



Prairie Crossing Village Development

175th Street & Mur-Len Road (NEC), Olathe, Kansas

#	Lot Size	Potential Use	Building SF
1	3.0 acres	C-Store (contract pending)	11,000 SF
2	1.8 acres	Retail (contract pending)	11,250 SF
3	0.8 acres	Fast Food w/ Drive-Thru	2,195 SF
4	2.7 acres	Retail	14,500 SF
5	1.0 acres	Retail/Bank w/ Drive-Thru	2,420 SF
6	1.3 acres	Retail/Bank w/ Drive-Thru	2,420 SF
7	2.5 acres	Daycare/Retail	10,700 SF
8	1.0 acres	Office/Retail	TBD
9	1.0 acres	Office/Retail	TBD
10	1.1 acres	Office/Retail	TBD
11	1.1 acres	Office/Retail	TBD
12	2.0 acres	4-story Hotel	57,120 SF
13	1.1 acres	Retail	TBD
14	1.1 acres	Restaurant	2,550 SF
15	8.5 acres	Apartments/Senior Living	TBD



MIXED-USE PAD SITES | .80 - 33 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,274	26,679	80,260
Avg. Household Income	\$167,545	\$123,685	\$132,624

- Build-to-suit mixed-use pad sites for sale
- Highly accessible site centrally located between 69 Highway & US 169 Highway
- Site has extensive visibility along 175th Street, Mur-Len Road and Legler Road
- Surrounded by rooftops, new schools, and new home communities
- Zoned CP-2, all utilities to site
- Two curb cuts along 175th Street
- Five points of access to the development
- Total Population of over 80,000 and total employees over 29,300 within a 5-mile radius
- Planned intersection at 175th Street & Mur-Len Road. Mur-Len Road to expand to 4 lanes



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GREG ROBERTS | 913.909.8191 | groberts@blockandco.com

