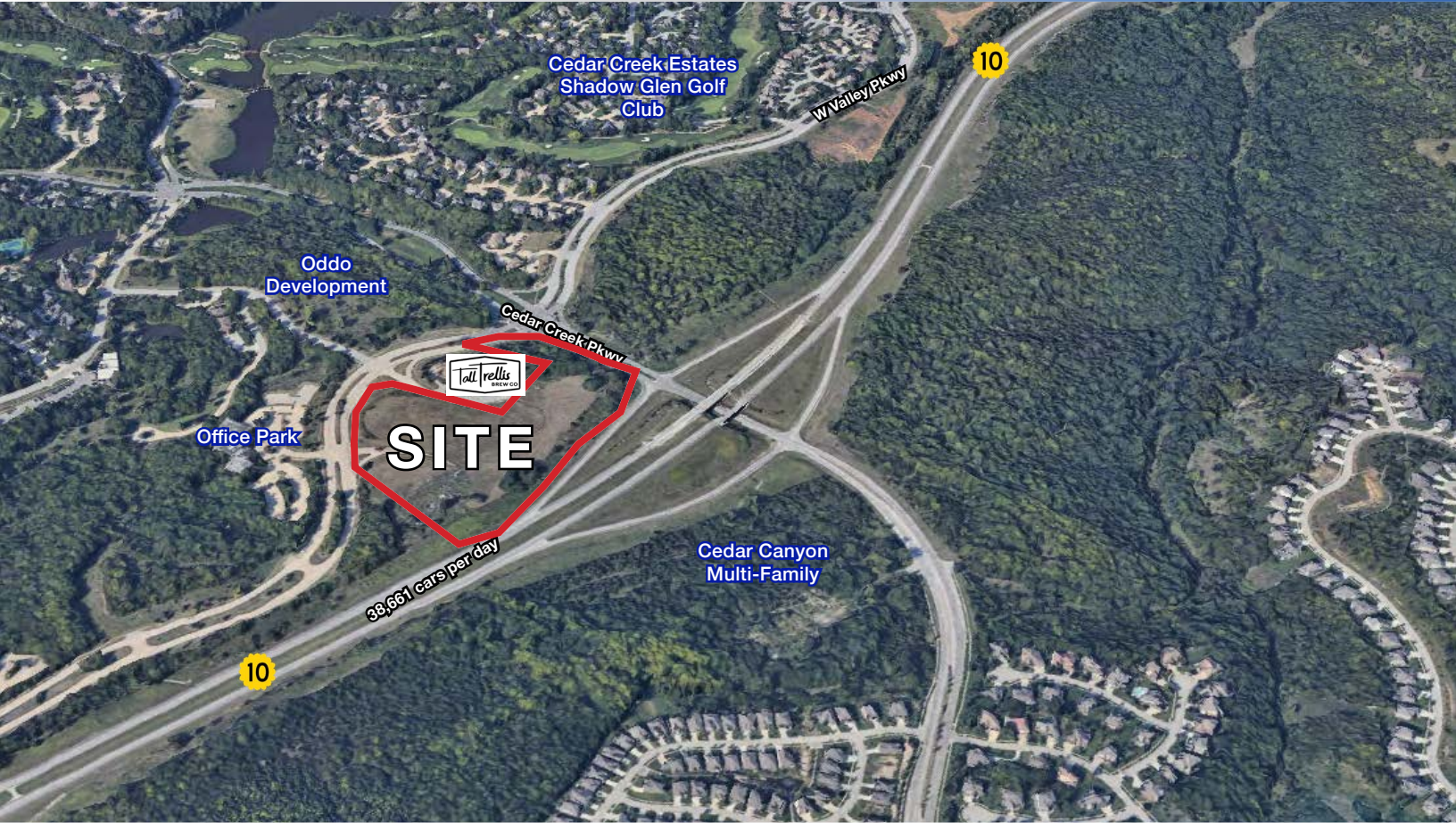


CEDAR CREEK DEVELOPMENT GROUND

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



14.10 ACRES | SALE PRICE: \$6.00/SF

DEMOGRAPHICS

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

- 14.10 acre site - fully prepared for development with existing curb cuts
- Located on the southeast corner of K-10 & Cedar Creek Pkwy with close proximity to K-7 and I-35
- Close proximity to the Garmin Soccer Complex, New DeSoto Panasonic Plant, New KC Bier Hall & Garden, New Chiefs HQ, and New 496 Unit Multi-Family Development
- Situated at the helm of the Cedar Creek Estates and Shadow Glen Golf Club, with an affluent median income of \$177,000

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

For More Information Contact:

