

FOR SALE > UP TO 5.8 ACRES > OWNER BUILD-TO-SUIT

SEC 135th St & Nall Ave

CITY OF LEAWOOD - JOHNSON COUNTY, KANSAS



LOCATION SUMMARY

Southern Leawood, Kansas, is growing at an incredible pace for many reasons including: great schools, beautiful neighborhoods, and dynamic mixed-use communities. With more than 81,657 people living within a 3-mile radius, and a median household income exceeding \$119,000, the average single-family home value is \$402,320.90. The location of 135th Street and Nall Avenue is a major signalized intersection with parcels fronting 135th Street, a six-lane, divided arterial, with access points located at roughly quarter-mile intervals. The southern boundary is 137th Street, which is also an arterial road, serving as a buffer between single-family neighborhoods to the south, and planned mixed-use development between 135th and 137th Street. Nall Avenue is an arterial road that extends from Mission, Kansas to south of 167th Street, with a speed limit of 45 mph. Nall Avenue borders both the City of Leawood and the City of Overland Park.

Adjacent to the property, The Church of the Resurrection, completed a \$93 million project. The project included a 3,500-seat sanctuary to help accommodate their 20,000+ members.



ELECTRIC

Kansas City Power & Light
Buried lines between Nall Ave & Fontana St



SEWER

Main sewer line in vicinity; an 18-inch gravity active sewer line across 135th St



GAS

Kansas Gas Service



WATER

WaterOne service map indicates a 12-inch water main runs along the south side of 135th St from Nall Ave to Kenneth Rd



TELECOMMUNICATION / FIBER

Buried line between Nall Ave & Fontana St

TRAFFIC COUNTS



West of Nall along 135th:	32,300
East of Nall along 135th:	28,720
North of 135th along Nall:	20,900
South of 135th along Nall:	17,100

BOB GALAMBA SIOR, CCIM
+1 816 556 1152
KANSAS CITY, MO
bob.galamba@colliers.com

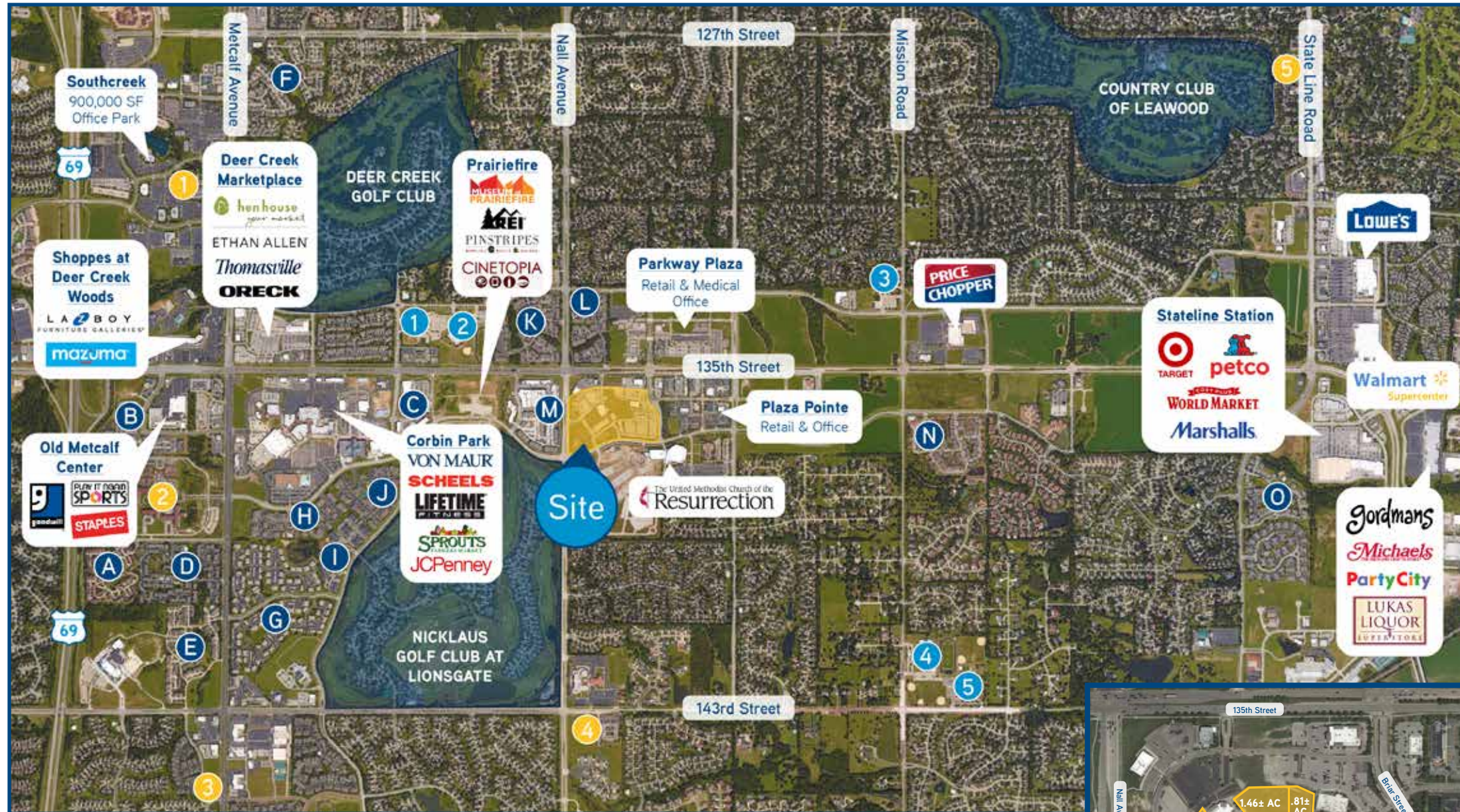
PAT COPPINGER
+1 816 556 1110
KANSAS CITY, MO
pat.coppinger@colliers.com