Exclusive Agent



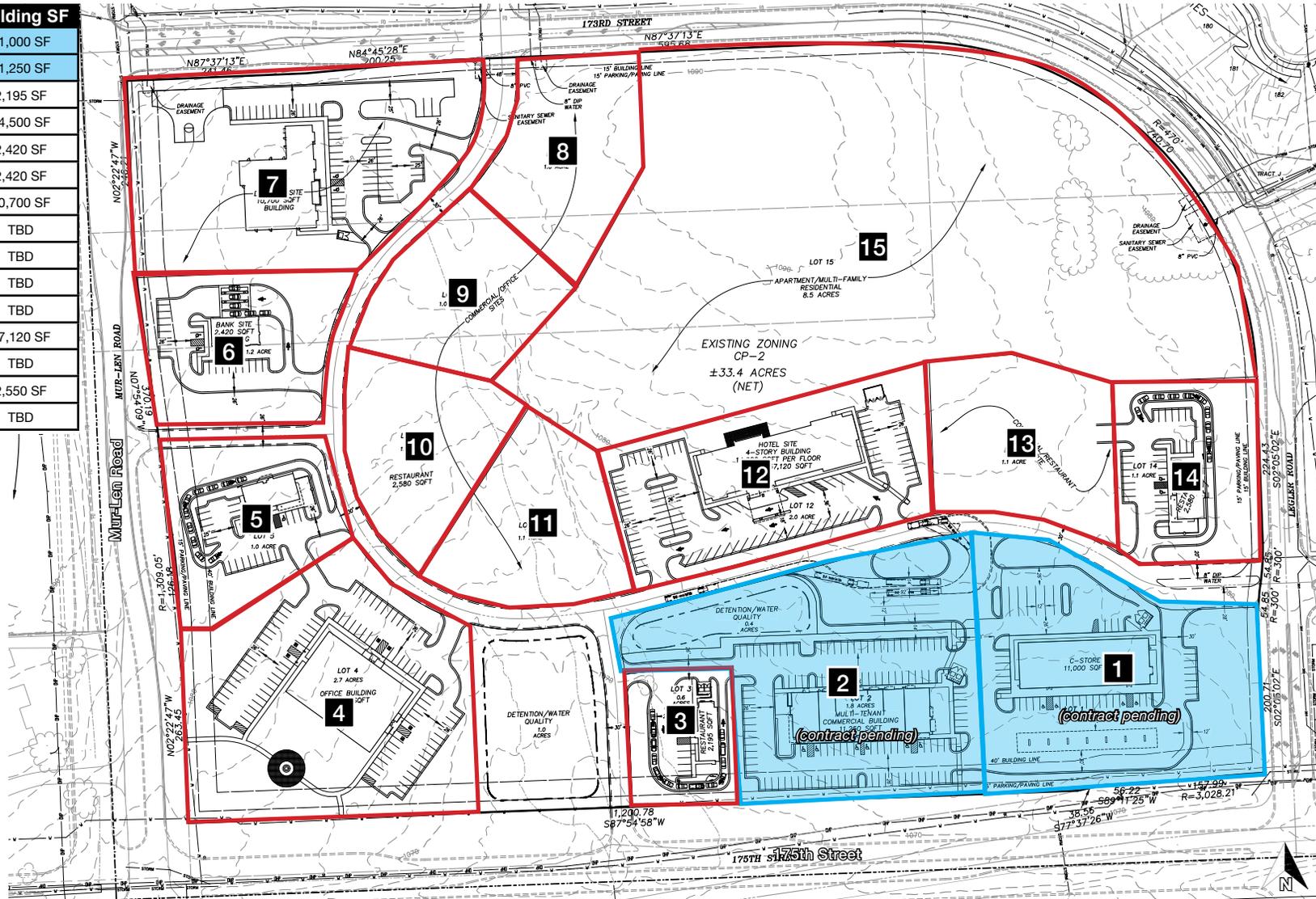


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DEVELOPMENT PLAN

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11	1.1 acres	Office/Retail	TBD
12	2.0 acres	4-story Hotel	57,120 SF
13	1.1 acres	Retail	TBD
14	1.1 acres	Restaurant	2,550 SF
15	8.5 acres	Apartments/Senior Living	TBD

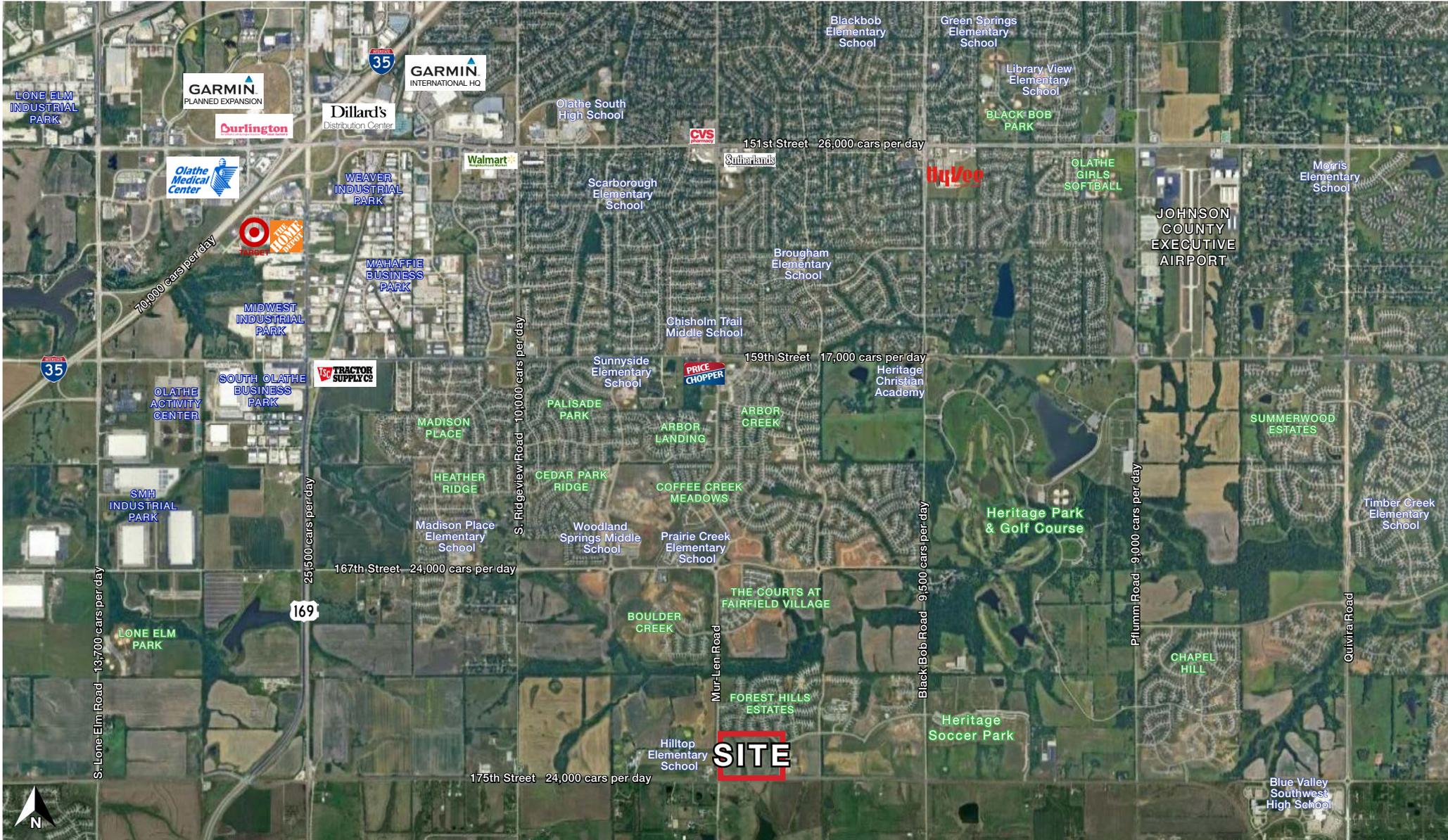




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AERIAL





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OLATHE MARKET FACTS

Olathe is part of the Kansas City major metropolitan area, located on interstate 35 just 19 miles southwest of downtown Kansas City. County Seat to Johnson County, one of the wealthiest counties in the United States.

