

2.27 ACRES OF LAND For Sale



2.27 Acres | 98,881 Square Feet
2120 Kansas City Road, Olathe, Kansas



Estimated Population
194,572

Average Household Income
\$94,959

Five Mile Radius

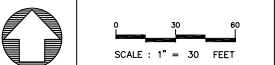
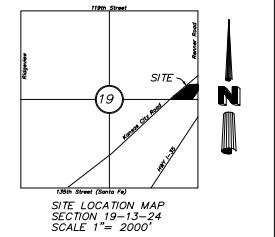
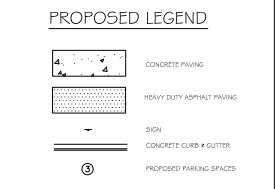
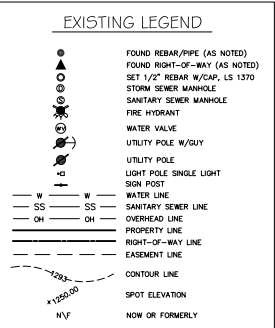
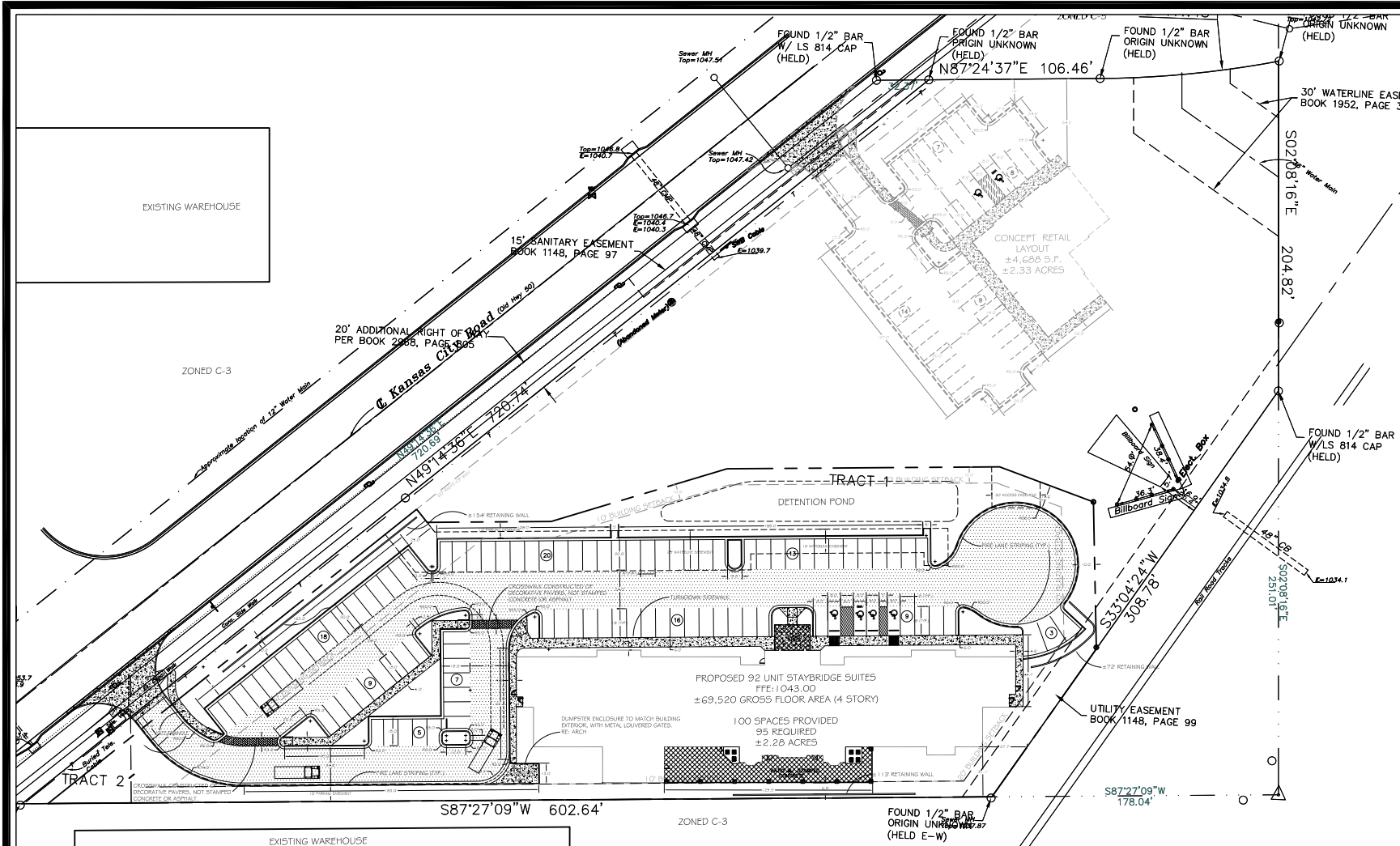
- High barrier development corridor I-35 & 119th Street
- Major exposure to I-35
- Area demand generators include Sprint Nextel HQ, Garmin International HQ, Honeywell, and Embarq
- 126,000 cars per day on I-35 & 119th Street
- Proven retail market with strong daytime population
- Pro Forma, Assumptions, and Hotel Plans available upon request

