

NEW SHOPPING CENTER/MIXED-USE DEVELOPMENT

Big/Jr. Box, Pad Sites & Small Shop Space

For Sale or Lease



Greater Kansas City's Most Exciting New Development

Blu Hawk Creek, 69 Highway at 159th Street to Antioch Road, Overland Park, Kansas



Average Household Income
\$131,675

Five Mile Radius

- Excellent south Johnson County location, in one of the wealthiest counties in the United States with continued residential growth
- In 2010 *Money Magazine* ranked Overland Park #7 in its list of "Best Places to Live"
- *Forbes Magazine* ranked all Johnson County public school districts, including Blue Valley School District as number 17 in the nation in its "Best School districts for the Buck" list
- Three new schools have opened with in Blu Hawk Creek's trade area since 2009
- Phase I to include 150,000 +/- Sq Ft - NOW LEASING!!!

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

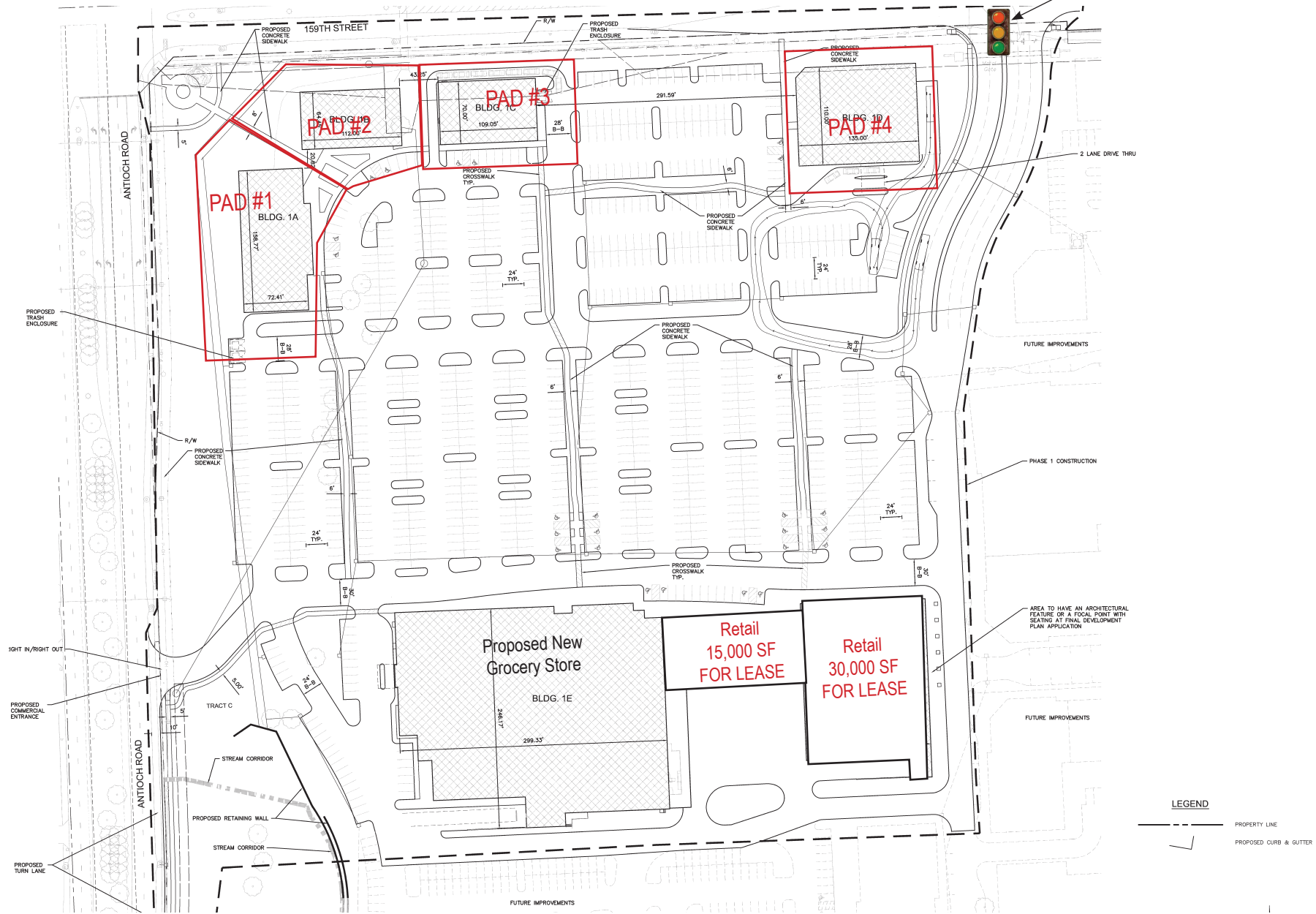
For Information Contact:

