



Hard Corner Johnson County Development Site

151st Street & Pflumm Road (SWC), Olathe, KS




SALE PRICE: \$15-\$20/SF | 2 - 5.9 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,859	85,019	196,875
Avg. Household Income	\$166,837	\$183,637	\$150,707

- Prominent visibility/access from lighted intersection on 151st & Pflumm Road
- Adjacent from new Casey's and Fareway Meat Market development on newly expanded Pflumm Road
- Zoned C-2, ideal for retail, restaurant, office, c-store, hotel, etc.
- Across from Johnson County Executive Airport
- Accessible to both I-35 & 69 Highway
- Owner open to a BTS (ground lease at \$110,000 NNN)

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

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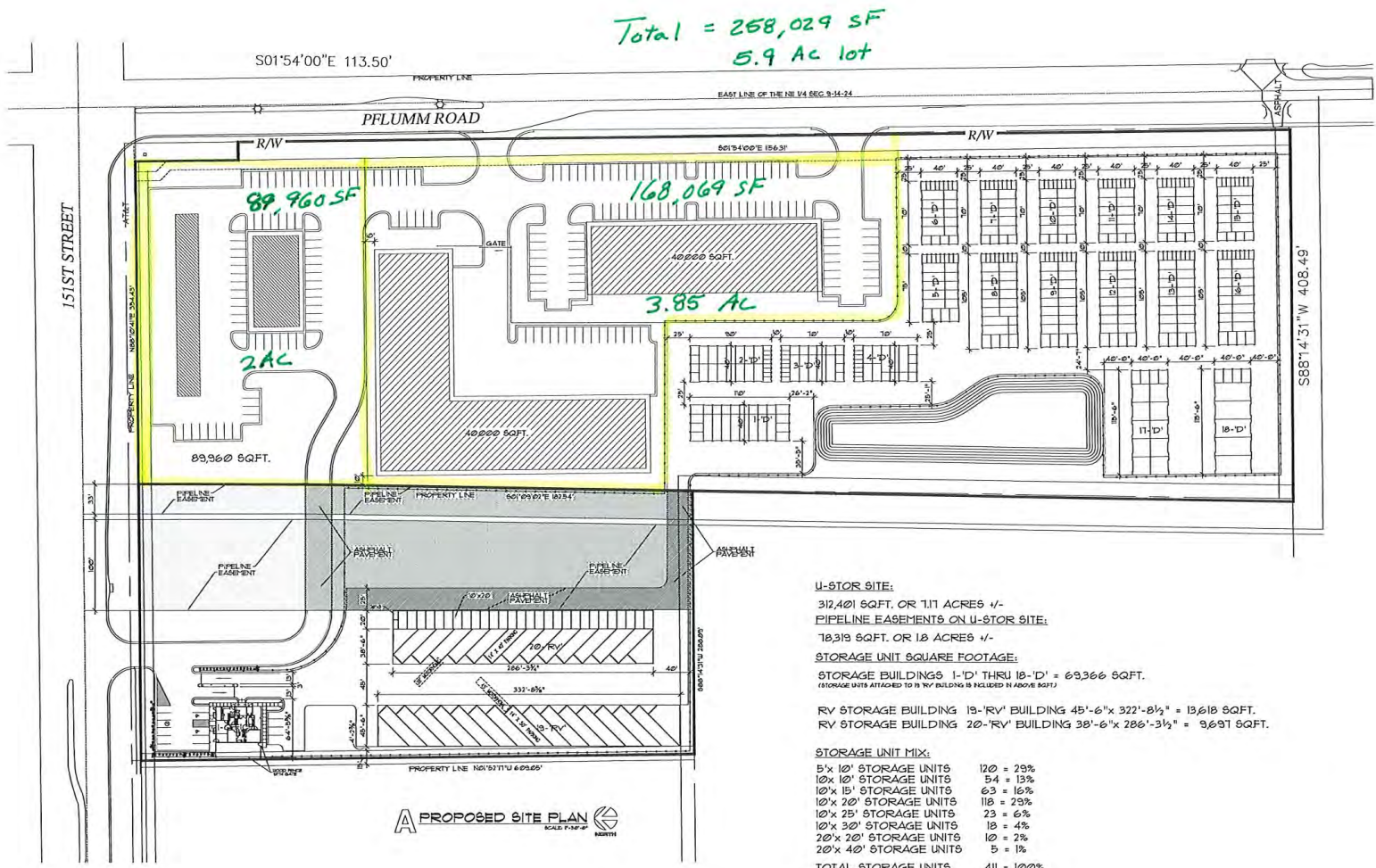
Exclusive Agents



