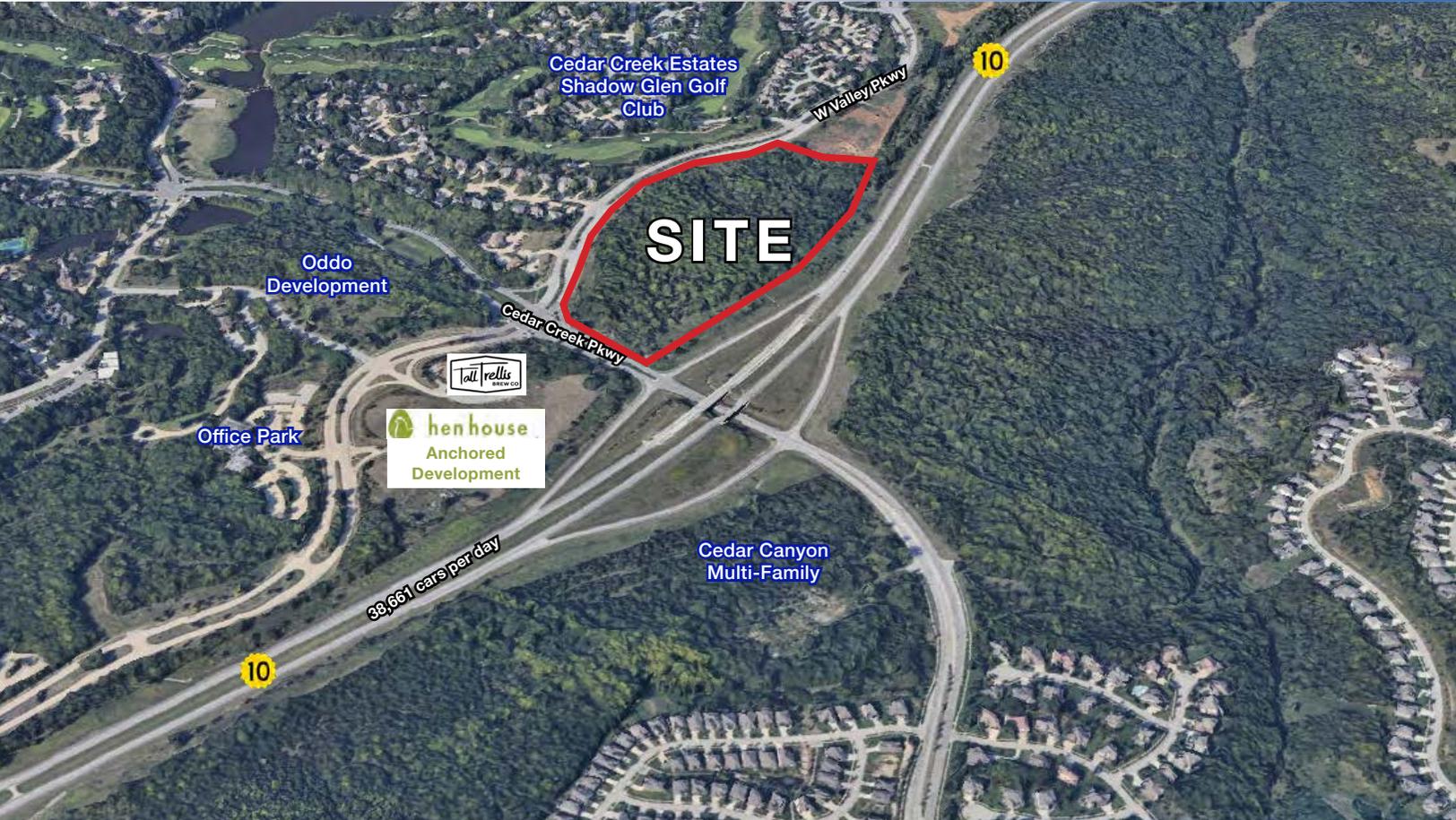


K-10 DEVELOPMENT OPPORTUNITY

K-10 Highway & Cedar Creek Parkway (SWC) Olathe, KS



SALE PRICE: \$4,800,000 | 22.3 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,561	16,406	59,822
Avg. Household Income	\$200,332	\$216,314	\$185,758

