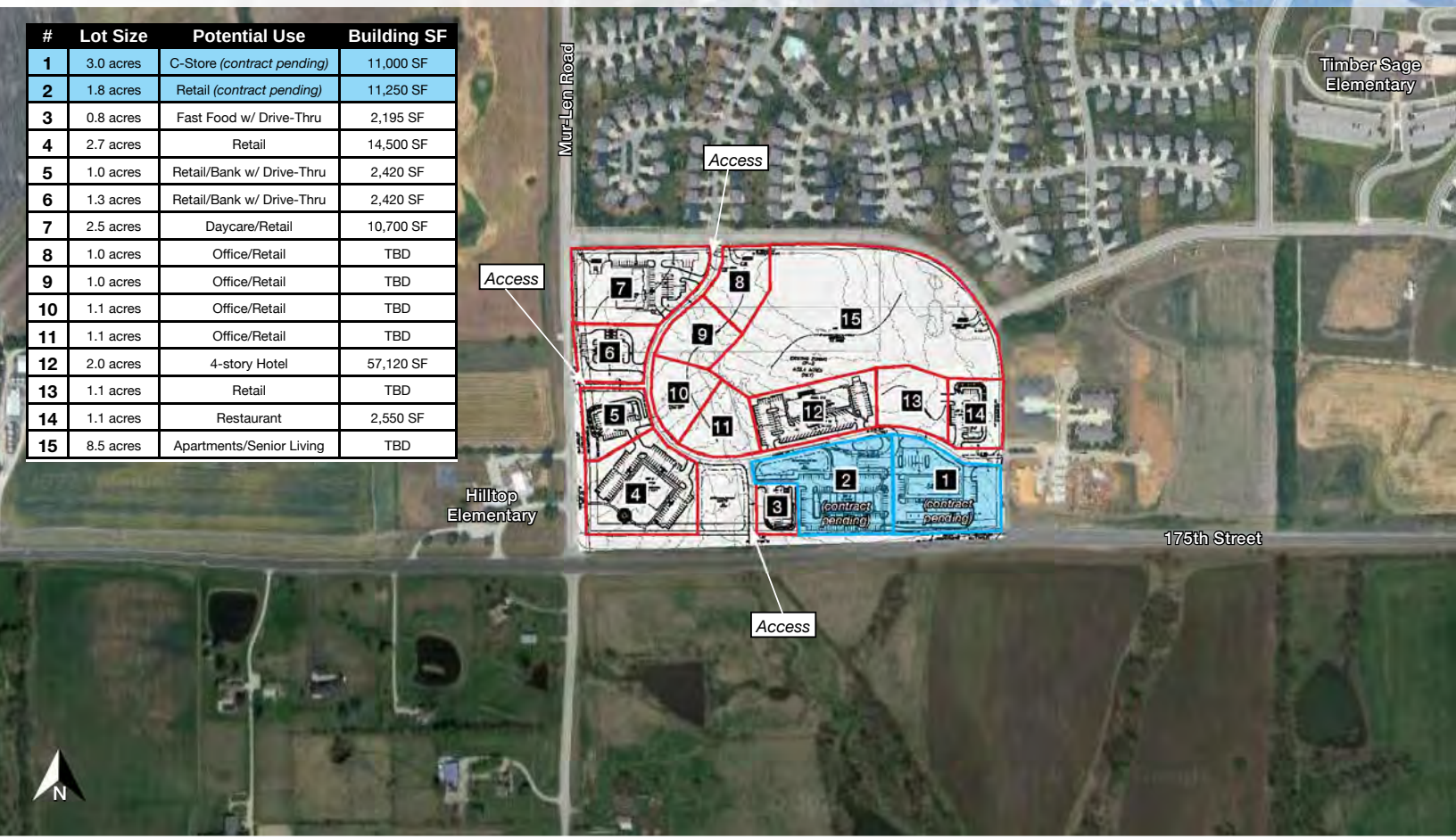
Prairie Crossing Village Development

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 | 0.80 - 33 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,265	29,881	85,730
Avg. Household Income	$184,107	$164,925	$167,780