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

Max Kosoglad
816.412.7363
mkosoglad@blockandco.com

2120 Kansas City Road, Olathe, Kansas PROPOSED HOTEL



- GENERAL SITE PLAN NOTES:**
1. REMOVE ALL VEGETATION AND TOPSOIL FROM BUILDING FOOTPRINT AND STORE FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION.
 2. SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
 3. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ARCHITECT.
 4. REMOVE ALL ITEMS AS NOTED. PROTECT ALL EXISTING ITEMS, STRUCTURES TO REMAIN.
 5. ALL CONSTRUCTION TO MEET STATE AND LOCAL CODES.
 6. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE INCLUDED IN BASE BID. COORDINATE WITH LOCAL UTILITY COMPANY.
 7. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE FACE OF CURB, FACE OF BUILDING OR CENTERLINE OF STRIPE. ALL CURB RADI ARE 2' UNLESS OTHERWISE NOTED.
 8. EXCEPT WHERE INDICATED OTHERWISE, PAVING SHALL BE REGULAR DUTY PAVEMENT.
 9. ALL PARKING SPACES INDICATED AS HANDICAPPED SPACES SHALL RECEIVE HANDICAPPED PAVEMENT MARKINGS. REFER TO DETAIL SHEETS.
 10. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS OF THE BUILDING.

- GENERAL SITE PLAN NOTES:**
11. PAINTED TRAFFIC ARROWS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
 12. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF OLATHE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
 13. SEE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION PHASING.
 14. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.

NO.	DATE	REVISIONS
1	7-25-08	REVISED PER CITY COMMENTS

SITE PLAN
GRAY ROCK CONSULTING, INC.
 Civil Engineering and Landscape Architecture Services
 1600 South 52nd Street, Suite 400
 Rogers, AR 72750
 479.633.8530 office, 480.987.7685 fax