- Strong Development Opportunity within an explosive Johnson County Zip Code
- Zoned C-2 (Permits Multi-family, Retail, Restaurant, & Drive-thru) - Buyer to verify availability of city incentives/programs
- Across the street (Cedar Creek Pkwy) from a new 15 acre Hen House Anchored Retail Development (Est. 2027)
- Situated at the helm of the Cedar Creek Estates (1,600 families) and Shadow Glen Golf Club, with an affluent average household income of \$200,000

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

For More Information Contact: *Exclusive Agents*
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 DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

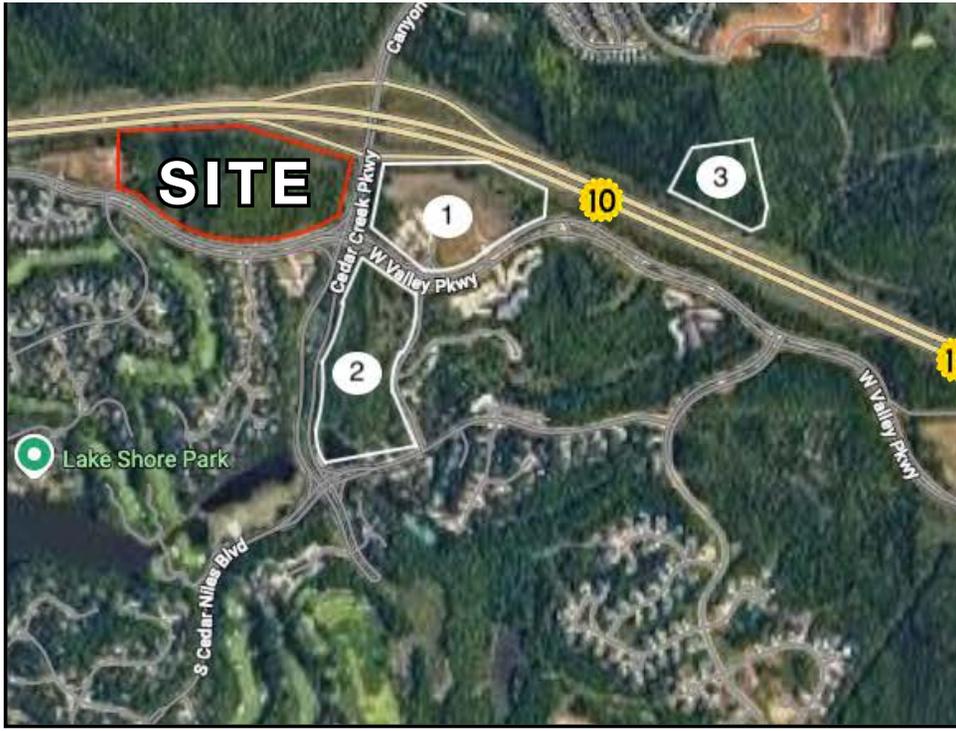
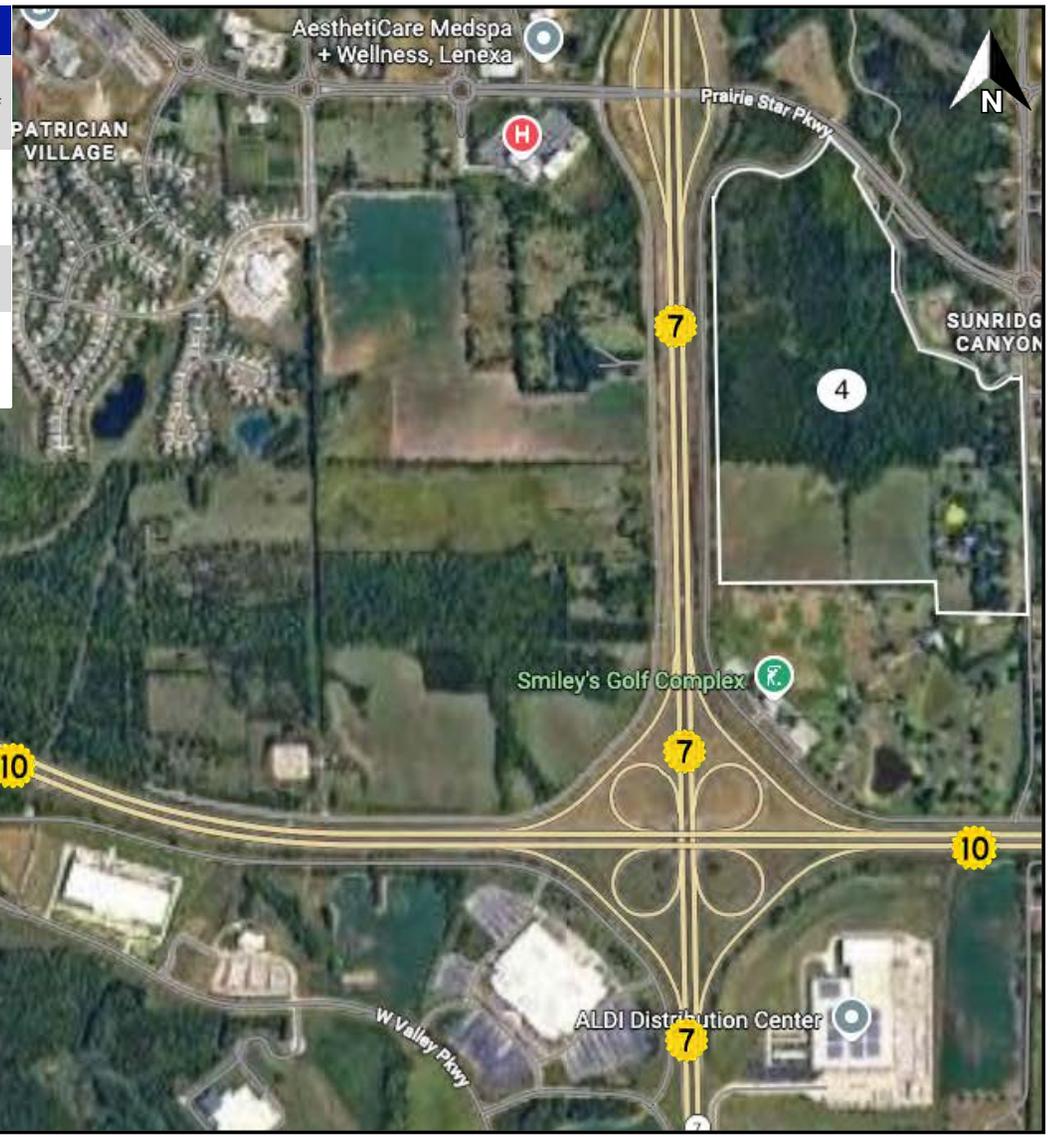