Exclusive Agents

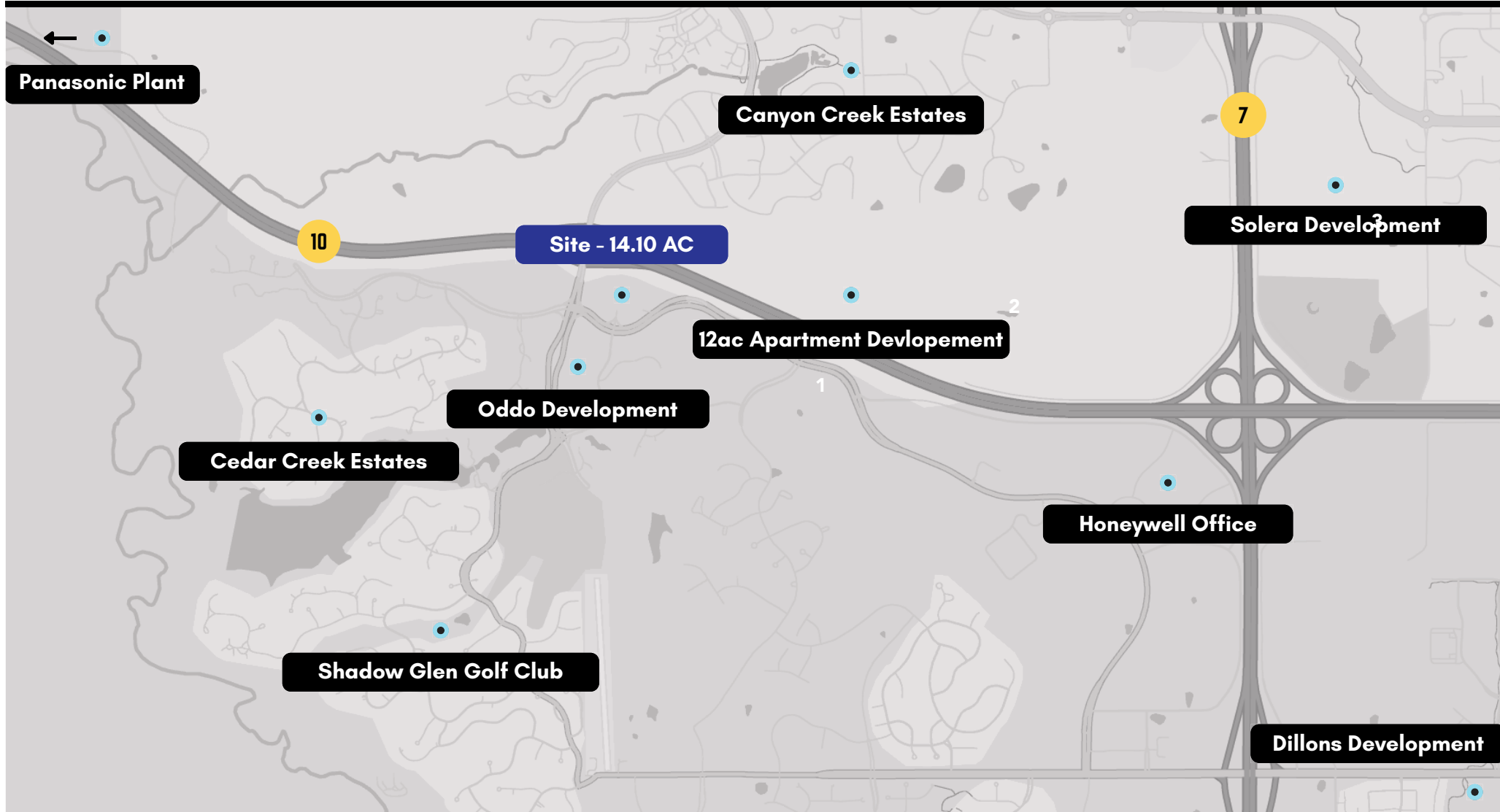
WILL SANDERS | 816.412.7311 | wsanders@blockandco.com
 COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



CEDAR CREEK DEVELOPMENT GROUND

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

NEARBY DEVELOPMENTS





CEDAR CREEK DEVELOPMENT GROUND

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

NEARBY DEVELOPMENTS

DEVELOPMENT

Panasonic Plant:

\$4 billion, 300-acre EV battery mega facility currently employing ~1,400 people (targeting ~4,000), designed to be one of the largest battery plants in North America with massive long-term industrial and housing spillover effects across Johnson County.

Canyon Creek/Canyone Creek Estates:

Luxury communities spanning more than 5,000 acres and currently home to over 2,400 families, with residences ranging from approximately \$600K to over \$1M.

Shadow Glen Golf Course:

One of the Kansas City metro's premier private golf clubs founded in 1987, featuring a nationally recognized Tom Watson/Tom Weiskopf-designed course. Currently holds 355 resident memberships and 25 nonresident memberships.