OLATHE POPULATION: 144,963

JOHNSON COUNTY, KS POPULATION: 610,949

KANSAS CITY METRO AREA POPULATION: 2.15 million

DEMOGRAPHIC SNAPSHOT:

Median Age: 34
Median Household Income: \$98,627
Total Estimated Households: 51,891
Average Home Selling Price: \$349,379
94.3% of the population over age 25 possess at least a high school degree
44.5% of the population over age 25 possess a bachelor's degree or higher

OLATHE SCHOOLS

OLATHE PUBLIC SCHOOLS:

35 elementary schools
10 junior high schools
5 senior high schools

OTHER OLATHE SCHOOLS:

Kansas State School for the Deaf
MidAmerica Nazarene University

MAJOR EMPLOYERS

2,000+ EMPLOYEES:

Farmers Insurance
Garmin International
Johnson County Government
Olathe Medical Center
Olathe Public Schools

1,000 - 1,999 EMPLOYEES:

TransAm Trucking Inc.

500 - 999 EMPLOYEES:

AIG
City of Olathe
DH Pace/Overhead Door
FAA/Air Route Traffic Control Center
Excellerate
FedEx Distribution Facilities (2)
Honeywell
Husqvarna

500 - 999 EMPLOYEES (CONT.):

Hy-Vee Food Stores (two stores)
ProPack Solutions
Sysco Food Services of Kansas City, Inc.
TVH Parts Co.
Wal-Mart (two Super Centers)

200 TO 499 EMPLOYEES:

Bass Pro Shops
CarMax
Cargill
DS Bus Lines
Gerson International
Home Depot (two stores)
Hyland Software
John Deere AG Marketing Center
KVC Behavioral Healthcare
McCarthy Automotive Group
MidAmerica Nazarene University
Olathe Ford Lincoln
Olathe Good Samaritan Center
Orizon Aerostructures
Pepsi Beverages Company
S+S Activewear
Springstone Rehabilitation
SPX Cooling Technologies
Target Super Store (two stores)
Terracon Consulting
Tyson Foods
Villa St. Francis

UTILITIES

ELECTRIC:

Kansas City Power & Light
Westar Energy

NATURAL GAS:

Kansas Gas Service
Atmos Energy

CABLE, INTERET & PHONE:

AT&T U-verse®
Comcast
Google Fiber

WATER:

City of Olathe
WaterOne

SEWER:

City of Olathe
Johnson County Wastewater

Source: Olathe Chamber of Commerce <https://olathe.org/economic-development-council/the-community/fast-facts/>





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175th & Mur-Len Road Olathe, KS 66062	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	1,274	26,679	80,260
2027 Projected Population	1,743	29,228	86,975
2020 Census Population	1,237	26,194	79,459
2010 Census Population	368	20,922	65,444
Projected Annual Growth 2022 to 2027	7.4%	1.9%	1.7%
Historical Annual Growth 2010 to 2022	20.5%	2.3%	1.9%
2022 Median Age	32.1	33.6	35.1
Households			
2022 Estimated Households	427	8,806	27,012
2027 Projected Households	600	9,881	29,743
2020 Census Households	411	8,620	26,684
2010 Census Households	126	6,768	21,895
Projected Annual Growth 2022 to 2027	8.1%	2.4%	2.0%
Historical Annual Growth 2010 to 2022	19.8%	2.5%	1.9%
Race and Ethnicity			
2022 Estimated White	88.1%	79.5%	76.5%
2022 Estimated Black or African American	2.2%	4.6%	4.3%
2022 Estimated Asian or Pacific Islander	3.2%	5.3%	6.1%
2022 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2022 Estimated Other Races	6.1%	10.3%	12.7%
2022 Estimated Hispanic	3.9%	7.0%	9.7%
Income			
2022 Estimated Average Household Income	\$167,545	\$123,685	\$132,624
2022 Estimated Median Household Income	\$130,981	\$123,119	\$123,430
2022 Estimated Per Capita Income	\$56,204	\$40,827	\$44,715
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.2%	1.8%
2022 Estimated Some High School (Grade Level 9 to 11)	0.2%	1.7%	2.7%
2022 Estimated High School Graduate	4.8%	11.9%	13.9%
2022 Estimated Some College	10.1%	16.2%	17.2%
2022 Estimated Associates Degree Only	7.0%	7.3%	8.0%
2022 Estimated Bachelors Degree Only	52.4%	36.9%	35.0%
2022 Estimated Graduate Degree	25.2%	24.6%	21.4%
Business			
2022 Estimated Total Businesses	25	543	1,924
2022 Estimated Total Employees	194	5,682	29,386
2022 Estimated Employee Population per Business	7.9	10.5	15.3
2022 Estimated Residential Population per Business	51.8	49.1	41.7

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