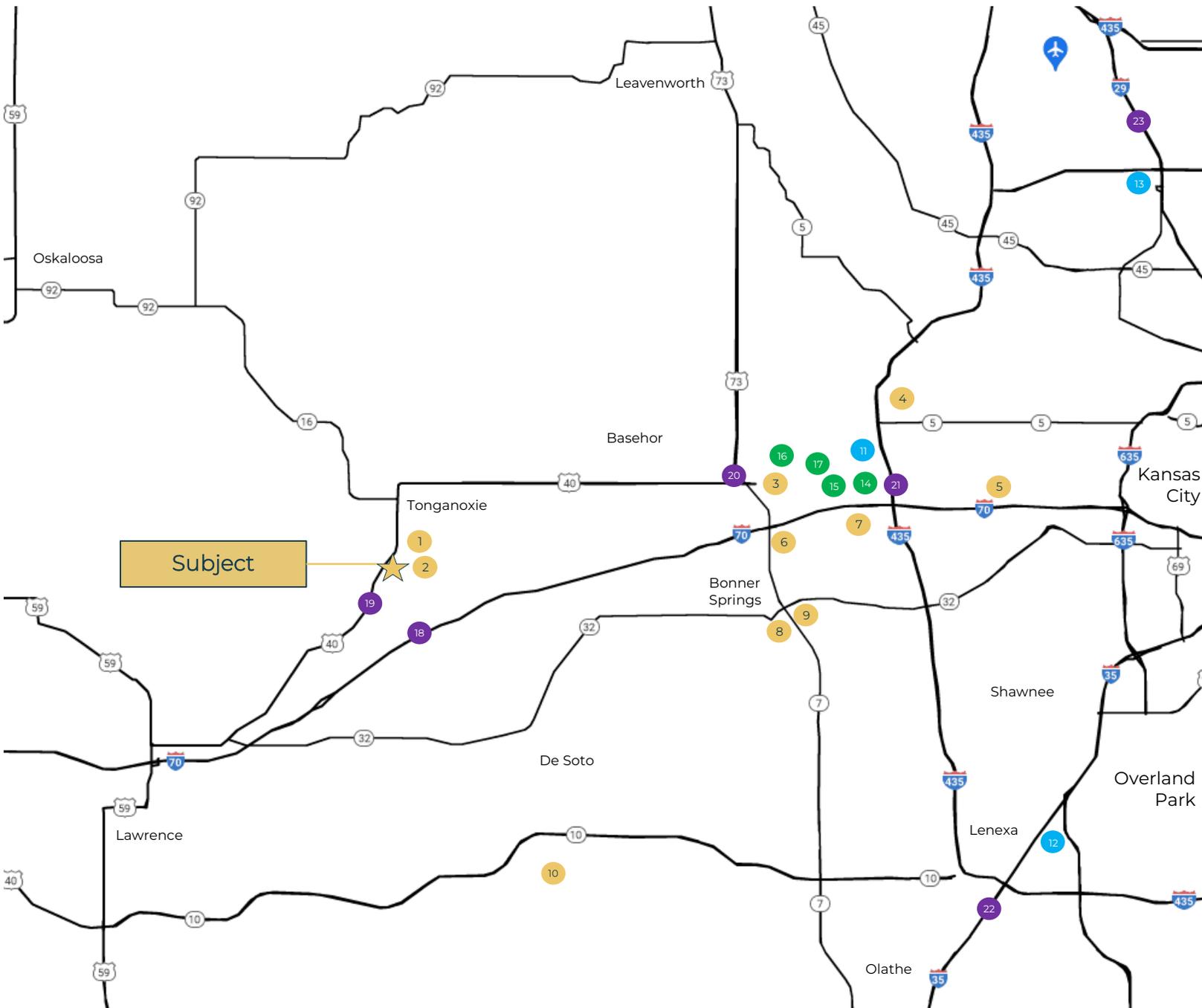
- 11 Legends Outlets (1.2 Million SF)
- 12 Oak Park Mall (1.6 Million SF)
- 13 Zona Rosa Town Center (1 Million SF)

Entertainment

- 14 Childrens Mercy Park (Sporting KC)
- 15 Kansas Speedway
- 16 American Royal
- 17 Legends Field (KC Monarchs)

Major Road Traffic VPD

- 18 32,000+ VPD
- 19 5,500+ VPD
- 20 23,000± VPD
- 21 60,000± VPD
- 22 118,000± VPD
- 23 58,000± VPD



Subject



Cates Auction & Realty Co. is pleased to present for auction, 51.01 ± acre highway commercial development parcel zoned Mixed Land Use (MXD). Located in the county just 1.5 ± miles south of downtown Tonganoxie, the Property benefits from high visibility along Chieftain Rd/Hwy 40 with over 5,500 ± vehicles passing per day. The Property is adjacent to the Tonganoxie Business Park, which has seen tremendous investment by national and international companies in recent years. Additionally, the property is just 2.5 ± miles from I-70 and has access to 5 other interstates. With its substantial size and prime location, this property is an intriguing development opportunity for developers interested in capitalizing on the continued growth in the submarket. Bidding Ends July 9 - 1PM



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Contact

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