K-10 DEVELOPMENT OPPORTUNITY

K-10 Highway & Cedar Creek Parkway (SWC) Olathe, KS

NEARBY DEVELOPMENTS

#	DEVELOPMENT
#1	Hen House Anchored Development 15-acre development anchored by 50k SF Hen House with 5 planned pads and 25k SF of in-line space (estimated 2027)
#2	Proposed Cedar Creek Mixed-Use Development 14-acre mixed-use development, 300 apartments, 11 townhomes, and 21k SF office/retail
#3	Canyon Creek Apartment Development 12-acre luxury apartment development from JCM Ventures (planned to open spring 2026)
#4	Solera Mixed-Use Community 75-acre Mixed-Use project with apartments, townhomes, and duplexes anchored by proposed grocery and retail pads

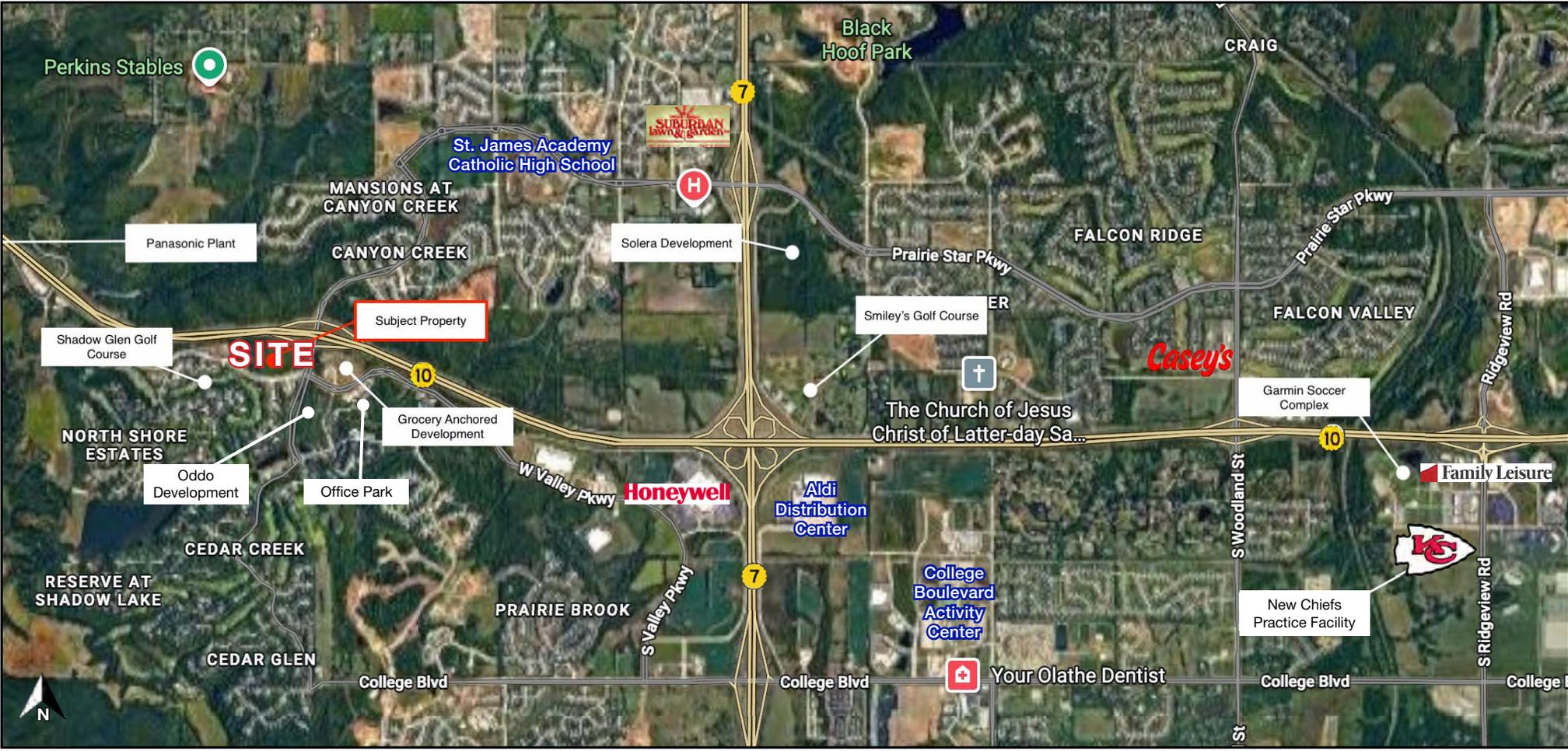




K-10 DEVELOPMENT OPPORTUNITY

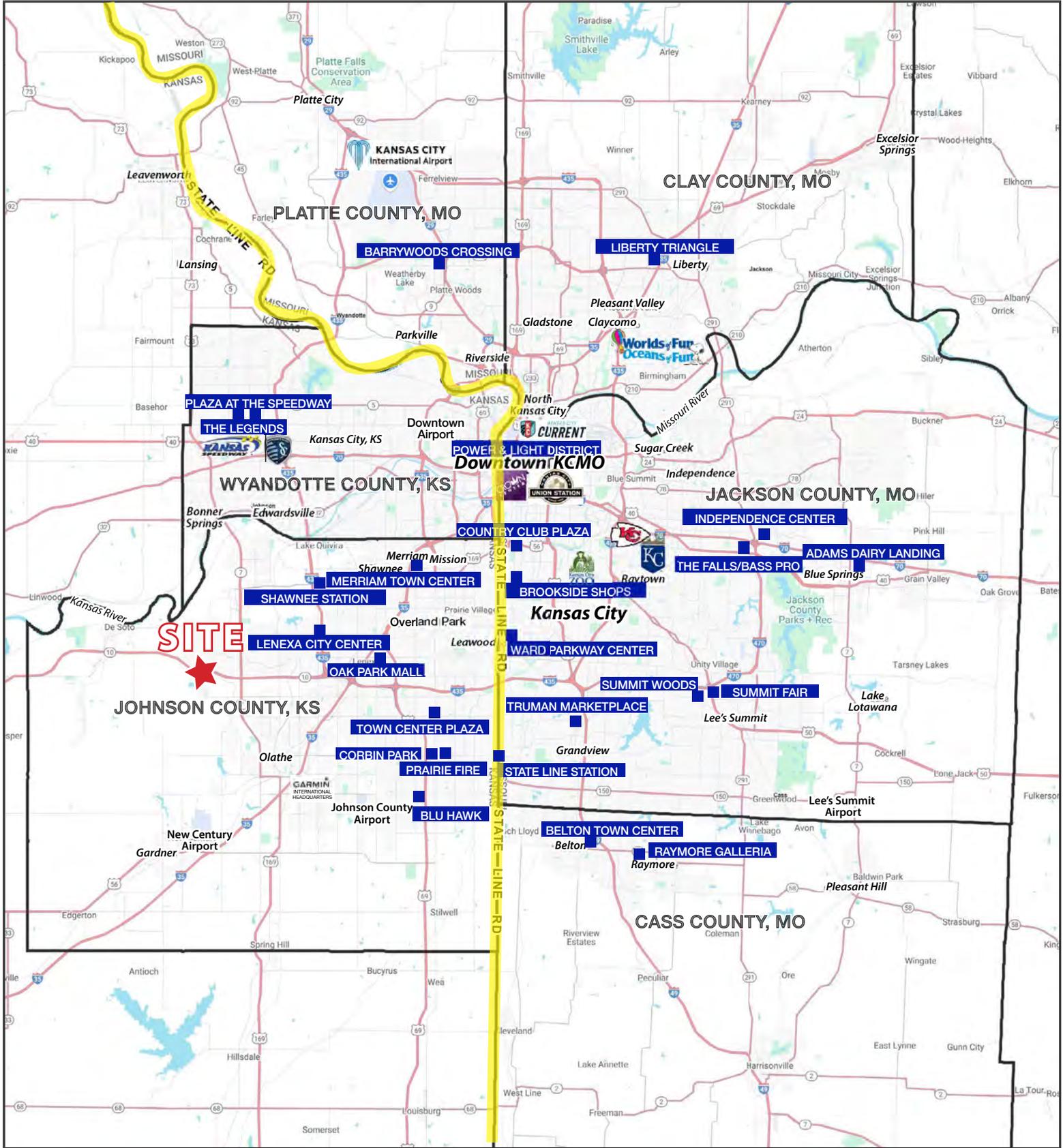
K-10 Highway & Cedar Creek Parkway (SWC) Olathe, KS

