

OFFERING MEMORANDUM

2300 CRESTLINE DRIVE

LAWRENCE, KS, 66047

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EXECUTIVE SUMMARY

UNIQUE LAND OFFERING IN LAWRENCE, KS

Kidder Mathews is pleased to present this unique land offering in Lawrence, Kansas.

The Subject Property is 9 acres across the street from the University of Kansas. The site is currently in Escrow with a developer who plans to build 57 duplexes and 6 detached dwelling structures. This is an opportunity to Purchase the Property below the Contract Price. Please execute the attached Confidentiality Agreement to receive additional information on this Offering.

ADDRESS 2300 Crestline Dr, Lawrence, KS 66047

PURCHASE PRICE \$2,200,000

LOT SIZE 9.1 AC

APN 111-11-0-10-02-001.00-0



INVESTMENT HIGHLIGHTS

Development Project

Purchasing the Property below the existing Contract Price. Plan consists of 57 duplexes and 6 detached dwellings, totaling just under 400,000 square feet.

Exceptional Lot Size

9.1 Acres across the street from the University of Kansas.

Dense Infill Location

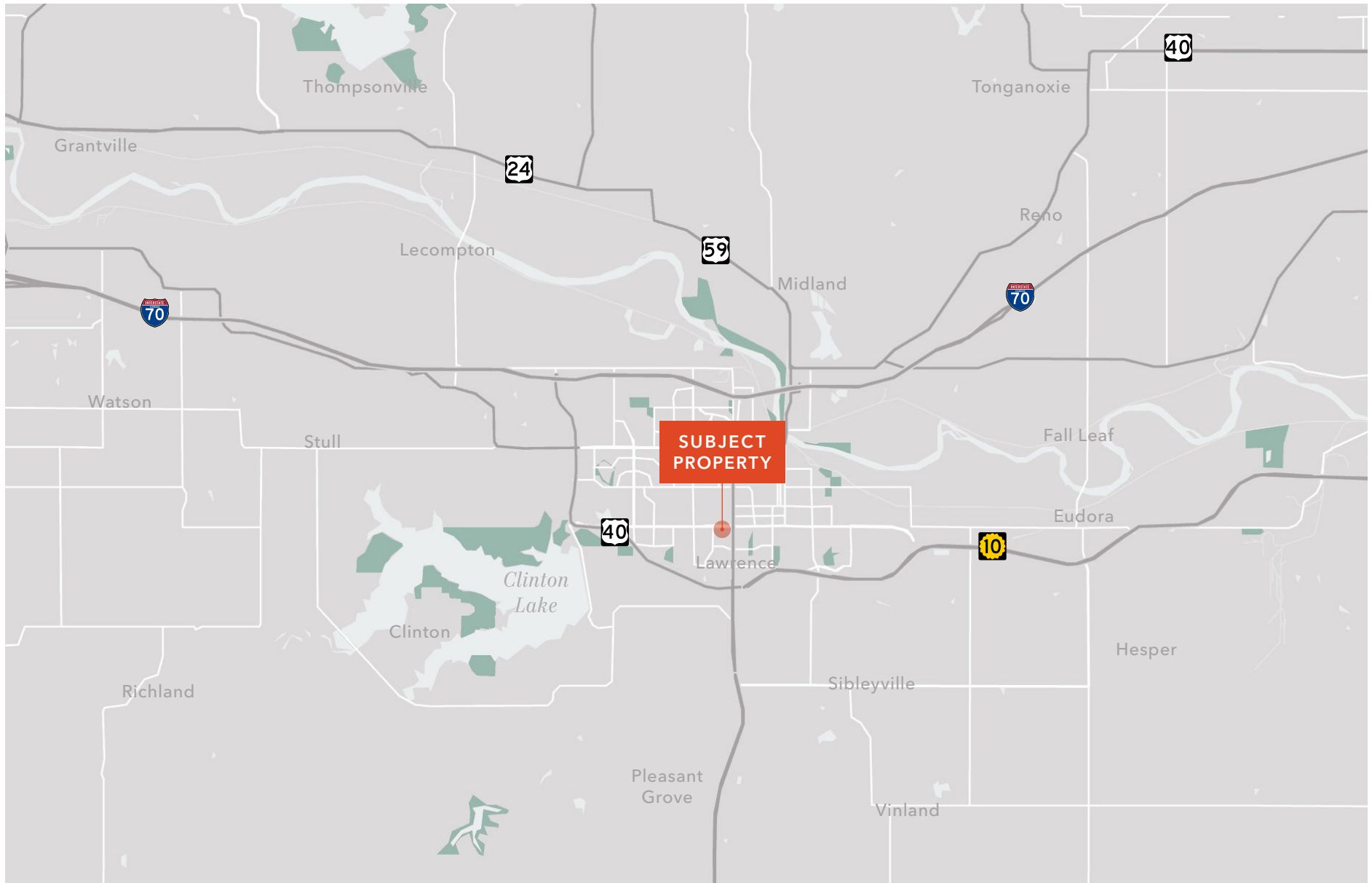
One block from Clinton Parkway/23rd Street and Iowa Street Intersection.



