



FOR SALE › OUTPARCELS - METCALF VILLAGE

161st Street & Metcalf Avenue

OVERLAND PARK, KANSAS

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

Accelerating success.

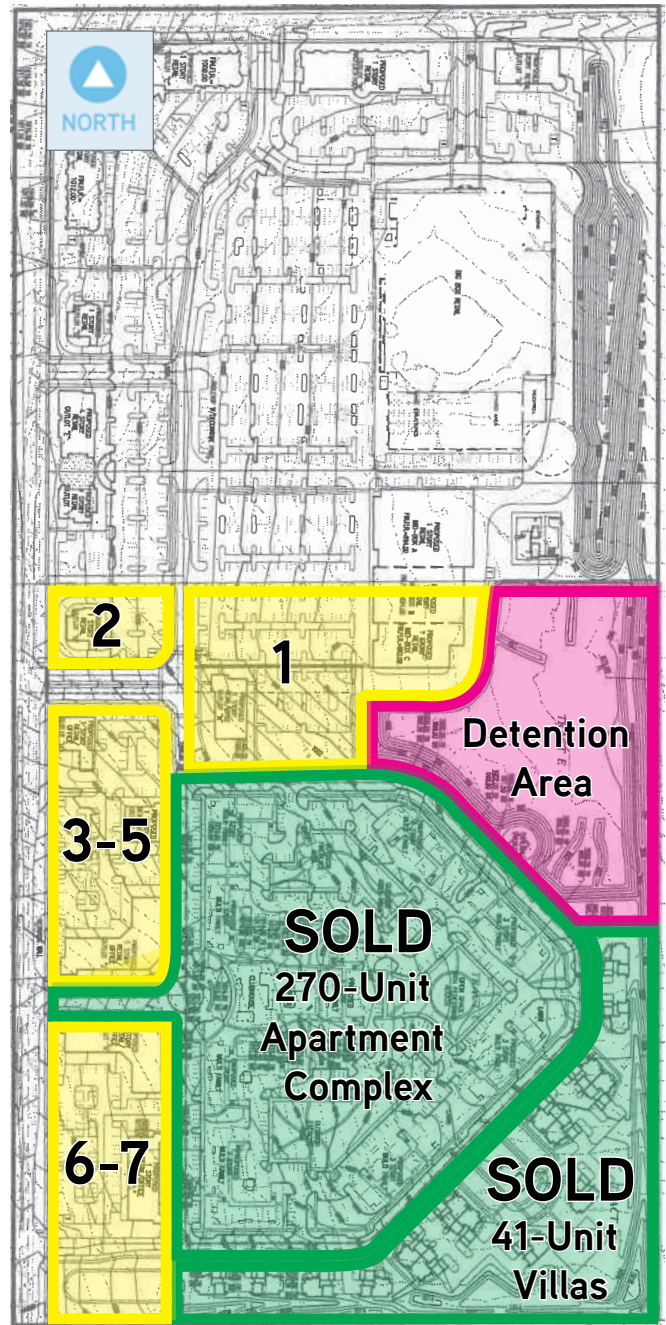


OUTPARCELS - METCALF VILLAGE

161st Street & Metcalf Avenue, Overland Park, Kansas

A new walkable community is created. Metcalf Village encompasses 45 acres with new Class A 270-unit apartment community and land that is being developed with an upper-bracket, for-sale, 41-villa enclave. The remaining land provides outparcel development. The area surrounding Metcalf Village is a predominantly residential area located just southeast of a Walmart Super Center and around the corner from Blue Valley High School. One mile west is BluHawk mixed-use development. The median value of a home in this area is \$328,681, and the household income is \$130,141 within a 5 mile radius. There are 109,923 residents within a five mile radius of the site. Metcalf Village is just east of Highway 69 with interchanges at 159th Street and 167th Street, providing tremendous access to all parts of the Kansas City metro.

The area includes Shawnee Mission Medical Center, a 400-bed hospital and 240,000 square feet of planned medical office space. The BluHawk area is slated for one million square feet of retail and 400,000 square feet of office space. A 60,000 square foot Cosentino's Market has also opened 1 mile away on 160th Street.



Site Description

OFFERING:

- › CP-2: Retail Outlots range from 0.99 Acres to 6.50 Acres

TRAFFIC COUNTS:

- › 151st Street & Metcalf Avenue: 33,400 CPD
- › 159th Street & Metcalf Avenue: 8,270 CPD
- › 161st Street & Metcalf Avenue: 6,023 CPD

ROAD IMPROVEMENTS:

- › Metcalf Avenue widening commencing Spring 2018

FRONTAGE:

Approximately 1,494 feet along the east side of Metcalf Avenue

UTILITIES:

