

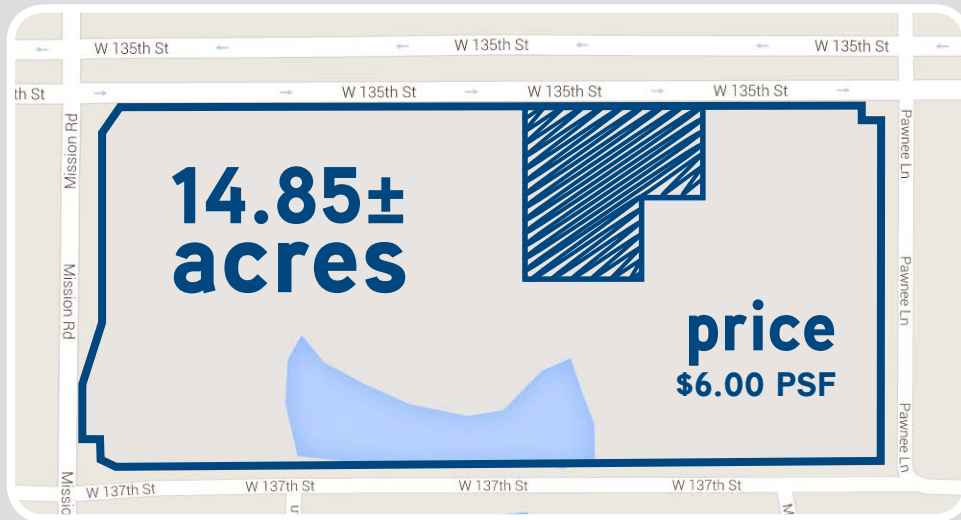
FOR SALE > 14.85± ACRES

# SEC 135<sup>th</sup> St & Mission Rd

CITY OF LEAWOOD - JOHNSON COUNTY, KANSAS



## PLAT MAP



NOT INCLUDED



**CURRENT ZONING**  
MXD - mixed use district

## TRAFFIC COUNTS

West of Mission along 135th:	24,170
East of Mission along 135th:	24,300
Mission north of 135th:	6,000
Mission south of 135th:	4,665



**ELECTRIC**  
Kansas City Power & Light  
Located on overhead lines along 135th St



**GAS**  
Kansas Gas Service



**TELECOMMUNICATION / FIBER**  
Located on overhead lines along 135th St



**SEWER**  
Main sewer line in vicinity. A 10-inch gravity active sanitary sewer line is present in the southeast quadrant of Mission Rd and 135th St



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

## LOCATION SUMMARY

Southern Leawood, Kansas is growing at an incredible speed. The reasons are many: great schools, beautiful neighborhoods, and dynamic mixed-use communities. With over 68,000 people living within 3 miles and a median household income exceeding \$92,000, the average single-family home value is \$417,000.

The location of 135th Street & Mission Road is a major signalized intersection. Site frontage to 135th Street is a six-lane, divided arterial, with access points located at roughly quarter-mile intervals. The southern boundary fronts 137th Street which is also an arterial road. This road serves as a buffer between single-family neighborhoods to the south and planned mixed-use development along 135th Street.

Mission Road is a north-to-south corridor collector street, and is a two-lane road at 135th Street. The eastern boundary of the land is Pawnee Lane, a north-to-south oriented street connecting West 133rd Street to 137th Street.

