

CORPORATE RIDGE, LOT J SEC OF W 106TH STREET & S RIDGEVIEW ROAD



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PROPERTY HIGHLIGHTS

- Located in established, high quality Corporate Ridge Office Park
- Lot Size: 2.3± acres
- Zoning: C-2
- Price: \$12.00 PSF
- All utilities to site
- Traffic & Access: The parcel is situated along W 106th Street and S Ridgeview Road. The site is strategically located with quick access to highways K-10, I-435, and I-35.
- Vehicles Per Day: W 106th Street 4,407, S Ridgeview Road 11,877
- Great hotel/restaurant site or urgent care/medical office location
- Tax Abatement: 55% for 10-year period

MAJOR EMPLOYERS:

Farmers Insurance - 2,315 Honeywell Aerospace Electronic Systems - 850

Gear For Sports, Inc. - 650 United Parcel Service - 629 PRA Health Sciences - 562 John Deere Company - 450 Terracon - 205

2018 DEMOGRAPHICS			
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	1,968	50,654	172,795
Population Change 2018-2023	1.06%	1.05%	1.05%
Household Change 2018-2023	1.06%	1.05%	1.06%
Owner-Occupied Housing Units	75.7%	62.4%	63.3%
Renter-Occupied Housing Units	24.3%	37.6%	36.7%
Median Age	37.9	34.7	36.7
Per Capita Income	\$49,139	\$42,191	\$39,502
Median Household Income	\$113,175	\$92,210	\$86,542



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DEVELOPMENT PLAN CONCEPT



PROPOSED SITE LAYOUT

- 1-story
- 23,000 SF building
- 92 parking spaces including 5 ADA accessible
- Parking Ratio: 4.0 spaces/1,000 SF
- Detention basin size to be verified
- Conceptual landscape plan



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LOCATION

10

Terracon

205 EMPLOYEES

66 2.315 EMPLOYEES W 106TH STREET 3,39 TINTRUS Site OLATHE SOCCER COMPLEX (OSC) > The project will have 17 commercial and retail buildings containing 250,000 square feet, JOHN DEERE including a 93-room hotel, 92-room hotel and 450 EMPLOYEES numerous dining and shopping venues. **RIDGEVIEW ROAD** > 9 "all weather" artificial turf soccer fields will be constructed, including a championship field.

- > At least 10 regional soccer tournaments are planned for OSC each year.
- > Tournaments are expected to generate 18,000 room nights each year for Olathe hotels.
- > OSC and the commercial area total 96 acres. Source: 2018 Westar Development



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