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PLAN



U-STOR SITE:
312,401 SQFT. OR 7.11 ACRES +/-
PIPELINE EASEMENTS ON U-STOR SITE:
10,319 SQFT. OR 1.8 ACRES +/-

STORAGE UNIT SQUARE FOOTAGE:
STORAGE BUILDINGS 1'-D' THRU 10'-D' = 69,366 SQFT.
(STORAGE UNITS ATTACHED TO 10'-D' BUILDING IS INCLUDED IN ABOVE SQFT.)

RV STORAGE BUILDING 10'-RV' BUILDING 45'-6" x 322'-8 1/2" = 13,618 SQFT.
RV STORAGE BUILDING 20'-RV' BUILDING 38'-6" x 286'-3 1/2" = 9,691 SQFT.

STORAGE UNIT MIX:

5' x 10' STORAGE UNITS	120 = 29%
10' x 10' STORAGE UNITS	54 = 13%
10' x 15' STORAGE UNITS	63 = 16%
10' x 20' STORAGE UNITS	118 = 29%
10' x 25' STORAGE UNITS	23 = 6%
10' x 30' STORAGE UNITS	18 = 4%
20' x 20' STORAGE UNITS	10 = 2%
20' x 40' STORAGE UNITS	5 = 1%
TOTAL STORAGE UNITS	411 = 100%

A PROPOSED SITE PLAN
K&C ARCHITECTS
KANSAS PROFESSIONAL ARCHITECTS

NO.	REVISIONS	DATE	PRINTS ISSUED
1	DATE	NO.	DATE
2	ITEM	NO.	DATE
3		NO.	DATE
4		NO.	DATE
5		NO.	DATE
6		NO.	DATE
7		NO.	DATE
8		NO.	DATE
9		NO.	DATE
10		NO.	DATE

JAMES L. BROWNING ARCHITECT
7715 S. BRIDLE, SUITE 110
WICHITA, KANSAS 67207
TEL: 620-268-9900
jlb@jlbrowning.com