- 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: *Exclusive Agents*

GREG ROBERTS | 816.412.7384 | groberts@blockandco.com

CAMREN SINCLAIR | 816.412.7352 | csinclair@blockandco.com

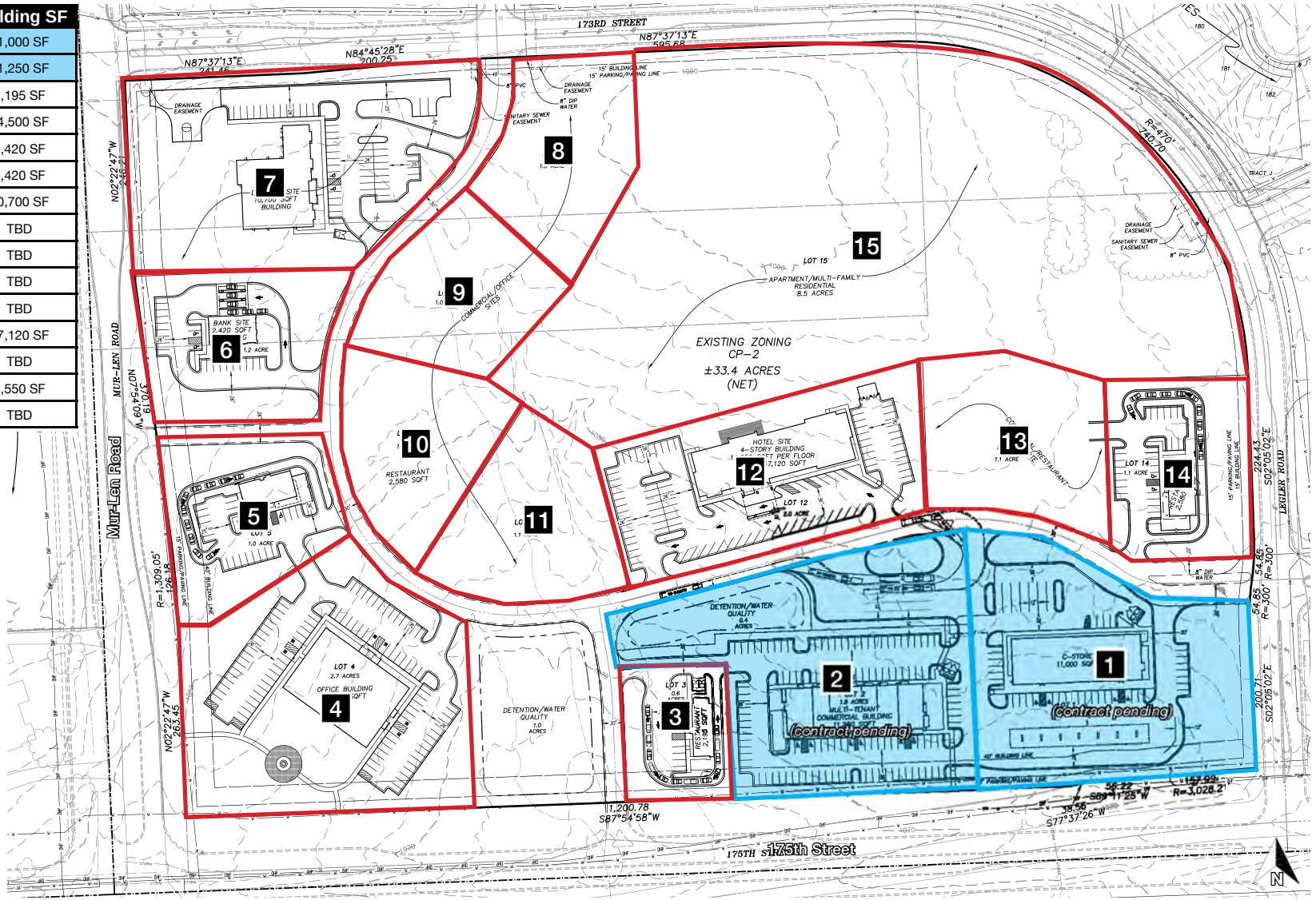
All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Prairie Crossing Village Development

