



AVAILABLE > MULTIFAMILY SITE AND RETAIL/OFFICE OUTPARCELS

CRYSTAL SPRINGS

NEC OF 135TH STREET & PFLUMM ROAD

OVERLAND PARK, KANSAS

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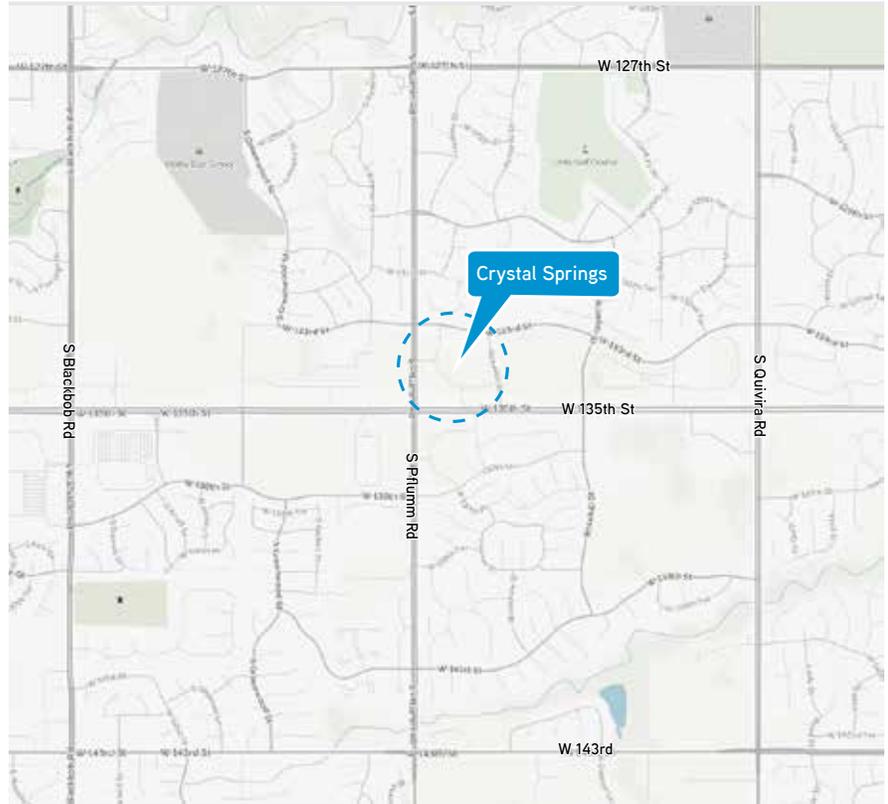
LOCATION SUMMARY

Crystal Springs is a new, walkable Class A apartment community, mixed with retail and office outparcels. The project is located at the northeast corner of 135th Street and Pflumm Road in Overland Park, Kansas. This is one of the last remaining opportunities for multifamily development along 135th Street in Overland Park. This location affords tremendous synergy to the surrounding area including, Menards, Super Walmart, Academy Sports, Prairie Life Fitness, and Lowes.

TRAFFIC COUNT

135th and Pflumm: 23,000 cars per day

LOCATION



DEMOGRAPHICS

2017 Demographics Report

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population	11,841	96,624	222,248
Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.0%
Household Change 2015 to 2020	12.8%	6.0%	5.8%
Owner-Occupied Housing Units	69.1%	68.8%	66.2%
Renter-Occupied Housing Units	30.9%	31.2%	33.8%
Estimated Median Age	34.8	34.9	35.7
Per Capita Income	\$44,836	\$42,312	\$40,452
Median Household Income	\$121,501	\$102,051	\$94,487

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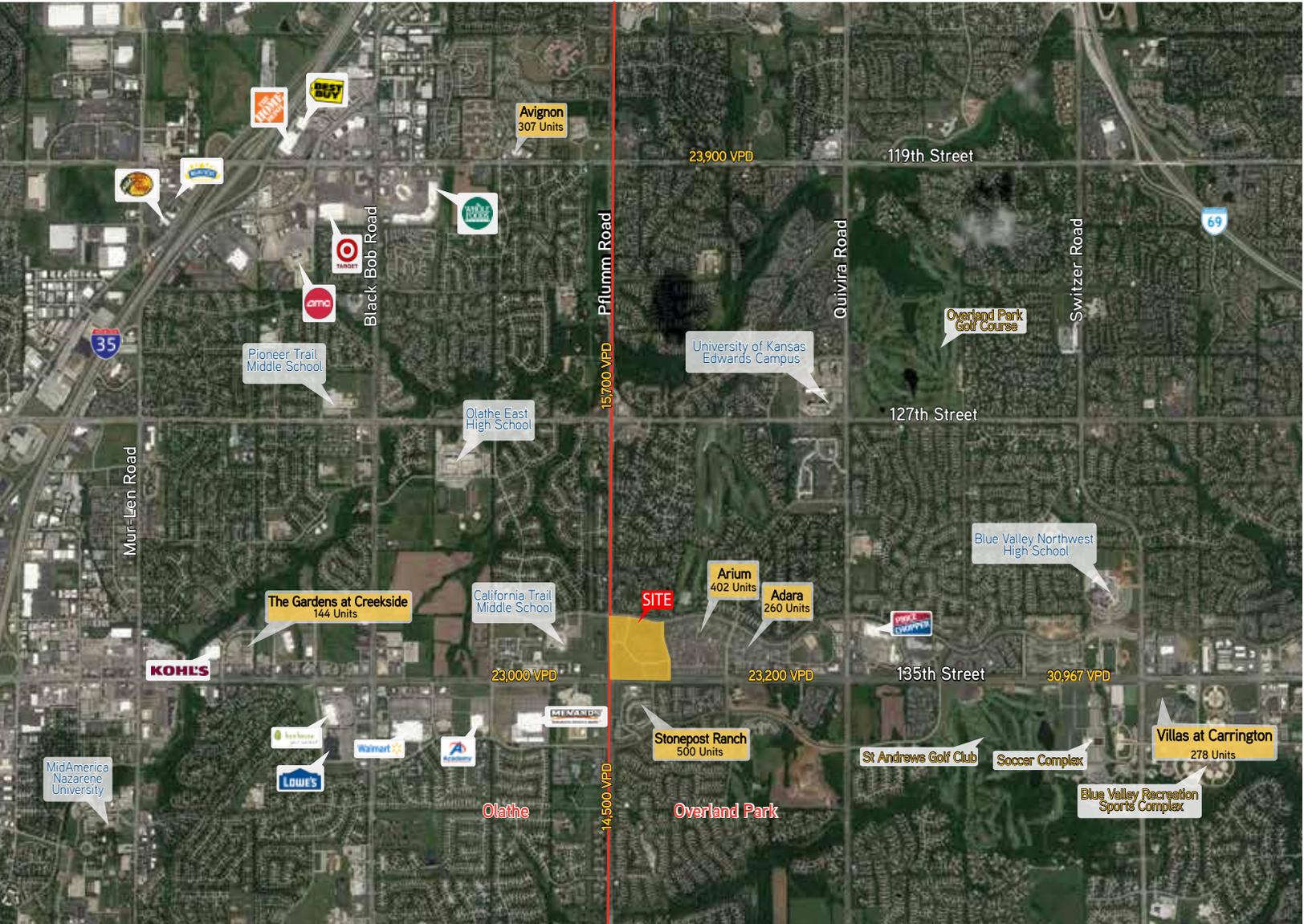
SITE PLAN



- MULTIFAMILY
- RETAIL
- POTENTIAL OFFICE / COMMERCIAL

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29.14± ACRES



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