COLLIERS INTERNATIONAL
4520 Main Street, Suite 1000
Kansas City, MO 64111
www.colliers.com

FOR SALE > UP TO 5.8 ACRES > OWNER BUILD-TO-SUIT

SEC 135th Street & Nall Avenue

CITY OF LEAWOOD - JOHNSON COUNTY, KANSAS



APARTMENTS

NAME	YEAR BUILT	UNITS
A Plaza at Overland Park	1999	200
B Haven at Prairie Trace	2015	280
C Residences at Prairiefire	2014	300
D Sandstone Creek	2000	364
E Savoy	2001	252
F Deer Creek	2001	404
G Lakes at Lionsgate	2001	692
H Corbin Crossing	2006	298
I Corbin Greens	2014	228
J Fairways at Corbin Park	2010	276
K Weston Point	1997	350
L Wynnewood Farms	1999	232
M West End Flats at Prairiefire	2015	126
N Villa Milano	2015	290
O Leawood at State Line	1989	254

SCHOOLS

NAME
1 Overland Trail Elementary
2 Overland Trail Middle School
3 Mission Trail Elementary
4 Prairie Star Middle School
5 Prairie Star Elementary

MEDICAL

NAME	FACILITY TYPE	- DISTANCE
Children's Mercy-Blue Valley	Clinic/UrgentCare/ED	1 mi
The Urgency Room - Overland Park	Clinic/UrgentCare/ED	1 mi
The University of Kansas Hospital - Marillac Campus	Clinic/UrgentCare/ED	3 mi
CareSpot - Overland Park South	Clinic/UrgentCare/ED	3 mi
CareSpot - South Kansas City	Clinic/UrgentCare/ED	3 mi

NAME	FACILITY TYPE	- DISTANCE
Shawnee Mission Urgent Care - Overland Park	Clinic/UrgentCare/ED	3 mi
Saint Luke's South Hospital	Hospital	3 mi
Kansas City Internal Medicine (Menorah Medical Center)	Hospital	3 mi
HCA (Menorah Medical Center)	Hospital	3 mi
HCA (Mid-America Surgery Institute)	Surgery Center	3 mi



SENIOR LIVING

NAME	TYPE	BED COUNT
1 Silvercrest Deer Creek	ASL	32
2 Tallgrass Creek	IL/ASL	313/100
3 Vintage Park at Stanley	ASL	50
4 Grace of Leawood	ASL	87
5 Brookdale Leawood	ASL	40

FOR SALE > UP TO 5.8 ACRES> OWNER BUILD-TO-SUIT

SEC 135th St & Nall Ave

CITY OF LEAWOOD - JOHNSON COUNTY, KANSAS

TOP 10 EMPLOYERS - LEAWOOD & OVERLAND PARK

COMPANY	TYPE OF OPERATION	EMPLOYEES
SPRINT	TELECOMMUNICATIONS (HEADQUARTERS)	7,600
BLACK & VEATCH	ENGINEERING SERVICES	3,500
BLUE VALLEY SCHOOL DISTRICT	ELEMENTARY & SECONDARY SCHOOLS	3,331
OPTUMRX	PHARMACEUTICAL DISTRIBUTION	2,000
YRC	TRUCKING (HEADQUARTERS)	1,000
QUINTILES	BIOSCIENCE	902
APRIA HEALTHCARE	PHARMACEUTICAL DISTRIBUTION	850
MENORAH MEDICAL CENTER	MEDICAL & SURGICAL HOSPITAL	850
JP MORGAN	FINANCIAL SERVICES	800
NETSMART TECHNOLOGIES	DATA PROCESSING AND RELATED SERVICES (HEADQUARTERS)	751

BOB GALAMBA SIOR, CCIM
 +1 816 556 1152
 KANSAS CITY, MO
 bob.galamba@colliers.com

PAT COPPINGER
 +1 816 556 1110
 KANSAS CITY, MO
 pat.coppinger@colliers.com

COLLIERS INTERNATIONAL
 4520 Main Street, Suite 1000
 Kansas City, MO 64111
 www.colliers.com

2018 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	9,732	81,657	172,417
MEDIAN HOUSEHOLD INCOME	\$113,823	\$119,000	\$112,526
AVERAGE HOUSEHOLD INCOME	\$158,877	\$162,189	\$145,012
% 19 AND UNDER	26%	27.3%	25.8%
% 65 AND OVER	11.6%	16.2%	17.1%
# OF HOUSEHOLDS	4,089	32,134	69,438
HISTORICAL ANNUAL GROWTH 2000 - 2018	4.2%	2.4%	2.0%

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