- › Electricity, gas, water, and sanitary sewer are available at each parcel

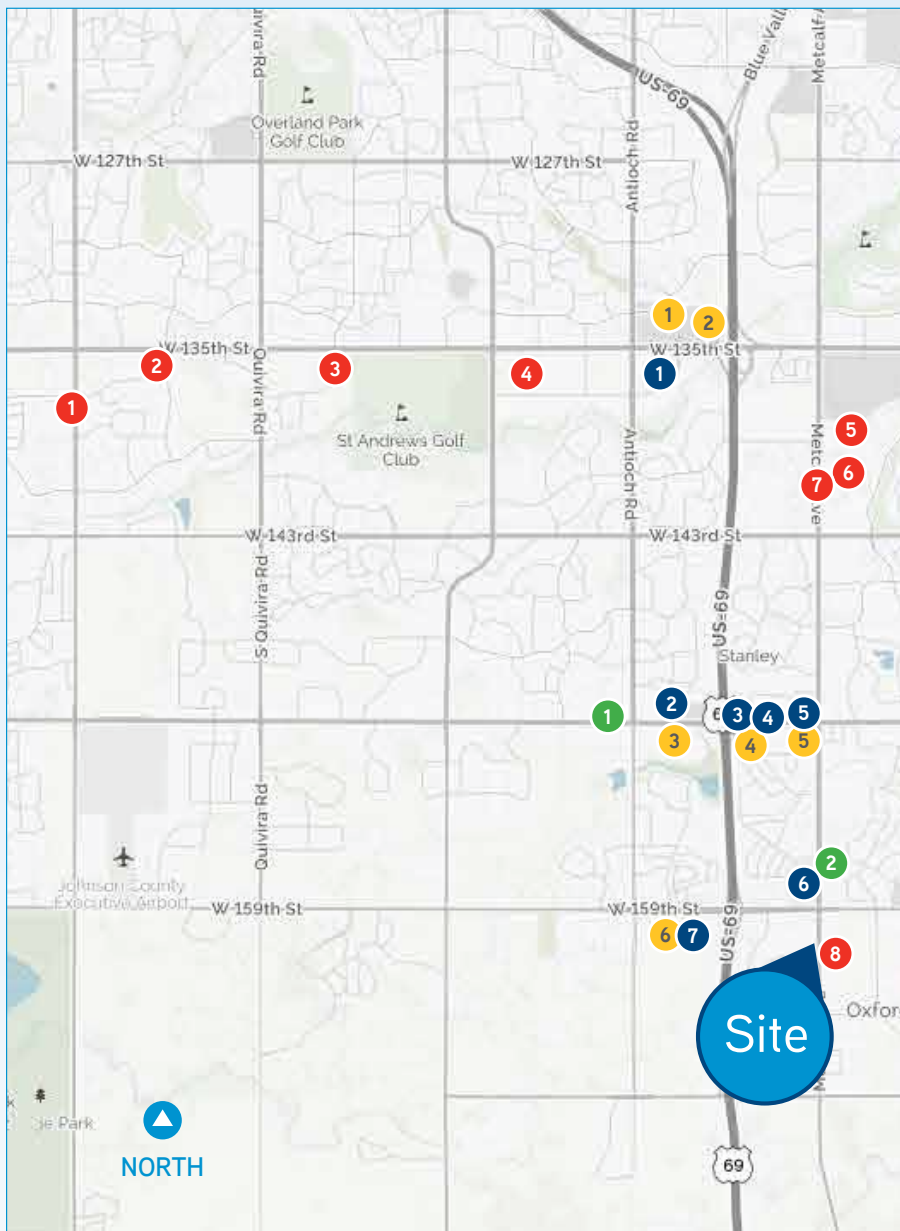
SALE PRICE:

Contact broker for individual lot pricing

161st Street & Metcalf Avenue › Demographics Report

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2017 Estimated Population	5,978	48,650	109,923
% Population Change 2017-2022	0.90%	1.00%	1.00%
% Household Projected Annual Growth 2017 to 2022	1.20%	1.30%	1.30%
Owner-Occupied Housing Units	91.90%	74.50%	73.70%
Renter-Occupied Housing Units	6.70%	23.70%	24.40%
2017 Median Age	40.9	37.3	38
2017 Per Capita Income	\$44,174	\$56,106	\$56,618
2017 Median Household Income	\$104,322	\$137,082	\$130,141

Neighboring Apartments | Retail | Fast Food and Casual Dining | Banks ✓



APARTMENTS

- 1 | Stonepost Lakeside
- 2 | Stonepost Ranch
- 3 | Dunes at St. Andrews, The
- 4 | Villas at Carrington Square
- 5 | Corbin Crossing
- 6 | Lakes at Lionsgate
- 7 | Savoy
- 8 | Metcalf Village

RETAIL LOCATIONS

- 1 | Sam's Club
- 2 | Home Depot
- 3 | Target
- 4 | Ace Hardware
- 5 | Price Chopper
- 6 | Consentino's Market

FAST FOOD & CASUAL DINING

- 1 | Taco Bell
- 2 | Subway
- 3 | Hardees
- 4 | Dairy Queen
- 5 | Starbucks
- 6 | Subway
- 7 | Red Door Grill

BANKS

- 1 | Equity Bank, N.A.
- 2 | Bank Of America

CONTACT DETAILS

BOB GALAMBA SIOB, CCIM
bob.galamba@colliers.com
DIR +1 816 556 1152
FAX +1 816 531 5409

Colliers International
4520 Main Street
Suite 1000
Kansas City, MO 64111

www.colliers.com

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