JAMES L. BROWNING
REGISTERED ARCHITECT
KANSAS LICENSE NO. A2600

U-STOR OLATHE, KS
151st STREET & PFLUMM ROAD

PROJECT NO. 2121-333-438

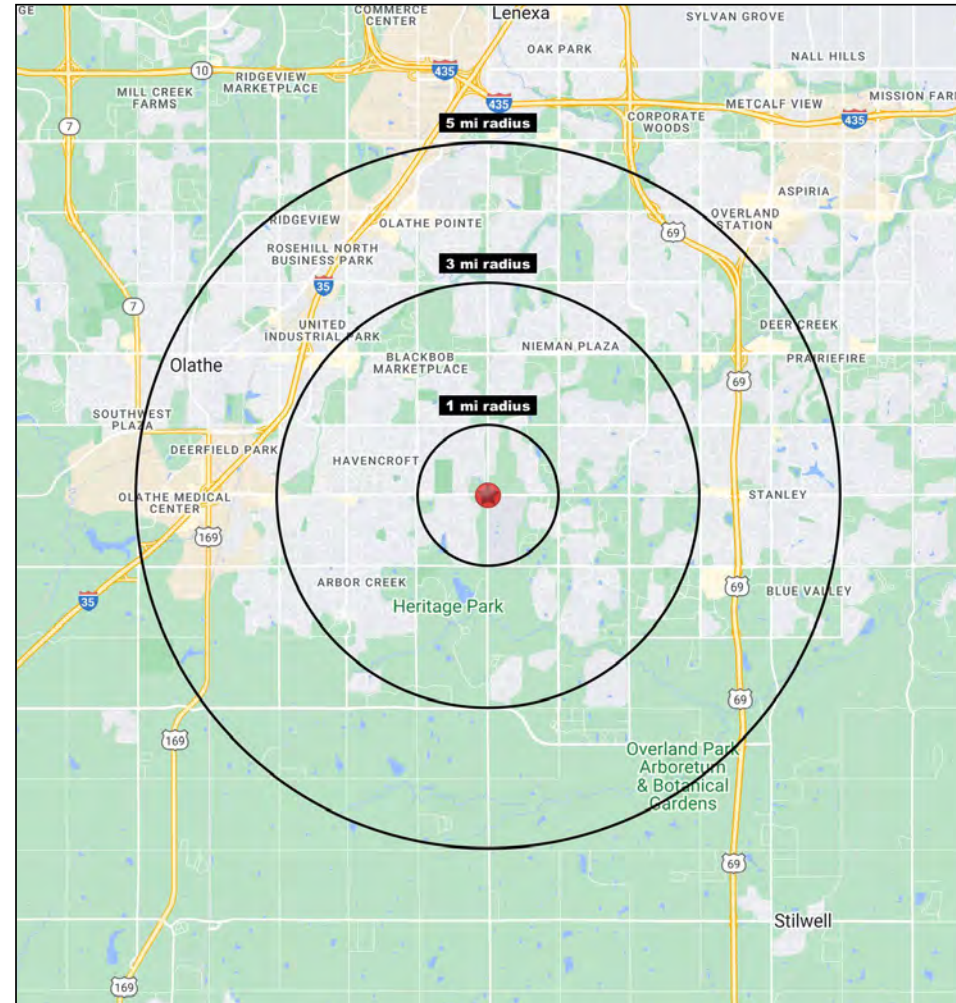
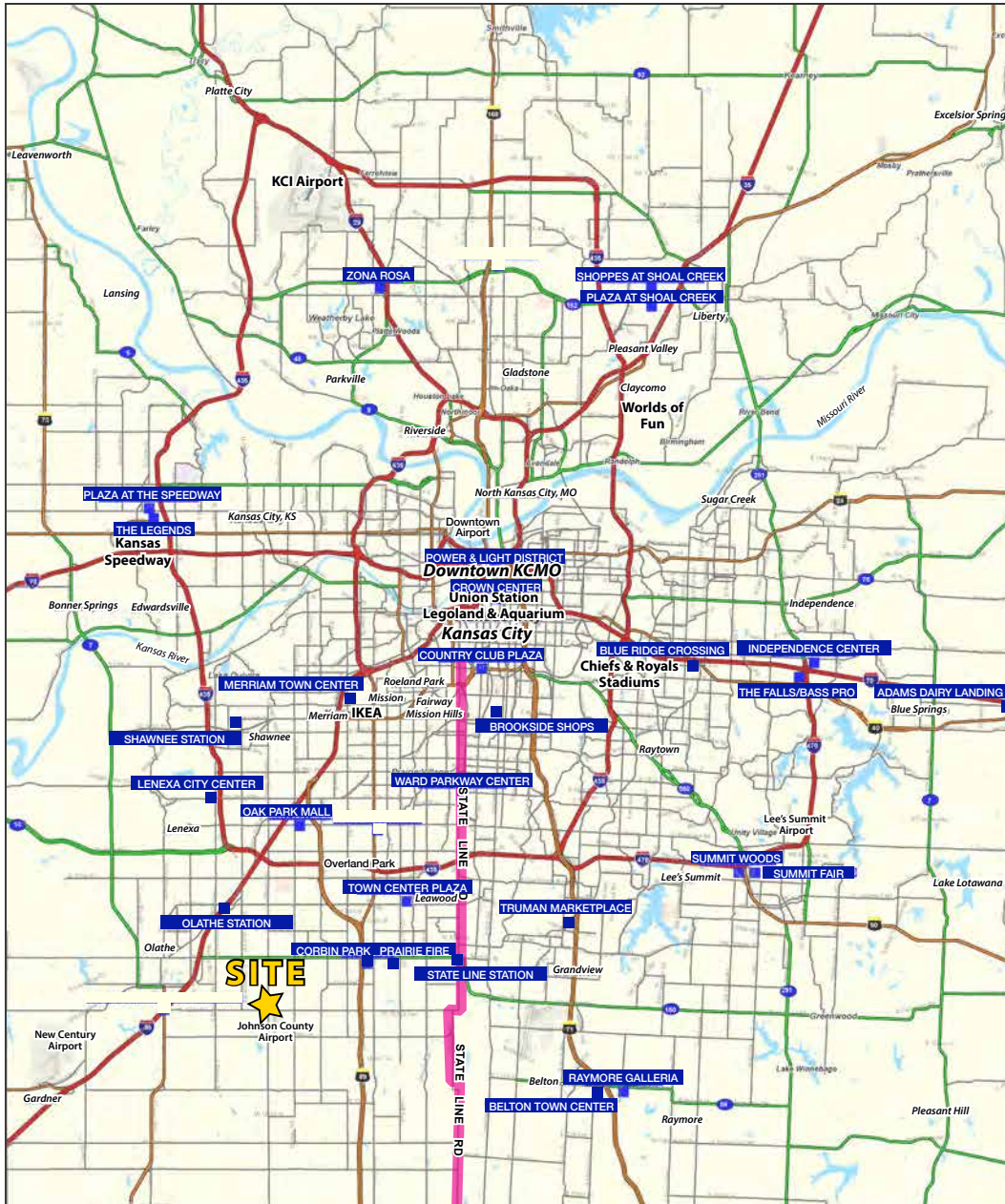
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SHEET TITLE	
ARCHITECTURAL SITE PLAN	
SHEET NUMBER	
AR-1.0	
OF _____ SHEETS	