Max Kosoglad
816.412.7363
mkosoglad@blockandco.com

David Block
816.412.7400
dblock@blockandco.com

BLU HAWK CREEK - PHASE I RETAIL SITE PLAN

New Signalized Intersection



Max Kosoglad | 816.412.7363 | mkosoglad@blockandco.com

David Block | 816.412.7400 | dblock@blockandco.com

PRELIMINARY MASTER SITE PLAN #1

(Site plan will change subject to future users)

PHASE I NOW LEASING

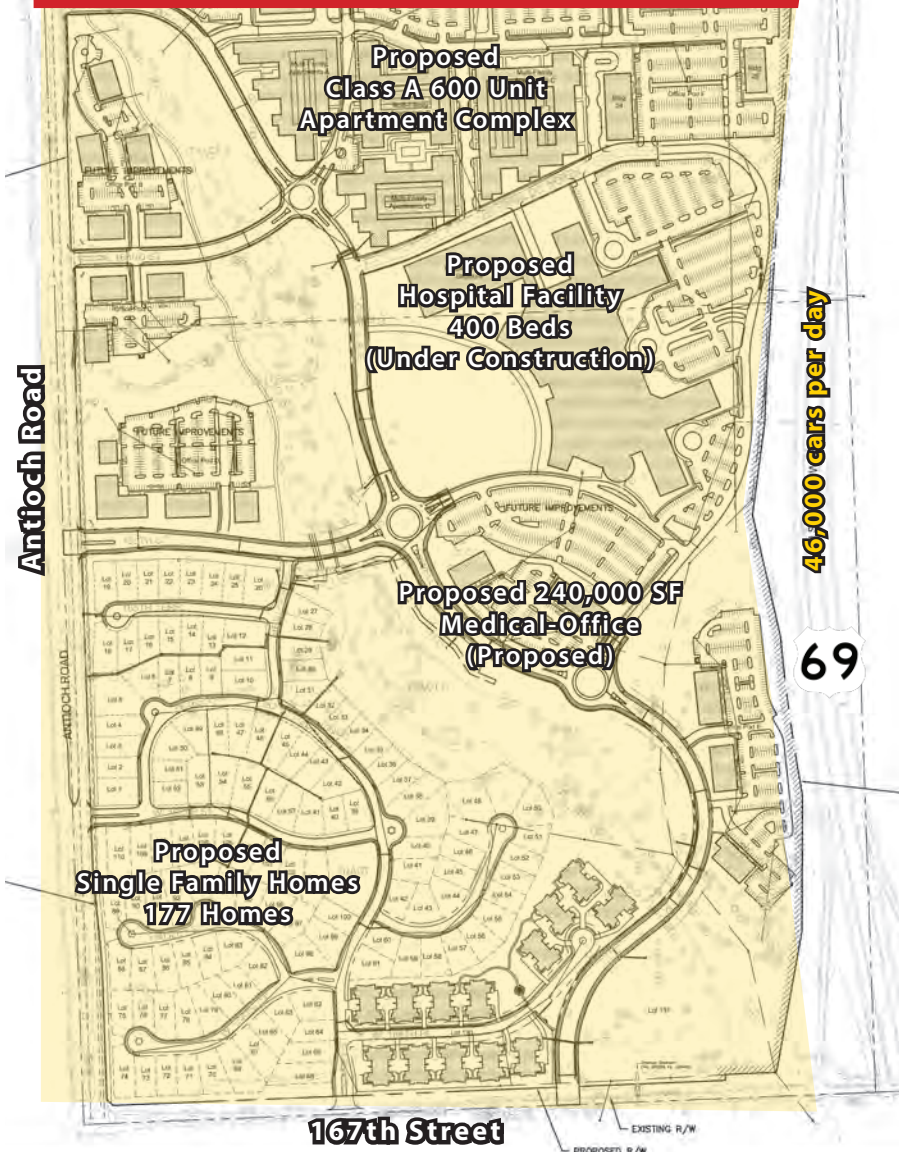


OVERALL SITE PLAN

159th Street 9,000 cars per day



NEWLY FUNDED
HIGHWAY INTERCHANGE
(3rd Qtr 2015 Completion)



