



# RETAIL & OFFICE PADS AVAILABLE

## 14908 S. Blackbob Road, Olathe, Kansas

LOT	AREA S.F.	AREA ACRES
SOLD	62,936.39	1.4448
Lot 2	66,407.01	1.5245
SOLD	39,245.23	0.9009
Lot 4	57,821.71	1.3274



# SALE PRICE: \$15-\$17/SF | 0.96 TO 2.85 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,745	86,063	185,929
Avg. Household Income	\$127,404	\$121,046	\$121,183

- Infill land opportunity
- Pad site ready
- Utilities on site
- Located adjacent to busy intersection of 151st & Blackbob with HyVee and Walgreens
- Surrounded by rooftops
- High income submarket
- Seller can partner with developer or investor for build to suit



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GREG ROBERTS | 816.412.7384 | [groberts@blockandco.com](mailto:groberts@blockandco.com)

Exclusive Agent



## PHOTOS



## PHOTOS

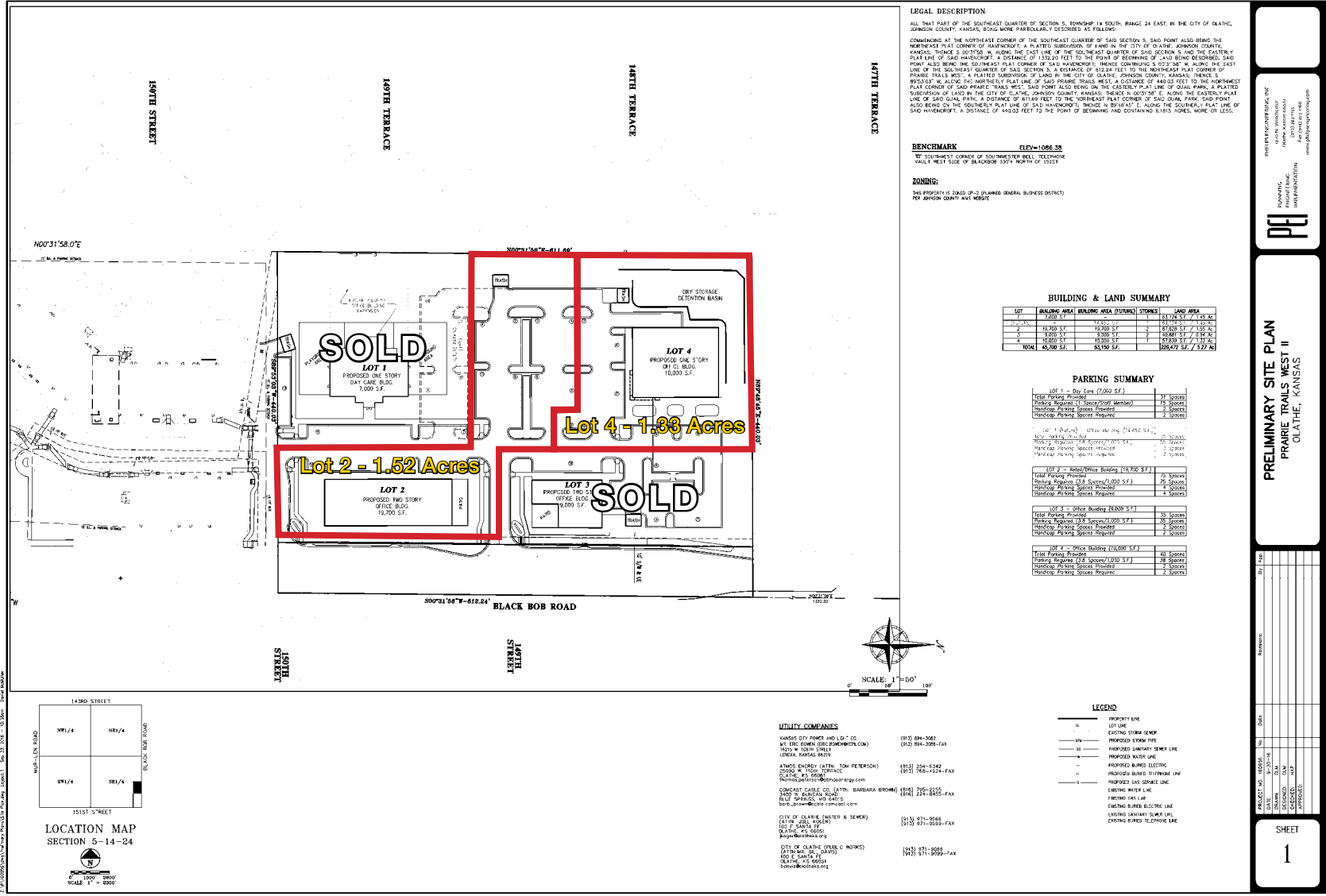




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### SITE PLAN



**LEGAL DESCRIPTION**  
 ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF HANSCRAFT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THENCE S 89°50'00" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 AND THE EASTERN PLAT LINE OF SAID HANSCRAFT, A DISTANCE OF 1332.00 FEET TO THE POINT OF BEGINNING OF SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID HANSCRAFT, THENCE CONTINUING S 02°30'00" W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 612.24 FEET TO THE NORTHEAST PLAT CORNER OF PRAIRIE TRAILS WEST, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THENCE S 89°50'00" W, ALONG THE NORTHERLY PLAT