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

DEVELOPMENT PLAN

#	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

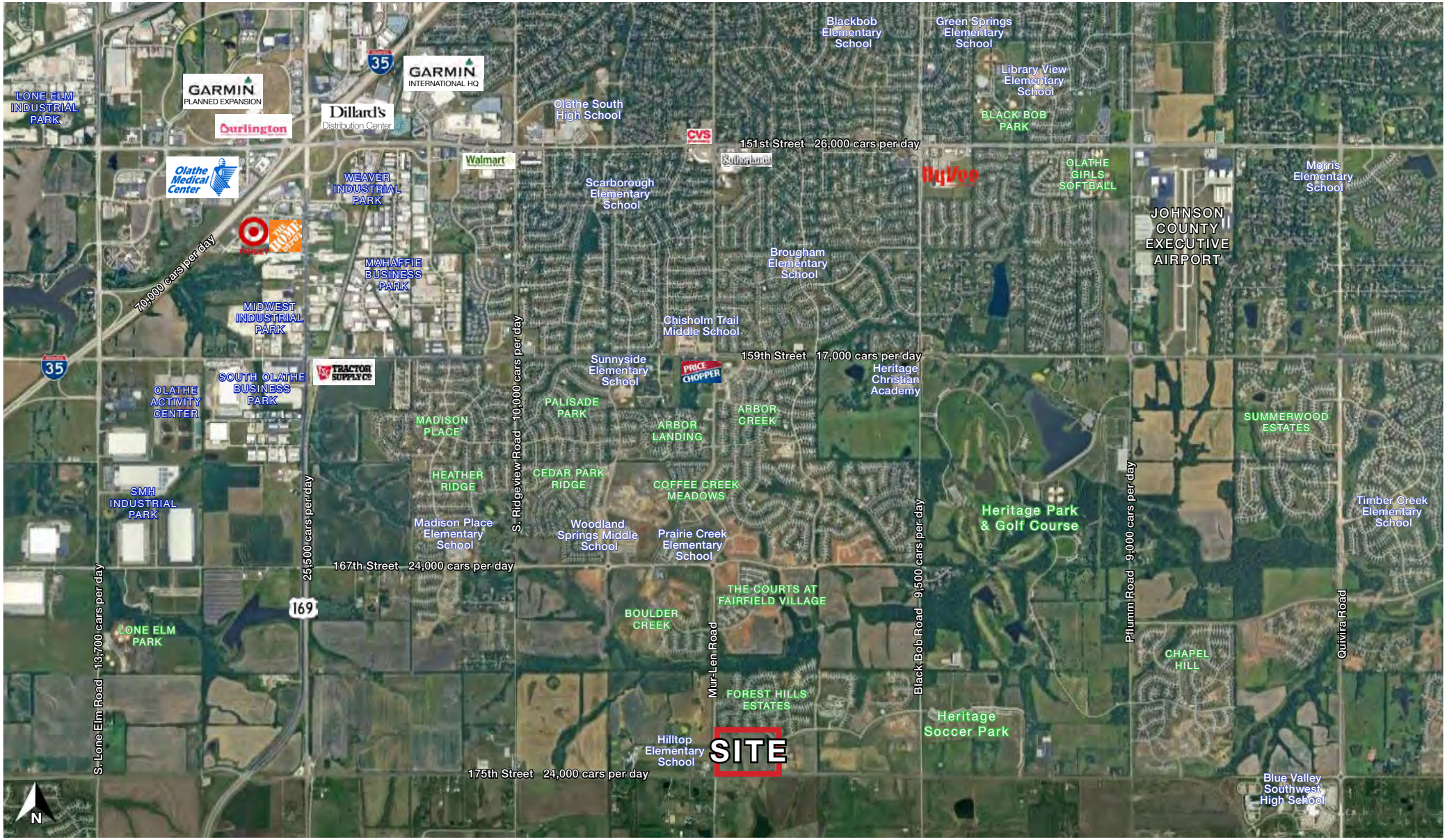


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Prairie Crossing Village Development

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

AERIAL



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Prairie Crossing Village Development