46,000 cars per day

Blu Hawk Creek

Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, KS 66603-3745

Mike King, Secretary
Jerome T. Younger, P.E.,
Deputy Secretary and
State Transportation Engineer



Phone: 785-296-3285
Fax: 785-296-1095
Hearing Impaired - 711
publicinfo@ksdot.org
<http://www.ksdot.org>

Sam Brownback, Governor

September 4, 2012

Bill Ebel
City Manager
City of Overland Park
8500 Santa Fe Drive
Overland Park, Kansas 66212

Dear Mr. Ebel:

The Kansas Department of Transportation (KDOT) has developed a funding package for improvements currently proposed at 159th Street along US Highway 69. I am pleased to announce KDOT's commitment of \$17M towards the project; our offer would include \$6M from the Economic Development Program and \$11M from the State Highway Fund.

These funds have been allocated for the following improvements:

- Construction of a new interchange (on ramps and off ramps) at 159th Street; City is responsible for costs associated with preliminary engineering and subject to the City negotiating a development agreement with the owner of adjacent property, the right-of-way acquisitions. KDOT is responsible for costs associated with construction, construction engineering and utility relocations.
- Design and construction of northbound/southbound auxiliary lanes, on US Highway 69, between 151st Street and 159th Street; KDOT is responsible for costs associated with preliminary engineering, right-of-way acquisitions, construction, construction engineering and utility relocations.

During our meeting on August 22, 2012, it was proposed that the \$11M contribution from the State Highway Fund be repaid by Overland Park, over a period of time, from sales tax imposed within a proposed Transportation Development District (TDD). KDOT acknowledges that the City's obligation to repay the \$11M is limited to the revenues from the proposed TDD sales tax and that creation of the TDD and the imposition of the sales tax are matters that must be considered and approved by the Overland Park City Council.

This letter presents a general overview of KDOT and the City's individual responsibilities. These and other provisions will be further defined and in a forthcoming City/State Agreement.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerome T. Younger".

Jerome T. Younger, P.E.
Deputy Secretary and
State Transportation Engineer

159th Street & 69 Highway, Overland Park, Kansas NEWLY FUNDED HIGHWAY INTERCHANGE



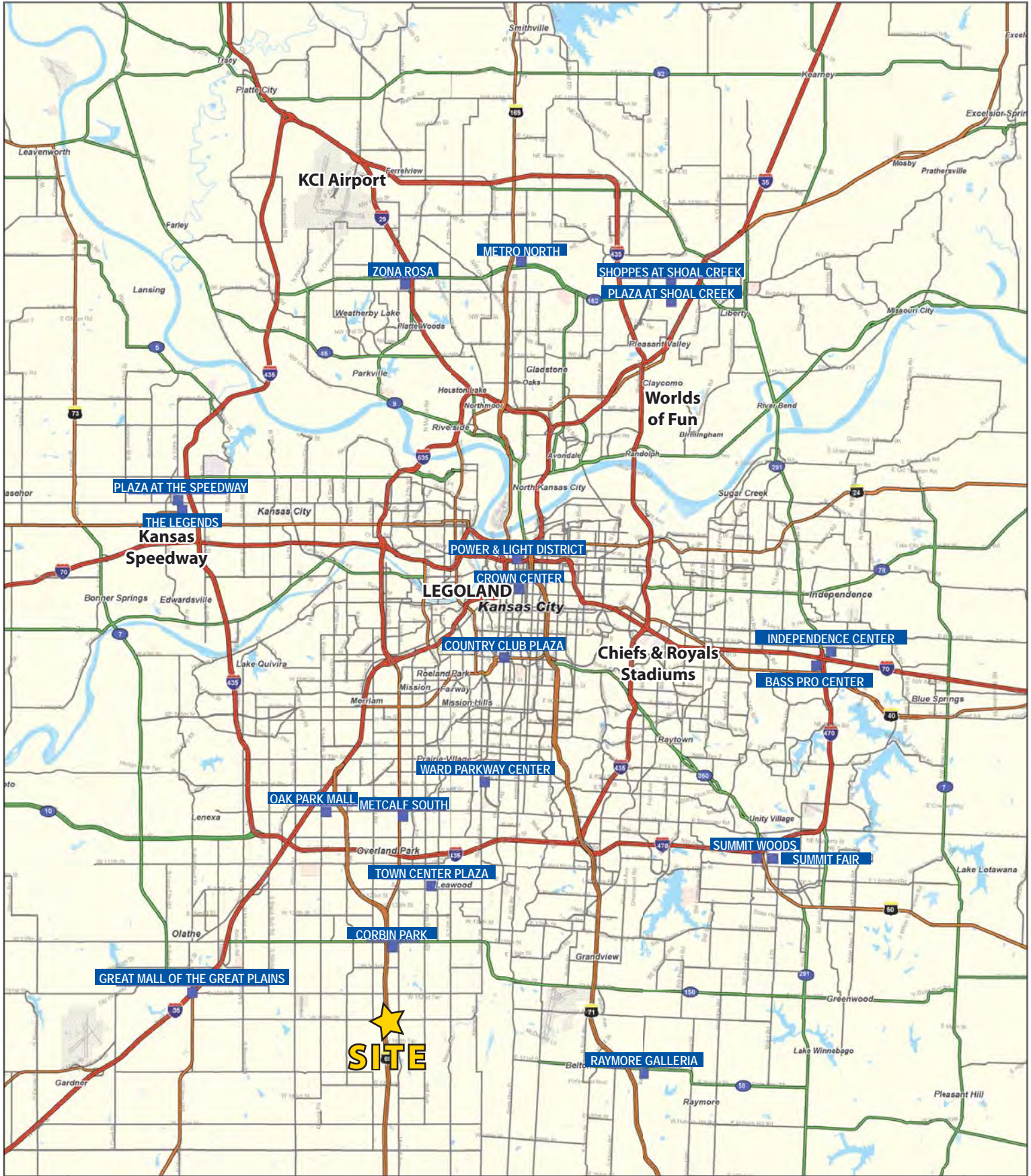
159th St. Bridge over US 69
Looking Southeast