AERIAL



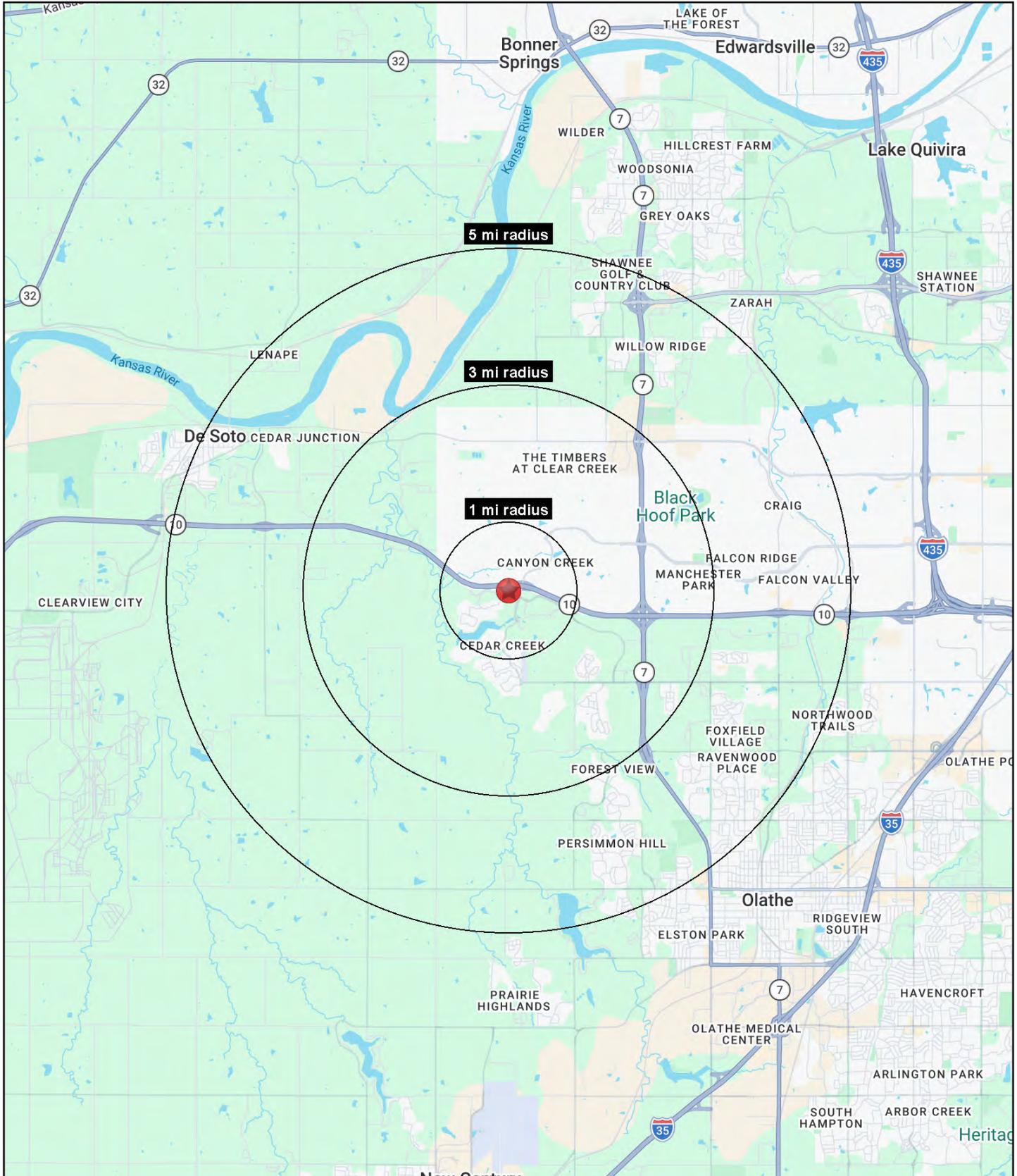
K-10 DEVELOPMENT OPPORTUNITY

K-10 Highway & Cedar Creek Parkway (SWC) Olathe, KS



K-10 DEVELOPMENT OPPORTUNITY

K-10 Highway & Cedar Creek Parkway (SWC) Olathe, KS





K-10 DEVELOPMENT OPPORTUNITY

K-10 Highway & Cedar Creek Parkway (SWC) Olathe, KS

K-10 Highway & Cedar Creek Parkway (SWC) Olathe, KS 66061	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,561	16,406	59,822
2030 Projected Population	2,816	17,889	64,695
2020 Census Population	2,096	13,660	51,695
2010 Census Population	1,068	8,665	38,355
Projected Annual Growth 2025 to 2030	2.0%	1.8%	1.6%
Historical Annual Growth 2010 to 2025	9.3%	6.0%	3.7%
2025 Median Age	46.2	42.2	40.2
Households			
2025 Estimated Households	978	5,747	21,304
2030 Projected Households	1,095	6,395	23,509
2020 Census Households	797	4,833	18,397
2010 Census Households	395	2,954	13,291
Projected Annual Growth 2025 to 2030	2.4%	2.3%	2.1%
Historical Annual Growth 2010 to 2025	9.8%	6.3%	4.0%
Race and Ethnicity			
2025 Estimated White	89.6%	86.2%	83.0%
2025 Estimated Black or African American	2.0%	2.8%	4.7%
2025 Estimated Asian or Pacific Islander	3.2%	4.6%	4.6%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
2025 Estimated Other Races	5.1%	6.2%	7.5%
2025 Estimated Hispanic	5.7%	6.4%	7.8%
Income			
2025 Estimated Average Household Income	\$200,332	\$216,314	\$185,758
2025 Estimated Median Household Income	\$162,653	\$170,484	\$149,568
2025 Estimated Per Capita Income	\$76,479	\$75,783	\$66,186
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.1%	0.3%	1.1%
2025 Estimated Some High School (Grade Level 9 to 11)	1.0%	0.6%	2.3%
2025 Estimated High School Graduate	12.9%	12.0%	12.8%
2025 Estimated Some College	15.1%	13.1%	15.0%
2025 Estimated Associates Degree Only	6.3%	6.7%	7.3%
2025 Estimated Bachelors Degree Only	36.5%	40.3%	36.5%
2025 Estimated Graduate Degree	28.2%	27.0%	25.0%
Business			
2025 Estimated Total Businesses	60	423	1,182
2025 Estimated Total Employees	1,039	5,158	15,195
2025 Estimated Employee Population per Business	17.2	12.2	12.9
2025 Estimated Residential Population per Business	42.4	38.8	50.6

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