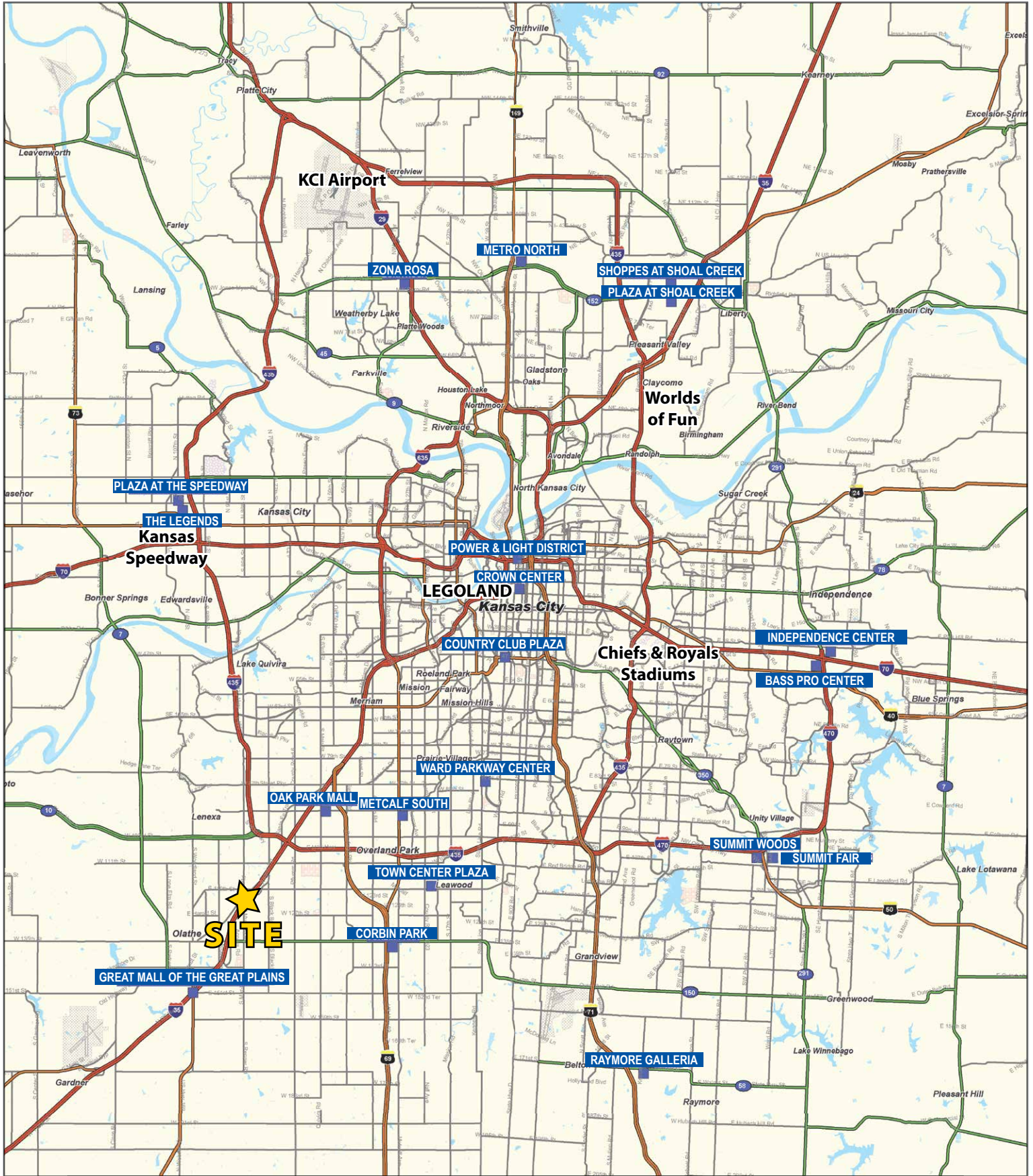


HOWARD HILLMER
 Architecture
 7403 W. 110th Street, Suite 650
 Overland Park, KS 66210
 913.451.0015

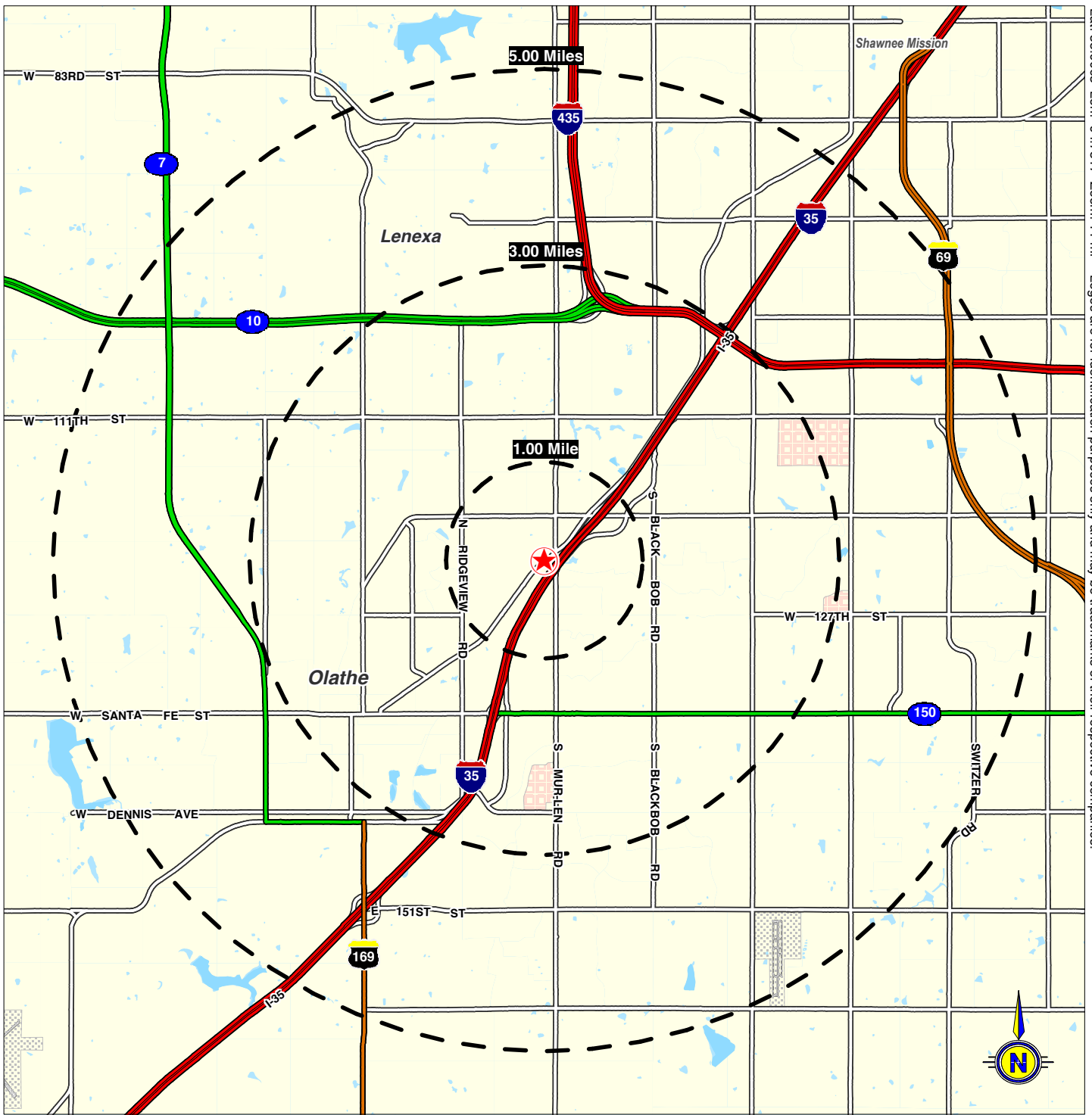
JOB NO. 07-21-G
 DATE 02-27-08
 SHEET NO. 3 OF 3