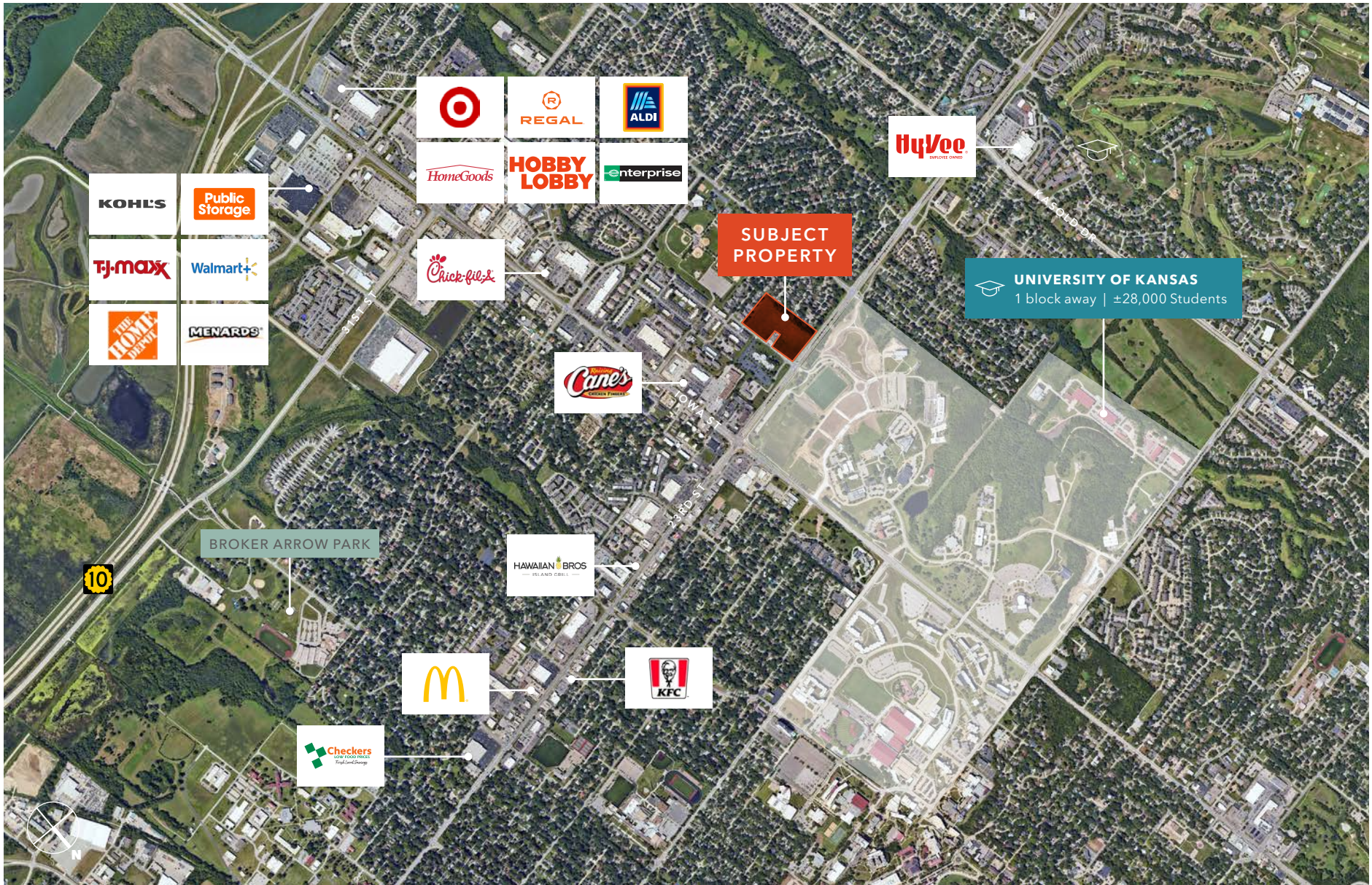
An abstract graphic consisting of a complex network of thin, light-colored lines that form a series of overlapping, irregular polygons and rectangles. The lines are arranged in a way that creates a sense of depth and perspective, resembling a wireframe model of a building or a complex architectural structure. The lines are most dense on the left side and become sparser towards the right, where they converge towards a point.

PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW





LOCATION OVERVIEW



LAWRENCE, KS— A TOP DESTINATION IN THE REGION

Home to the University of Kansas and Haskell Indian Nations University, Lawrence has a fascinating pre-Civil War history, museums, galleries and sports.

Lawrence is located in northeast Kansas, approximately 40 miles west of Kansas City, Missouri, and 25 miles east of Topeka, and is the county seat of Douglas County. Lawrence is a doubly-blessed college town with not one but two. The University of Kansas was founded 1866 and Haskell Indian Nations University was founded in 1884.

The town was established in 1854 by the New England Emigrant Aid Company with a political agenda - to shift the balance of power toward anti-slavery, so Kansas would enter the United States as a free state rather than a slave state. Today Lawrence hosts a vibrant art scene and is known for its live music venues. The pedestrian-friendly main street, Massachusetts Street, is named after the home state of the founders but known to the locals as Mass Street. It's been called "the best destination in Kansas." There you will find unique shops and art galleries, locally owned restaurants, breweries, coffee houses, and, of course, music.

Source: explorelawrence.com

KET ATTRACTIONS

University Of Kansas

Spencer Art Museum, Natural History Museum, Dole Institute of Politics, Booth Family Hall of Athletics, and KU sporting events

Historic Downtown Lawrence

Massachusetts Street is the focal point of uniquely-Lawrence dining, shopping, entertainment, and a fiery pre-Civil War history

Arts, Culture, History

Lawrence Arts Center, Lied Center for Performing Arts, Final Fridays Gallery Walks, Lawrence Downtown and Warehouse Arts Districts, Theatre Lawrence, Freedom's Frontier National Heritage Area, Watkins Museum of History, Haskell University Cultural Center, Commencement and Powwow

Outdoor Recreation

Sports Pavilion Lawrence, Clinton Lake, Prairie Park Nature Center, Burroughs Creek Trail, more than 50 public parks with hiking and biking trails