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151st Street & Pflumm Road (SWC) Olathe, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,859	85,019	196,875
2028 Projected Population	7,029	88,418	205,046
2020 Census Population	6,769	83,762	193,982
2010 Census Population	6,503	68,976	168,333
Projected Annual Growth 2023 to 2028	0.5%	0.8%	0.8%
Historical Annual Growth 2010 to 2023	0.4%	1.8%	1.3%
2023 Median Age	34.2	35.3	35.4
Households			
2023 Estimated Households	2,238	28,414	73,255
2028 Projected Households	2,348	30,254	78,181
2020 Census Households	2,180	27,540	71,241
2010 Census Households	2,076	22,504	61,266
Projected Annual Growth 2023 to 2028	1.0%	1.3%	1.3%
Historical Annual Growth 2010 to 2023	0.6%	2.0%	1.5%
Race and Ethnicity			
2023 Estimated White	79.1%	79.4%	75.9%
2023 Estimated Black or African American	4.7%	4.6%	5.7%
2023 Estimated Asian or Pacific Islander	9.6%	8.6%	9.2%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2023 Estimated Other Races	6.4%	7.2%	8.9%
2023 Estimated Hispanic	5.4%	6.4%	8.7%
Income			
2023 Estimated Average Household Income	\$166,837	\$183,637	\$150,707
2023 Estimated Median Household Income	\$144,588	\$148,010	\$122,673
2023 Estimated Per Capita Income	\$54,453	\$61,421	\$56,150
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.3%	0.9%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	0.2%	1.5%	2.2%
2023 Estimated High School Graduate	8.9%	9.5%	12.6%
2023 Estimated Some College	14.2%	16.5%	17.2%
2023 Estimated Associates Degree Only	4.8%	6.6%	6.5%
2023 Estimated Bachelors Degree Only	45.6%	39.5%	35.6%
2023 Estimated Graduate Degree	26.0%	25.5%	24.1%
Business			
2023 Estimated Total Businesses	138	1,540	5,906
2023 Estimated Total Employees	1,633	12,133	71,572
2023 Estimated Employee Population per Business	11.8	7.9	12.1
2023 Estimated Residential Population per Business	49.7	55.2	33.3

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