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

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

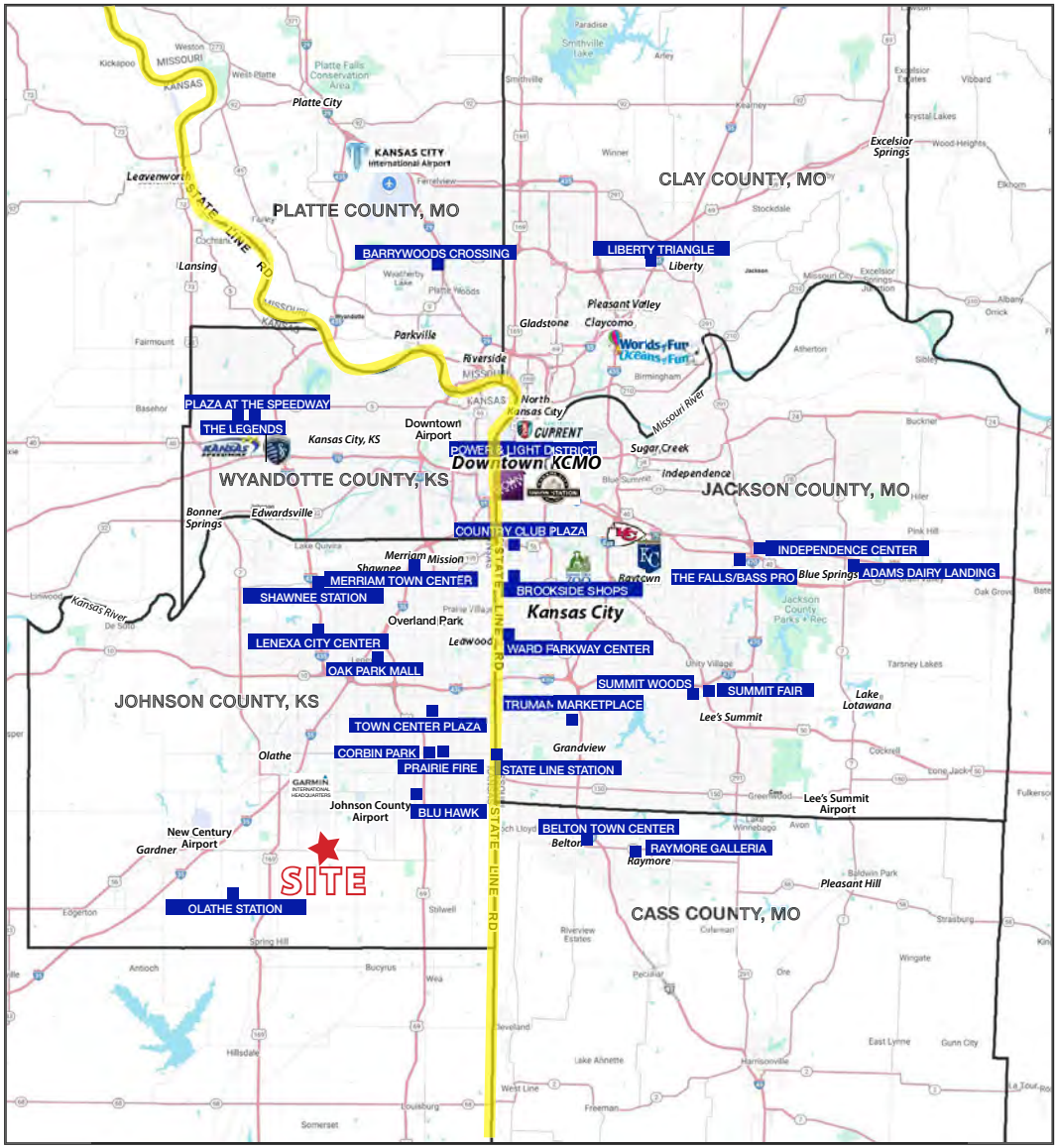
SEWER:
City of Olathe
Johnson County Wastewater