Oddo Development:

14-acre mixed-use development, 300 apartments, 11 townhomes, and 21k SF office/retail

12 Acre Apartment Development:

12-acre luxury apartment development from JCM Ventures (planned to open spring 2026)

Honeywell Office:

Honeywell Aerospace operates a major 560,000 SF advanced manufacturing and engineering campus along the K-10 corridor in Olathe, supporting more than 1,000 employees and ongoing regional job growth. The company recently announced an \$84 million expansion.

Solera Development:

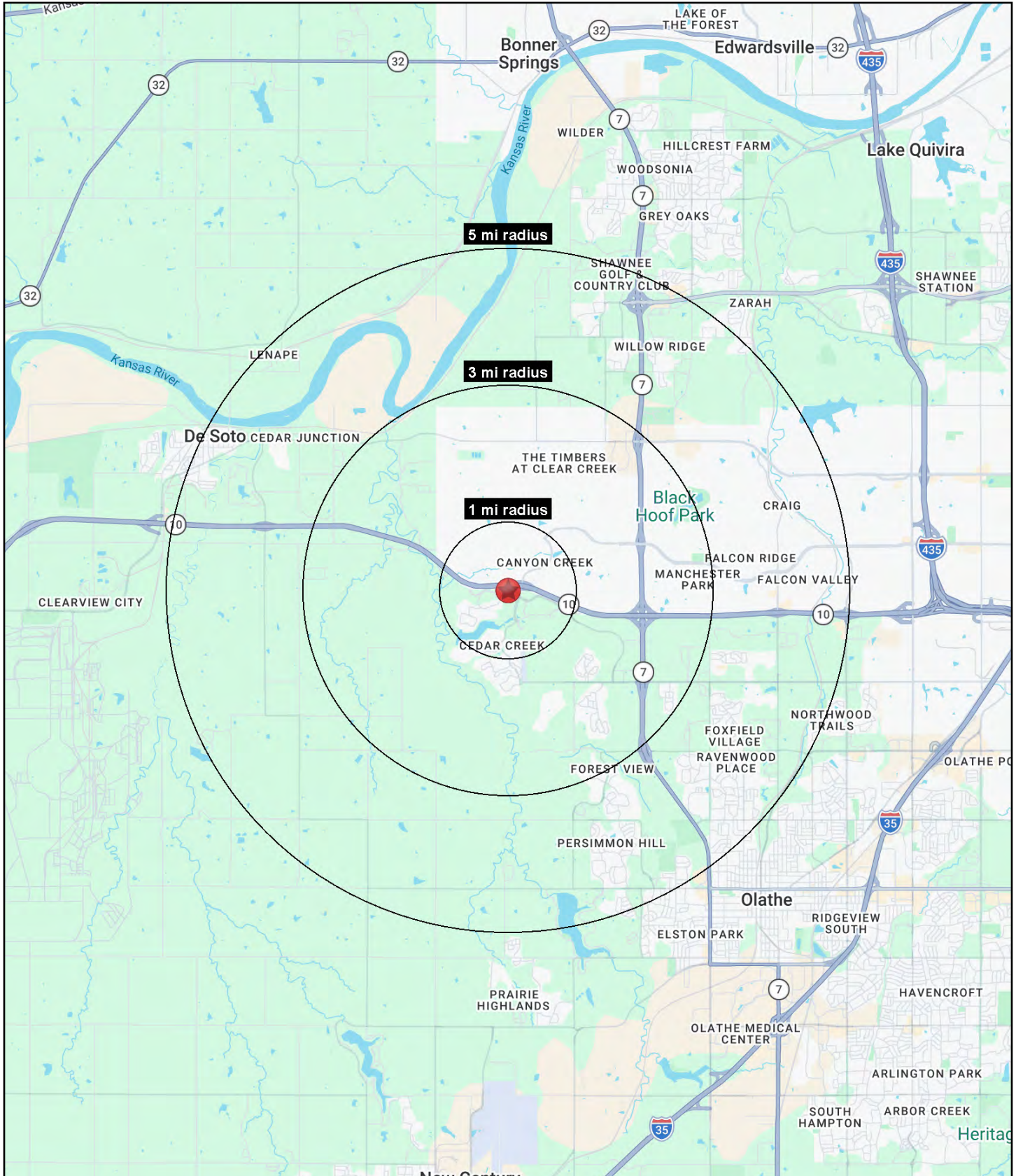
75-acre Mixed-Use project with apartments, townhomes, and duplexes anchored by proposed grocery and retail pads

Dillions Development:

Dillions is returning to Johnson County with a \$40 million, 100,000-square-foot Dillions Marketplace in Olathe. The City Council approved the development in March 2026, and the store is targeted to open in fall 2027

CEDAR CREEK DEVELOPMENT GROUND

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





CEDAR CREEK DEVELOPMENT GROUND

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

K-10 Highway & Cedar Creek Parkway 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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