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APARTMENTS

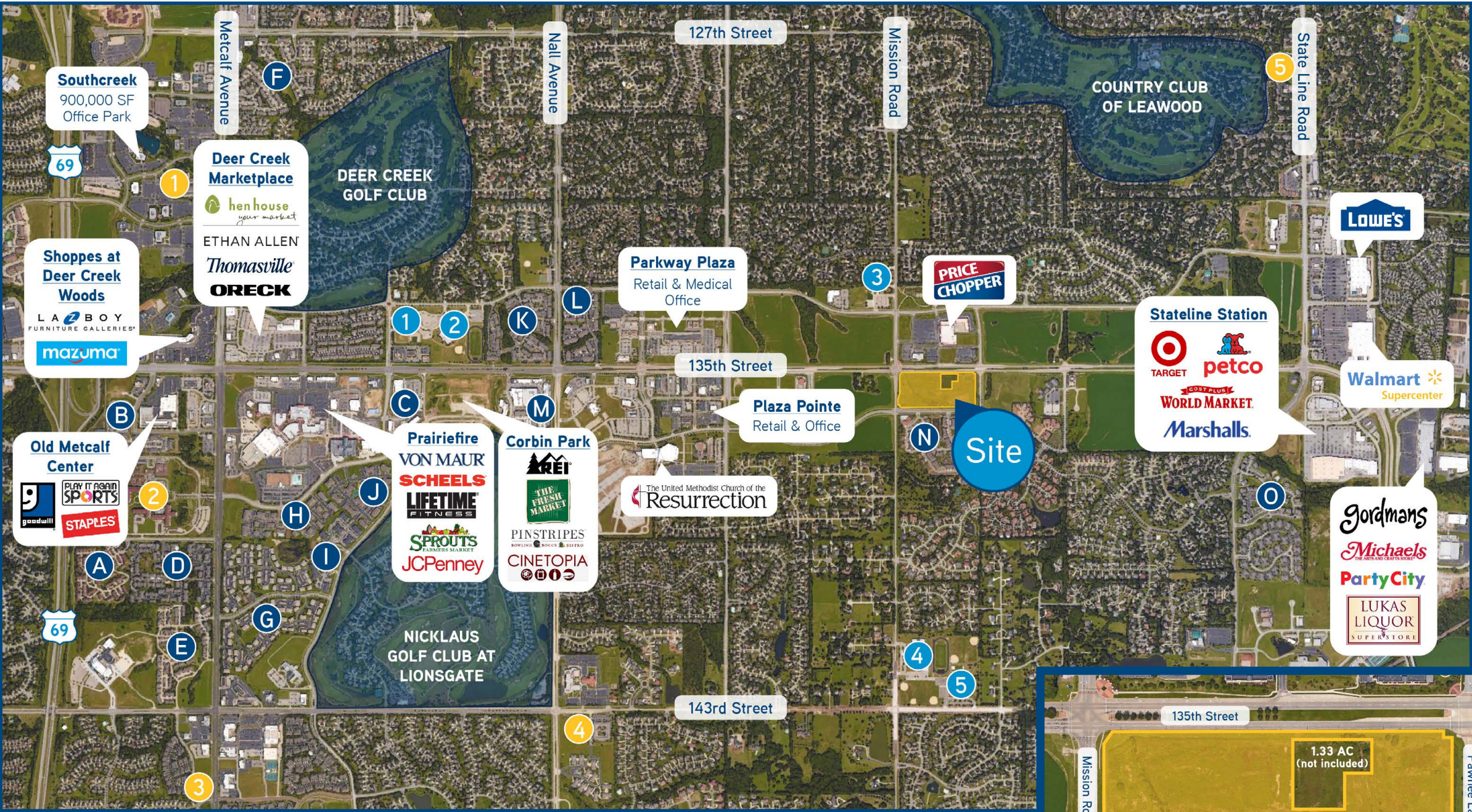
	NAME	YEAR BUILT	UNITS
A	Plaza at Overland Park	1999	200
B	Haven at Prairie Trace	2015	280
C	Residences at Prairiefire	2014	300
D	Sandstone Creek	2000	364
E	Savoy	2001	252
F	Deer Creek	2001	404
G	Lakes at Lionsgate	2001	692
H	Corbin Crossing	2006	298
I	Corbin Greens	2014	228
J	Fairways at Corbin Park	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

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





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## TOP 10 EMPLOYERS - LEAWOOD & OVERLAND PARK

COMPANY	TYPE OF OPERATION	EMPLOYEES
SPRINT	TELECOMMUNICATIONS (HEADQUARTERS)	7,500
BLUE VALLEY SCHOOL DISTRICT	ELEMENTARY & SECONDARY SCHOOLS	3,331
BLACK & VEATCH	ENGINEERING SERVICES	2,863
OPTUMRX	PHARMACEUTICAL DISTRIBUTION	2,000
YRC	TRUCKING (HEADQUARTERS)	1,000
QUINTILES	BIOSCIENCE	870
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

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2015 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	7,728	63,137	154,722
MEDIAN HOUSEHOLD INCOME	\$120,891	\$92,913	\$82,240
AVERAGE HOUSEHOLD INCOME	\$158,844	\$131,851	\$116,190
% 19 AND UNDER	30.2%	27.5%	26.8%
% 65 AND OVER	13.4%	16.4%	15.2%
# OF HOUSEHOLDS	2,475	23,935	60,167
POPULATION CHANGE 2010 TO 2020	14.0%	20.5%	15.2%

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