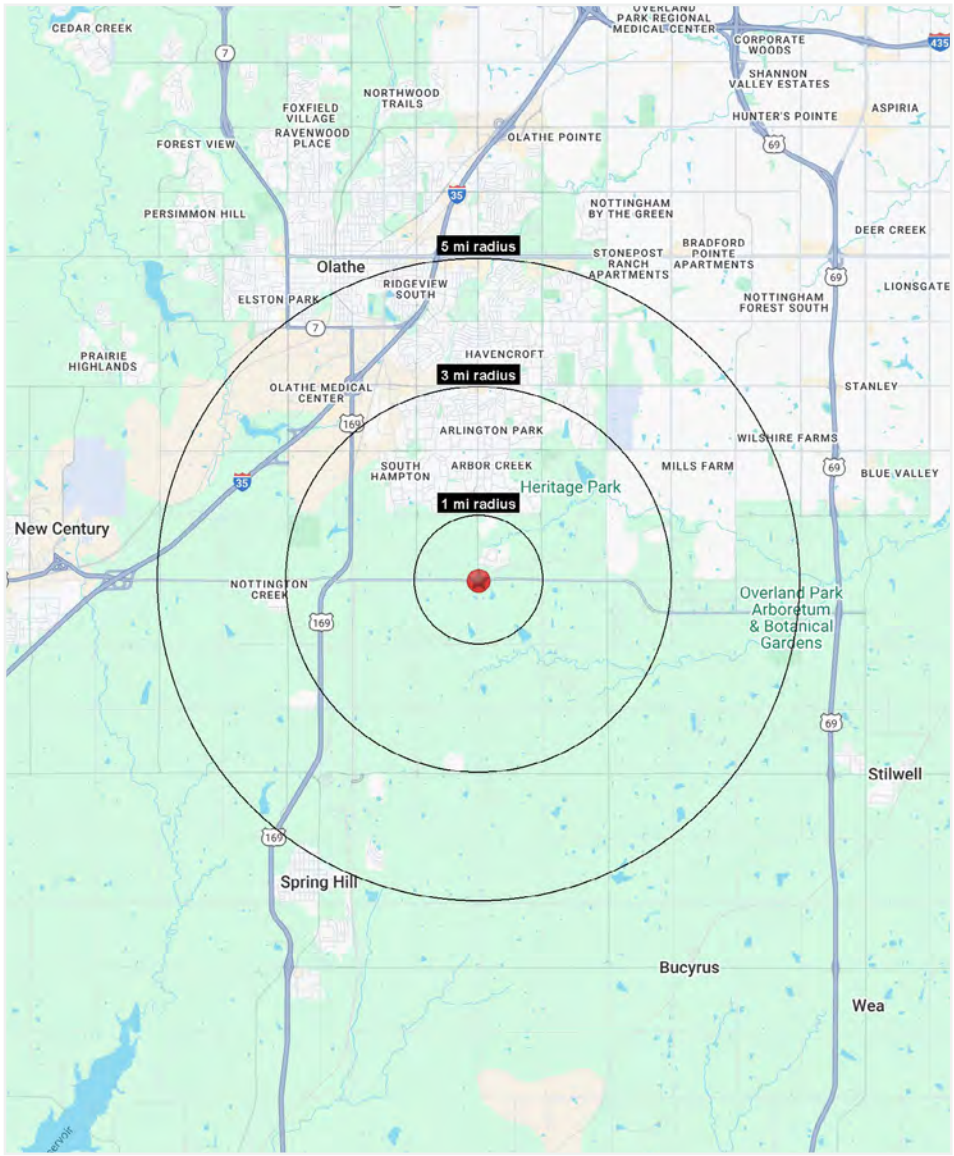
Source: Olathe Chamber of Commerce https://olathe.org/economic-development-council/the-community/fast-facts/

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Prairie Crossing Village Development

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





Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Prairie Crossing Village Development

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

175th Street & Mur-Len Road Olathe, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,265	29,881	85,730
2030 Projected Population	2,556	31,659	87,988
2020 Census Population	1,308	26,220	79,922
2010 Census Population	410	20,944	65,809
Projected Annual Growth 2025 to 2030	2.6%	1.2%	0.5%
Historical Annual Growth 2010 to 2025	30.2%	2.8%	2.0%
2025 Median Age	39.3	36.8	37.0
Households			
2025 Estimated Households	802	10,090	29,368
2030 Projected Households	931	10,943	30,741
2020 Census Households	431	8,630	26,862
2010 Census Households	139	6,776	22,036
Projected Annual Growth 2025 to 2030	3.2%	1.7%	0.9%
Historical Annual Growth 2010 to 2025	31.9%	3.3%	2.2%
Race and Ethnicity			
2025 Estimated White	86.7%	79.7%	78.2%
2025 Estimated Black or African American	3.4%	5.2%	5.0%
2025 Estimated Asian or Pacific Islander	4.4%	6.8%	6.4%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2025 Estimated Other Races	5.3%	8.0%	10.1%
2025 Estimated Hispanic	6.3%	8.3%	10.3%
Income			
2025 Estimated Average Household Income	$184,107	$164,925	$167,780
2025 Estimated Median Household Income	$173,305	$140,537	$136,728
2025 Estimated Per Capita Income	$65,191	$55,692	$57,559
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.2%	0.7%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	0.2%	2.4%	2.6%
2025 Estimated High School Graduate	9.4%	10.7%	12.9%
2025 Estimated Some College	8.5%	16.2%	18.1%
2025 Estimated Associates Degree Only	12.7%	9.4%	8.6%
2025 Estimated Bachelors Degree Only	40.6%	36.4%	34.6%
2025 Estimated Graduate Degree	28.4%	24.3%	21.9%
Business			
2025 Estimated Total Businesses	23	553	1,927
2025 Estimated Total Employees	165	5,546	25,173
2025 Estimated Employee Population per Business	7.0	10.0	13.1
2025 Estimated Residential Population per Business	96.6	54.0	44.5

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.