



97.49_± AC

Land Auction | Edgerton, Kansas

97.5_± Acre Development Land Auction

Starting Bid: \$250,000 | Last List: \$4.2M

BIDDING ENDS AUGUST 15th – 1PM





INVESTMENT HIGHLIGHTS

● Accelerating Demand for New Housing

The surge in new jobs driven by developments like the Panasonic Battery Factory—projected to create 7,800± direct and indirect positions—is expected to significantly strain Johnson County's already limited housing inventory. An estimated 2,300± to 2,500± additional housing units will be needed to accommodate the growing workforce, highlighting a critical demand for affordable single-family homes in the area.

● Exception Location

This property offers an ideal location with just 34 miles to downtown Kansas City, MO, providing easy access to major job centers and urban amenities. It's conveniently located near Gardner, KS, where shops, grocery stores, and everyday essentials are readily available. With close proximity to highways and interstates, commuting to KC takes just 30 minutes, making it a highly accessible and desirable location for work and lifestyle needs.

● Substantial Development Opportunity

97.45± Acres triangle shaped parcel with a mix of level and sloped ground with 3,138± Feet of highway road frontage along Hwy 56 with over 4,000± Vehicles Per Day (VPD).

● New Development Shaping the Market

The DeSoto Panasonic Battery Plant is projected to generate an annual economic impact of \$2.5 billion, along with \$400 million in public benefits over 20 years, supporting infrastructure, education, and community development. Meanwhile, Logistics Park Kansas City (LPKC) has completed 15.5± million square feet of Class A logistics space, with a total capacity of 26.5± million square feet on, and serves major brands like Amazon, Hostess, JB Hunt, and PepsiCo, thanks to its proximity to the BNSF Intermodal Facility and I-35.

Demand Driver

Significant Logistics & Manufacturing Facilities

- 1 DSM
- 2 Hill's Pet Nutrition (\$250 Million)
- 3 Unilock
- 4 Urban Outfitters (2k+ Jobs Created)
- 5 Amazon (3 Million SF)
- 6 Turner Logistic Center (3 Million SF)
- 7 Old Dominion Freight Line
- 8 Compass 70 Logistics (2 Million SF)
- 9 Heartland Logistics Park (2 Million SF)
- 10 Bonner Springs Ind. Park
- 11 Panasonic (\$4 Billion)
- 12 BNSF Intermodal
- 13 Logistics Park Kansas City (LPKC)

Retail

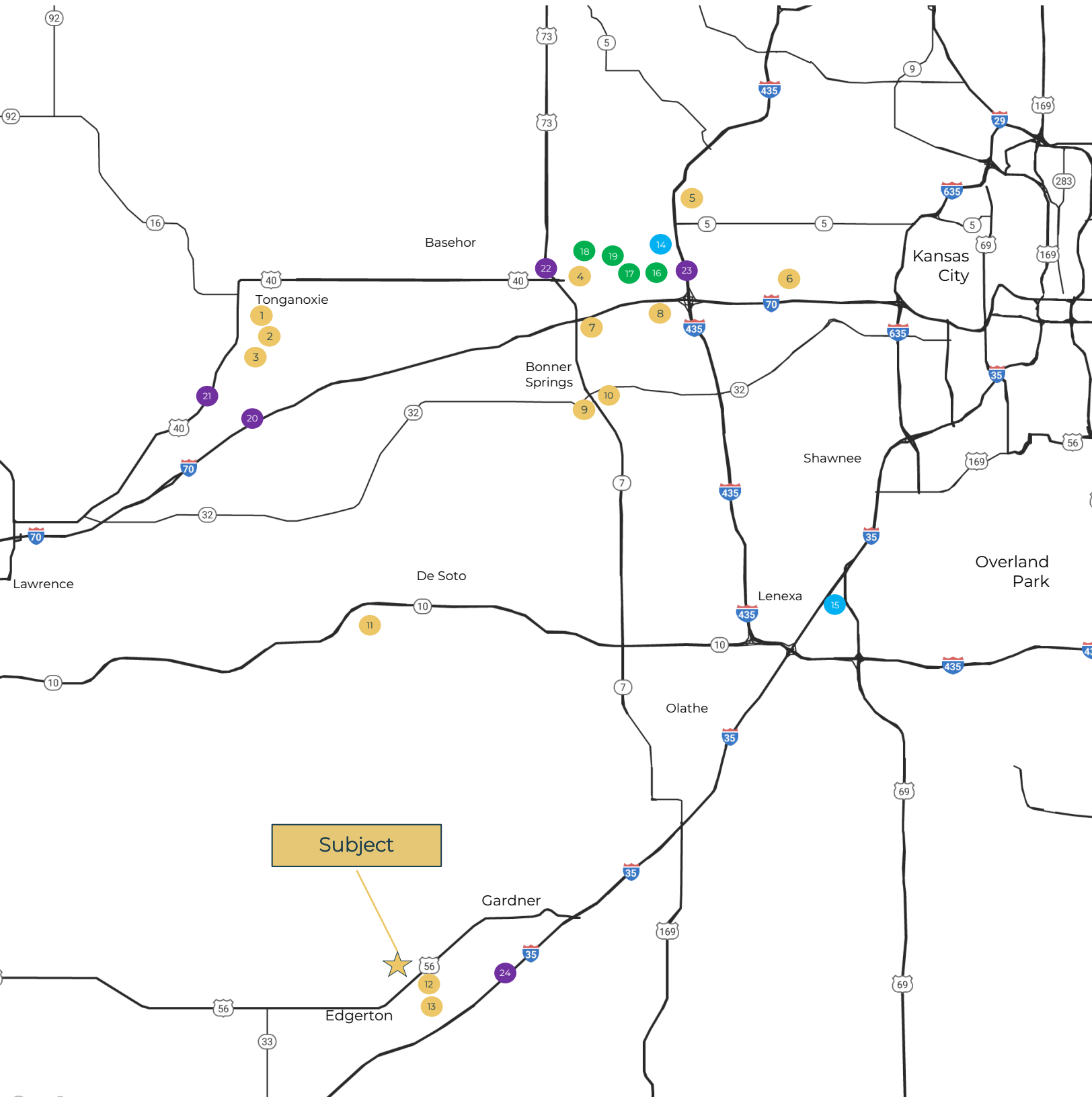
- 14 Legends Outlets (1.2 Million SF)
- 15 Oak Park Mall (1.6 Million SF)

Entertainment

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

Major Road Traffic VPD

- 20 32,000+ VPD
- 21 5,500+ VPD
- 22 23,000± VPD
- 23 60,000± VPD
- 24 118,000± VPD





Cates Auction is pleased to present for auction a rare 97.49± acre land in a prime industrial corridor just 5 miles from the BNSF Intermodal and LPKC Industrial Development – home to 15.5± million square feet of Class A warehouse space. With over 3,100 feet of highway frontage and access to Hwy 56 and I-35, this agriculture zoned (AG) land offers low carrying costs, future development potential, and available utilities. Close to the DeSoto Panasonic Battery Factory and other job centers, it's ideal for new housing or infrastructure in the area. The property includes income from an oil lease and agricultural production, plus the option to execute a buyout agreement with the oil lease operator. Appraised at \$4.5M in 2019. Bidding ends July 31 at 1PM.



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Contact
Alex Forster , Listing Agent
 816-766-1352