DEMOGRAPHICS



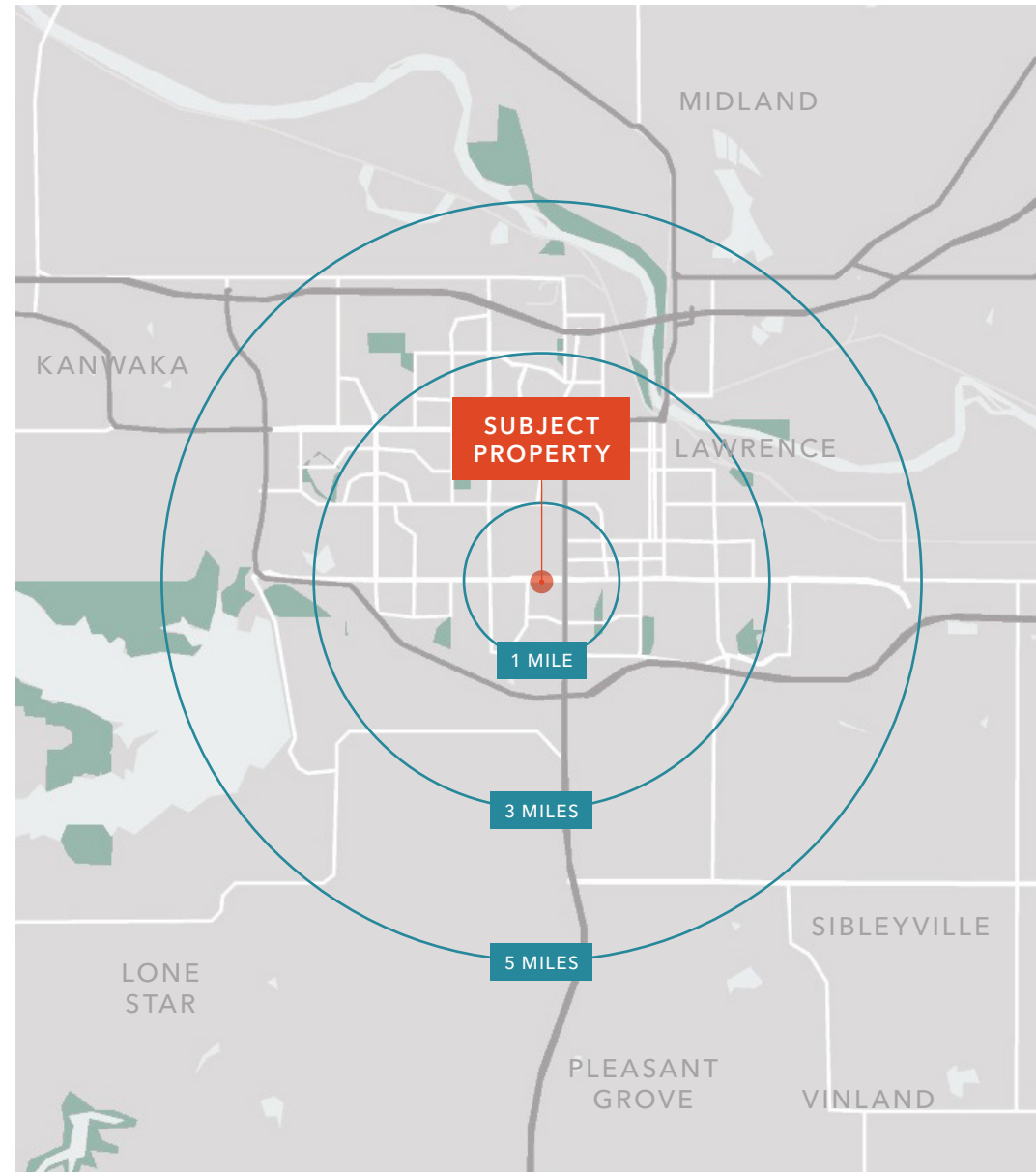
Population

	1 Mile	3 Miles	5 Miles
2023 POPULATION	11,353	75,140	97,817
2023 MEDIAN AGE	32	31	32
2023 EMPLOYMENT	5,414	49,249	57,152
2023 BUYING POWER	\$218.6M	\$1.7B	\$2.4B



Households

	1 Mile	3 Miles	5 Miles
2023 HOUSEHOLDS	5,224	30,333	39,559
MEDIAN HOUSEHOLD INCOME	\$41,848	\$55,585	\$61,092
AVERAGE HOUSEHOLD INCOME	\$61,641	\$77,838	\$84,859
MEDIAN HOME VALUE	\$190,456	\$205,873	\$222,768



TRAFFIC COUNTS

	Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Distance from Subject
01	1 Clinton Pkwy	Iowa St - W	25,305	2022	0.21 mi
02	2 Lawrence Avenue	Santa Fe Ln	4,090	2022	0.27 mi
03	3 Iowa St	W 25th St	23,509	2022	0.32 mi
04	4 West 27th St	Lawrence Ave - W	5,932	2022	0.46 mi
05	5 Lawrence Ave	W 27th St - S	2,360	2022	0.47 mi
06	6 West 23rd St	Ousdahl Rd - E	25,546	2022	0.49 mi
07	7 Iowa St	W 19th St - N	27,278	2022	0.58 mi
08	8 W 23rd St	Ousdahl Rd - W	26,468	2022	0.61 mi
09	9 Iowa St	W 28th Ter - SW	23,890	2022	0.71 mi
10	10 Kasold Dr	24th Pl - N	11,010	2022	0.74 mi



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