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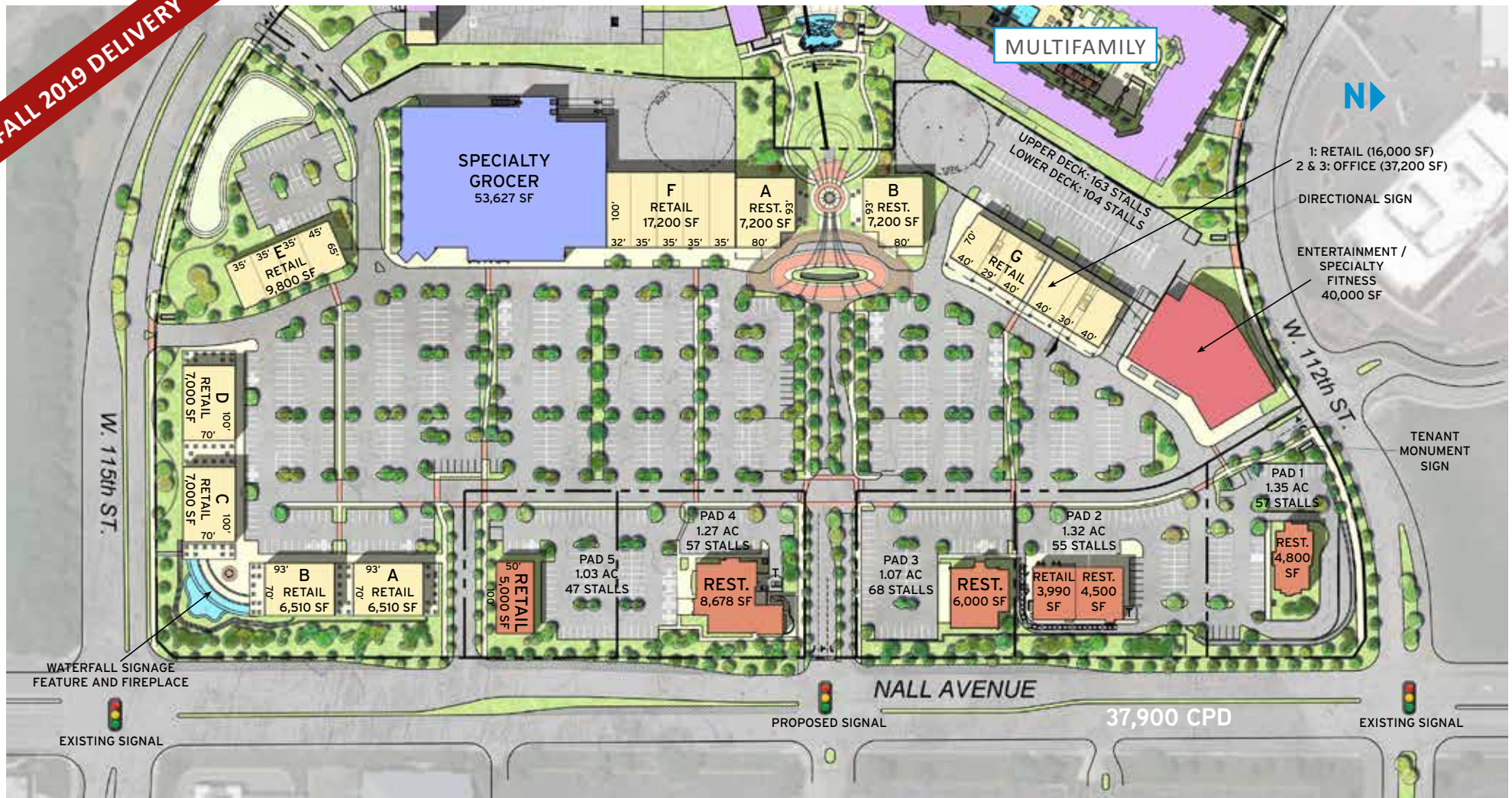
IN ASSOCIATION WITH

DEVELOPED BY:



site plan

FALL 2019 DELIVERY



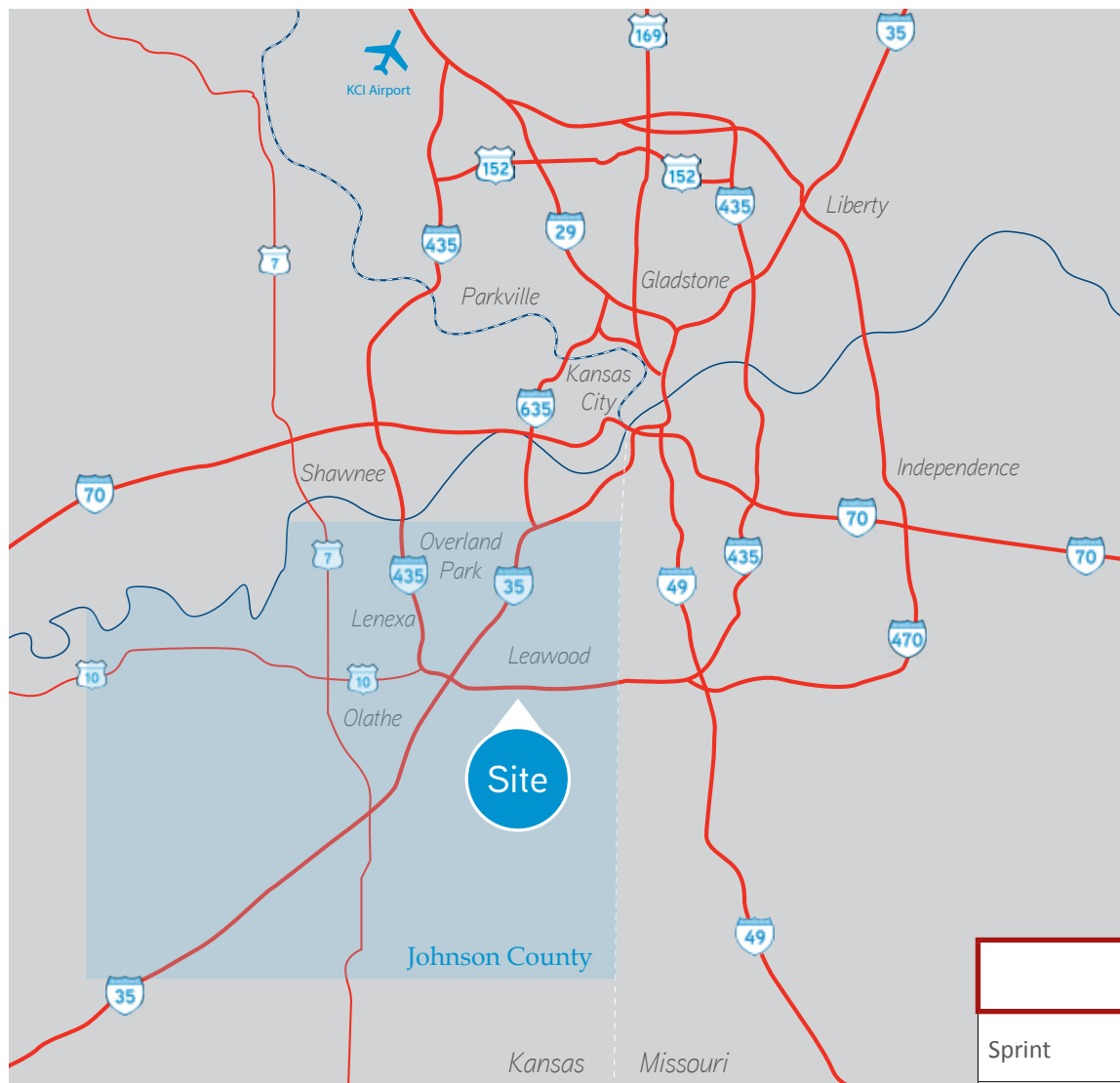
property features

- High-image development in the heart of Overland Park, featuring 570± luxury apartments
- Up to 211,000 SF of retail and entertainment, with specialty grocer and top restaurants
- New grocery-anchored retail up to 170,000 SF
- More than 30,000 employees within a 1-mile radius
- Coveted demographics
- Adjacent to Sprint HQ with 11,600 employees
- 3 signalized access points on Nall



site plan





Johnson County

- Most populated county in Kansas with 586,299 residents
- Most educated county in KC metro, with nearly 60% of working residents holding a bachelor degree or higher
- As a result of high demographics, Johnson County boasts a wide array of high-end office and retail developments, including some of KC's top employers
- Well-established neighborhoods in Johnson County have household incomes of \$77,467, much higher than the metro average of \$58,446
- Great access to major highways, allowing for quick travel times to all areas and some of the highest daytime populations within the metro
- South Johnson County submarket is the most prominent of all suburban submarkets in KC - it accounts for 58% of Class A suburban office buildings in the KC metro (80 buildings) and 56% of the total square footage (11,303,470 SF)
- **25 Best Counties in the Country to Live In, USA Today February 2018**

Overland Park

- **Overland Park boasts three nationally-ranked school systems, a low crime rate and a healthy economy. These factors consistently earn the City national awards, including:**

- **America's Hottest Zip Codes (#8) Realtor.com October 2017**
- **Best Places to Raise a Family (#1) WalletHub.com September 2017**
- **Top 100 Best Places to Live (#9) Livability March 2017**
- **Best Cities for Young Professionals (#8) Smart Asset September 2017**
- **Best Cities for Quality of Life (#4) NerdWallet October 2017**

Johnson County Top Private Employers

Sprint	Telecommunications (Hdq.)	6,000
Garmin International	Global positioning systems mfg. (Hdq.)	3,414
United Parcel Service of America, Inc.	Delivery services	3,200
Black & Veatch	Engineering	2,988
Farmers Insurance	Insurance claims processing	2,315
OptumRx	Pharmaceutical distribution	2,000

high-end multifamily



570± UNITS



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for retail leasing



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demographics



population

1 • 6,387

3 • 79,649

5 • 231,835



household income

1 • \$185,255

3 • \$136,460

5 • \$117,065



daytime population

1 • 47,171

3 • 116,141

5 • 190,473