Staybridge Suites
 2121 Kansas City Road, Olathe, KS





Lat: 38.9063 Lon: -94.7817 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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2120 Kansas City Road
Olathe, Kansas

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SUMMARY PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.9062/-94.7817

RS1

2120 Kansas City Road

Olathe, KS 66061

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2014 Estimated Population	10,610	80,317	194,572
	2019 Projected Population	11,026	83,468	202,243
	2010 Census Population	10,376	78,537	190,230
	2000 Census Population	9,818	66,301	153,663
	Projected Annual Growth 2014 to 2019	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2014	0.6%	1.5%	1.9%
	2014 Median Age	30.2	33.2	35.2
HOUSEHOLDS	2014 Estimated Households	4,138	30,623	74,452
	2019 Projected Households	4,356	32,245	78,399
	2010 Census Households	3,982	29,477	71,662
	2000 Census Households	3,742	23,916	56,061
	Projected Annual Growth 2014 to 2019	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2014	0.8%	2.0%	2.3%
RACE AND ETHNICITY	2014 Estimated White	72.9%	81.3%	83.5%
	2014 Estimated Black or African American	9.4%	6.3%	5.2%
	2014 Estimated Asian or Pacific Islander	3.4%	4.3%	4.7%
	2014 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.4%
	2014 Estimated Other Races	13.6%	7.7%	6.1%
	2014 Estimated Hispanic	21.8%	11.6%	9.1%
INCOME	2014 Estimated Average Household Income	\$63,352	\$84,626	\$94,959
	2014 Estimated Median Household Income	\$58,595	\$74,876	\$82,629
	2014 Estimated Per Capita Income	\$24,804	\$32,359	\$36,390
EDUCATION (AGE 25+)	2014 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.7%	2.0%
	2014 Estimated Some High School (Grade Level 9 to 11)	6.2%	3.7%	2.8%
	2014 Estimated High School Graduate	25.7%	19.0%	15.9%
	2014 Estimated Some College	28.3%	23.7%	22.4%
	2014 Estimated Associates Degree Only	6.9%	7.9%	7.5%
	2014 Estimated Bachelors Degree Only	22.8%	28.9%	32.5%
	2014 Estimated Graduate Degree	7.6%	14.1%	16.9%
BUSINESS	2014 Estimated Total Businesses	479	3,792	8,190
	2014 Estimated Total Employees	10,018	64,471	120,108
	2014 Estimated Employee Population per Business	20.9	17.0	14.7
	2014 Estimated Residential Population per Business	22.1	21.2	23.8

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