159th St. Bridge over US 69
Looking South

PROPOSED 400 BED HOSPITAL Under Construction





SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.8405/-94.6770

RS1

159th Street & 69 Highway		1 mi radius	3 mi radius	5 mi radius
Overland Park, Kansas				
POPULATION	2013 Estimated Population	5,698	44,367	112,775
	2018 Projected Population	6,147	47,866	121,571
	2010 Census Population	5,518	42,966	109,244
	2000 Census Population	4,049	23,200	73,326
	Projected Annual Growth 2013 to 2018	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2013	3.1%	7.0%	4.1%
HOUSEHOLDS	2013 Median Age	37.3	35.9	37.1
	2013 Estimated Households	2,069	15,103	40,067
	2018 Projected Households	2,231	16,294	43,196
	2010 Census Households	2,003	14,621	38,796
	2000 Census Households	1,372	7,223	24,505
	Projected Annual Growth 2013 to 2018	1.6%	1.6%	1.6%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2013	3.9%	8.4%	4.9%
	2013 Estimated White	84.4%	85.2%	85.7%
	2013 Estimated Black or African American	2.4%	2.8%	3.0%
	2013 Estimated Asian or Pacific Islander	10.2%	9.0%	8.2%
	2013 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.2%
	2013 Estimated Other Races	3.0%	2.7%	2.8%
INCOME	2013 Estimated Hispanic	3.9%	3.4%	3.5%
	2013 Estimated Average Household Income	\$111,328	\$143,790	\$131,675
	2013 Estimated Median Household Income	\$93,626	\$122,332	\$109,515
EDUCATION (AGE 25+)	2013 Estimated Per Capita Income	\$40,413	\$48,933	\$46,779
	2013 Estimated Elementary (Grade Level 0 to 8)	0.1%	0.4%	0.9%
	2013 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.3%	1.3%
	2013 Estimated High School Graduate	13.4%	11.0%	10.9%
	2013 Estimated Some College	19.1%	17.3%	17.9%
	2013 Estimated Associates Degree Only	8.4%	6.0%	5.8%
	2013 Estimated Bachelors Degree Only	37.6%	41.5%	41.7%
BUSINESS	2013 Estimated Graduate Degree	20.6%	22.5%	21.3%
	2013 Estimated Total Businesses	275	1,085	3,387
	2013 Estimated Total Employees	2,965	10,637	40,800
	2013 Estimated Employee Population per Business	10.8	9.8	12.0
	2013 Estimated Residential Population per Business	20.7	40.9	33.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.