

FOR SALE > 1 ACRE TO 22.7± ACRES

Southpark: Phase II

LAND > OLATHE, KANSAS



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LAND > LOCATED IN THE VICINITY OF THE SOUTHWEST CORNER OF
OLD HIGHWAY 56 & SOUTH HARRISON, OLATHE, KS

Property Features

- > Acreage: 6 sites; total **22.7± acres**
 - > Site range: 1 acre to 22.7± acres
 - > Zoning: C-2
 - > Utilities: all available
 - > Convenient access to I-35
- > Cars per day:
 - > Old Highway 56: 17,232
 - > S. Harrison Street: 19,114
 - > I-35: 70,410
 - > 5 mile radius population: 134,797

Demographics

	1 mile	3 miles	5 miles
Population			
2000 Total Population	7,158	65,799	96,342
2010 Total Population	6,506	77,286	129,721
2014 Total Population	6,410	79,343	134,797
2019 Total Population (projected)	6,341	83,660	145,236

	1 mile	3 miles	5 miles
Median Household Income			
2000 Median Income	\$45,785	\$57,763	\$61,714
2010 Median Income	\$42,975	\$71,037	\$77,614
2014 Median Income	\$49,804	\$74,923	\$81,741
2019 Median Income (projected)	\$59,492	\$79,082	\$85,678

Lot Pricing

- 1 1 Acre: C-2, \$10.00 SF
 - 2 1.4 Acres: C-2, \$8.00 SF
 - 3 2 Acres: C-2, \$8.00 SF
- 4 2.9 Acres: C-2, \$10.00 SF
 - 5 6.4 Acres: C-2, \$8.00 SF
 - 6 9 Acres: C-2, \$7.50 SF

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Strategically located in a key Johnson County south corridor, with over 134,000 population and an average household income of \$81,741 (5 mile radius). Total daily traffic of 106,756 vehicles pass the site.

Ideal location for retail, medical office, educational, or mixed uses.

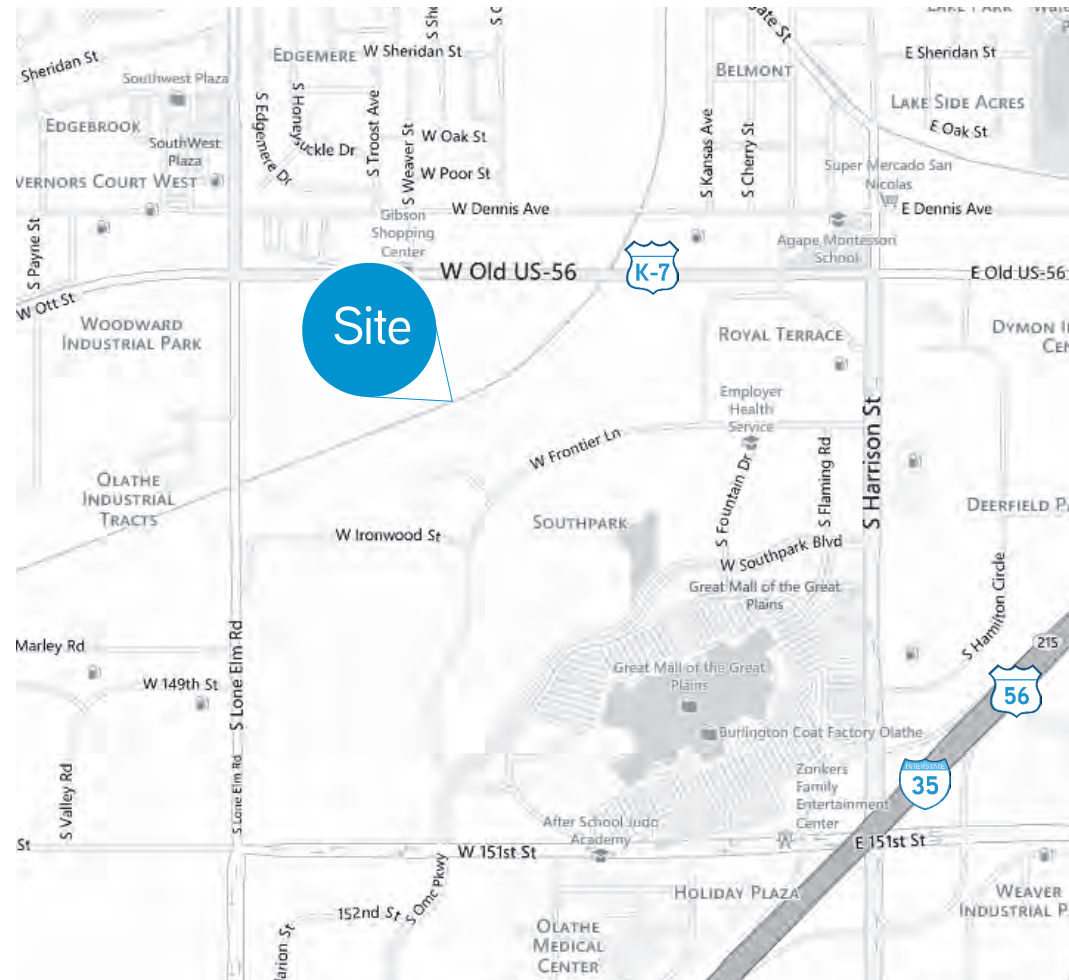


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