LINE OF SAID PRAIRIE TRAILS WEST, A DISTANCE OF 440.00 FEET TO THE NORTHEAST PLAT CORNER OF SAID PRAIRIE TRAILS WEST, SAID POINT ALSO BEING THE EASTERN PLAT LINE OF SAID PRAIRIE TRAILS WEST, THENCE CONTINUING S 02°30'00" W, ALONG THE EASTERN PLAT SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THENCE E 90°00'00" W, ALONG THE EASTERN PLAT LINE OF SAID PRAIRIE TRAILS WEST, A DISTANCE OF 671.69 FEET TO THE NORTHEAST PLAT CORNER OF SAID OLGA PARK, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID HANSCRAFT, THENCE S 89°50'00" W, ALONG THE SOUTHWEST PLAT LINE OF SAID HANSCRAFT, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8185 ACRES, MORE OR LESS.

**BENCHMARK** ELEV=1086.38  
 AT SOUTHWEST CORNER OF SOUTHWEST HILL, BEING THE  
 VAULT WEST SIDE OF BLACKBOB 1507' NORTH OF 15151'

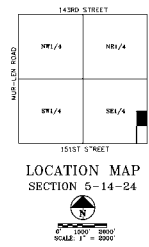
**ZONING:**  
 ONE (R1) 14.320 (D) 2 (D) (PLANNED GENERAL BUSINESS DISTRICT)  
 PER JOHNSON COUNTY 2015 WEBCD

**BUILDING & LAND SUMMARY**

LOT	BUILDING AREA	BUILDING AREA (OUTLINE)	STORIES	LAND AREA
1	7,000 S.F.	12,000 S.F.	1	23,122 S.F. / 0.53 AC.
2	19,700 S.F.	17,000 S.F.	2	24,048 S.F. / 0.55 AC.
3	19,000 S.F.	19,000 S.F.	2	23,800 S.F. / 0.54 AC.
4	10,000 S.F.	10,000 S.F.	2	23,830 S.F. / 0.54 AC.
<b>TOTAL</b>	<b>45,700 S.F.</b>	<b>58,000 S.F.</b>		<b>120,800 S.F. / 2.752 AC.</b>

**PARKING SUMMARY**

LOT #	By Code (7,000 S.F.)	By Code (19,700 S.F.)	By Code (19,000 S.F.)	By Code (10,000 S.F.)
1	15	15	15	15
2	35	35	35	35
3	35	35	35	35
4	15	15	15	15
<b>TOTAL</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>



