



FOR IMMEDIATE RELEASE

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Johnson County Development Opportunity: 118+ Acres Near Gardner & Edgerton Exits on I-35

Edgerton, KS – If you are a real estate developer seeking a well-located project, whether it be for residential, industrial, or commercial development, here is your chance! Just 35 minutes outside Kansas City with I-35 frontage, is 118 acres near public schools, residential neighborhoods, and Logistics Park Kansas City.

The possibilities don't stop at redevelopment for residential communities, however, as the acreage would also be a successful industrial development in support of the 14 million square foot warehouse and distribution operations less than a mile north, on the opposite side of I-35. [Logistics Park Kansas City](#) is a 3,000-acre master-planned distribution development that has created over 12,500 jobs since 2012.

While this property has endless opportunity, including commercial use, it lies within a redevelopment district in Edgerton, Kansas, and could potentially qualify for aid from the [Rural Housing Incentive District \(RHID\)](#). The RHID helps developers finance public improvements and reimburses certain land acquisition costs, site preparation, street grading, underground public utilities, and [more](#). There have also been some preliminary discussions with the [Kansas Housing Resource Corporation \(KHRC\)](#), suggesting they may favorably consider a 4% Low Income Housing Tax Credit application for this plot. Considering the commercial growth the town has recently experienced and financial aid options, this land has huge potential for development.

Don't miss out on the chance to leverage the unsurpassed connections in Edgerton. Whether you decide to utilize the land commercially or residentially to support employment growth in the area, this ground is a great investment opportunity no matter the buyer's choice.

This land will be sold at auction to the highest bidder, regardless of price, on October 27th. The auction will be conducted by McCurdy Real Estate & Auction with online-only bidding at McCurdy.com. Bidding opens on October 11th at 2:00 pm and will close at 2:00 pm on October 27th.

For more information, photos, and the terms and conditions for bidding, please visit McCurdy.com/8668

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McCurdy Real Estate & Auction, LLC is a full-time regional and multi-state auction firm that has conducted more than 16,000 successful auctions and typically conducts more than 550 auctions annually. They specialize in real estate with licensed real estate brokers and auctioneers in Kansas, Oklahoma, Missouri and Colorado.