- UTILITY COMPANIES**
- KANSAS CITY POWER AND LIGHT CO. (913) 884-3000
  - W. E. BROWN (ENGINEERING) CO. (913) 884-3084 FAX
  - TRIS W. SMITH (913) 884-3084
  - LINEA, KANSAS 8019 (913) 266-8342
  - 2100 W. 110th, TORRANCE, KS 66150 (913) 768-5224 FAX
  - Phone: 768-5224
  - Photo: 768-5224
  - CONQUEST CABLE CO. (LATHR. BARBARA BROWN) (816) 296-5255
  - 3400 W. BUCKLEBUSH ROAD, BLUE MOUNTAIN, MO 64015 (816) 274-8425 FAX
  - Phone: 274-8425
  - City of Olathe (Water & Sewer) (913) 971-8668 FAX
  - (Attn: Jeff Vollen) (913) 971-8668 FAX
  - City of Olathe (Gas) (913) 971-8668 FAX
  - (Attn: Jeff Vollen) (913) 971-8668 FAX
  - City of Olathe (Electric) (913) 971-8668 FAX
  - (Attn: Jeff Vollen) (913) 971-8668 FAX

**LEGEND**

Symbol	Description
—	PROPERTY LINE
---	LOT LINE
- - -	EXISTING STORM SEWER
- - -	PROPOSED STORM LINE
- - -	PROPOSED SANITARY SEWER LINE
- - -	PROPOSED WATER LINE
- - -	PROPOSED BOUND ELECTRIC
- - -	PROPOSED BOUND TELEPHONE
- - -	PROPOSED GAS SERVICE LINE
- - -	EXISTING WATER LINE
- - -	EXISTING GAS LAP
- - -	EXISTING BURIED ELECTRIC LINE
- - -	EXISTING SANITARY SEWER LINE
- - -	EXISTING KURIED TELEPHONE LINE

PRELIMINARY SITE PLAN  
 PRAIRIE TRAILS WEST II  
 OLATHE, KANSAS

PROJECT NO. 152524  
 DATE: 10/15/2014  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 APPROVED BY: J. BROWN

PHOTOGRAPHIC SURVEY  
 DATE: 10/15/2014  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 APPROVED BY: J. BROWN

SCALE: 1"=60'

SHEET 1

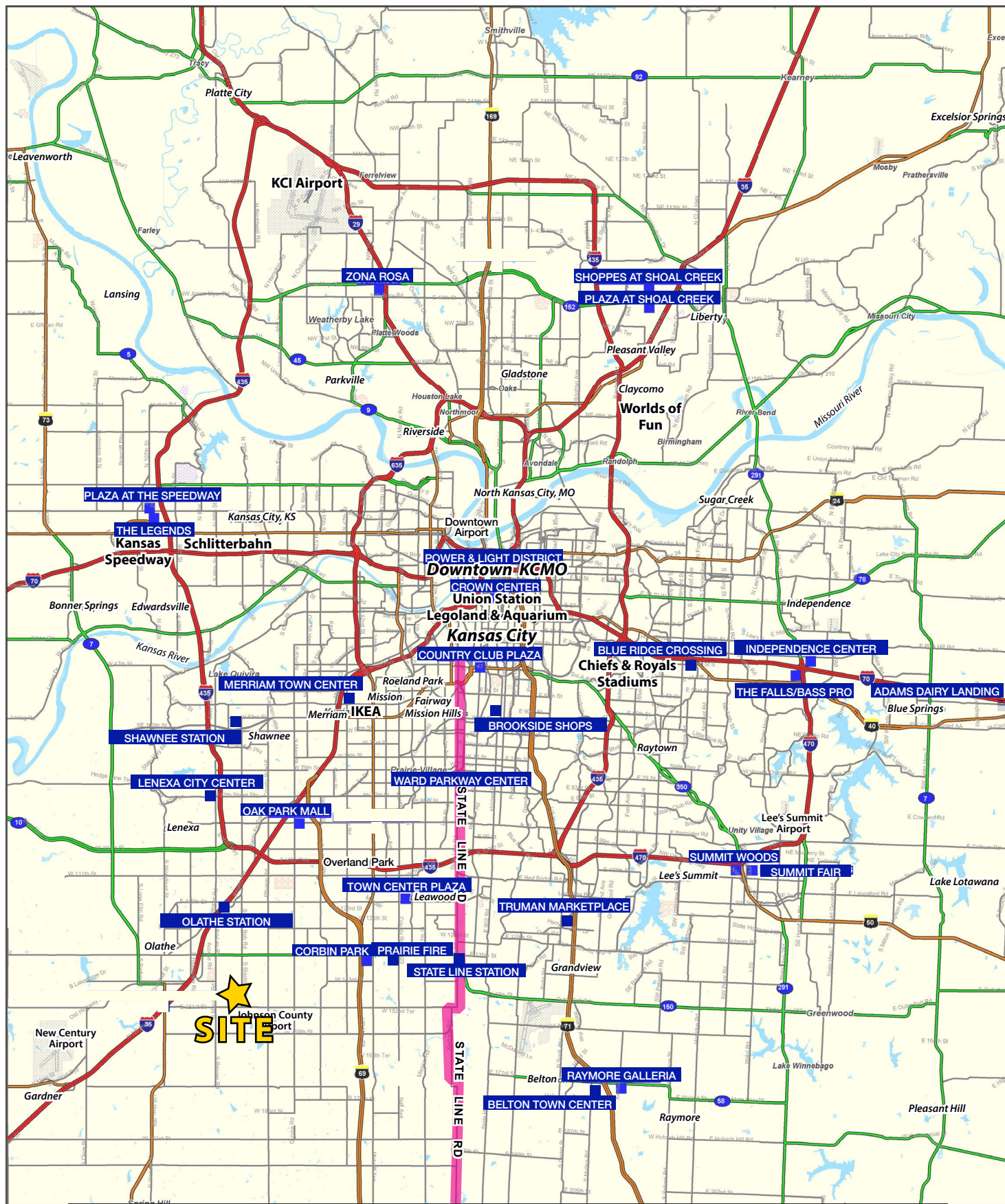


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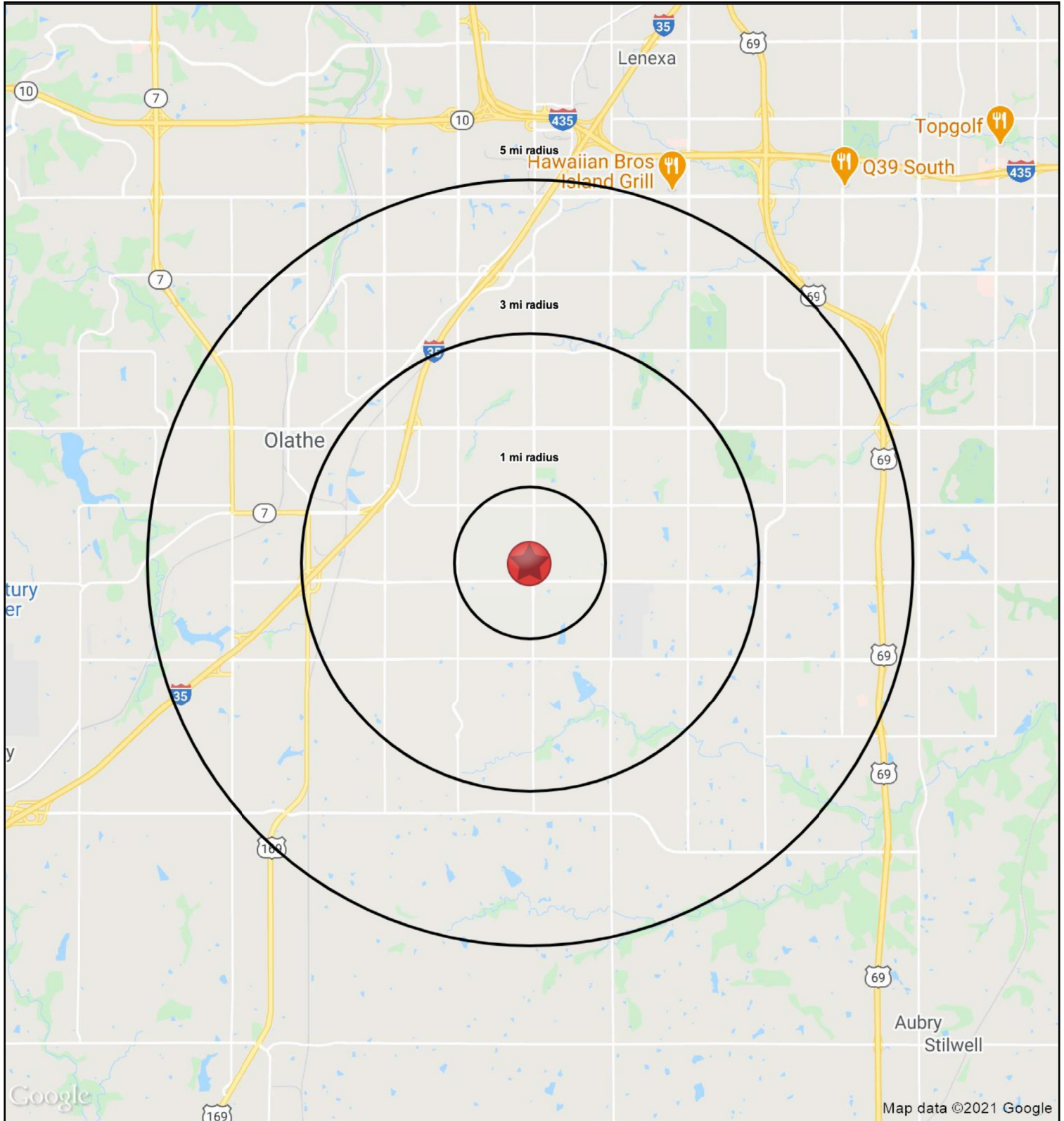
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14908 S. Black Bob Road		1 mi radius	3 mi radius	5 mi radius
Olathe, KS 66062				
POPULATION	2020 Estimated Population	14,745	86,063	185,929
	2025 Projected Population	15,104	88,816	192,191
	2010 Census Population	14,610	75,648	164,497
	2000 Census Population	11,707	53,724	127,632
	Projected Annual Growth 2020 to 2025	0.5%	0.6%	0.7%
	Historical Annual Growth 2000 to 2020	1.3%	3.0%	2.3%
	2020 Median Age	34.8	35.0	35.5
HOUSEHOLDS	2020 Estimated Households	4,931	30,289	68,263
	2025 Projected Households	5,187	32,039	72,263
	2010 Census Households	4,731	25,831	58,568
	2000 Census Households	3,665	17,956	44,087
	Projected Annual Growth 2020 to 2025	1.0%	1.2%	1.2%
	Historical Annual Growth 2000 to 2020	1.7%	3.4%	2.7%
RACE AND ETHNICITY	2020 Estimated White	85.6%	82.6%	81.1%
	2020 Estimated Black or African American	3.4%	4.9%	5.1%
	2020 Estimated Asian or Pacific Islander	6.9%	6.5%	7.1%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2020 Estimated Other Races	3.7%	5.6%	6.3%
	2020 Estimated Hispanic	5.0%	8.2%	9.2%
INCOME	2020 Estimated Average Household Income	\$127,404	\$121,046	\$121,183
	2020 Estimated Median Household Income	\$115,085	\$112,632	\$109,842
	2020 Estimated Per Capita Income	\$42,603	\$42,655	\$44,546
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.8%	2.0%	2.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.1%	2.5%
	2020 Estimated High School Graduate	12.9%	13.5%	14.1%
	2020 Estimated Some College	17.2%	18.0%	17.3%
	2020 Estimated Associates Degree Only	9.4%	8.0%	8.1%
	2020 Estimated Bachelors Degree Only	38.0%	36.7%	35.5%
	2020 Estimated Graduate Degree	20.3%	19.6%	20.1%
BUSINESS	2020 Estimated Total Businesses	226	2,208	5,064
	2020 Estimated Total Employees	2,885	25,539	66,752
	2020 Estimated Employee Population per Business	12.8	11.6	13.2
	2020 Estimated Residential Population per Business	65.3	39.0	36.7