



COMING SOON:  
LIFE COVENANT  
MEGA CURCH

10000 WEST  
135th STREET

FOR SALE

# 10000 West 135th Street

OVERLAND PARK, KANSAS

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Accelerating success.





# REDEVELOPMENT OPPORTUNITY

10000 West 135th Street, Overland Park, Kansas

## HIGHLIGHTS

The property is located along the dynamic 135th Street corridor. There are more than 1,000 "Class A" apartments, a Hy-Vee grocery and The Ritz Charles conference center, all in close proximity to the property. Home Depot and Sam's Club are approximately one mile east of the property, as well.

## PROPERTY USE

- › Redevelopment opportunity
- › Retail or senior housing; required rezoning

## SALE PRICE

- › \$2,600,000

## LAND AREA

- › 330' x 790'
- › 5.97± acres

## UTILITIES

### › Sanitary Sewer / Storm Sewer

Johnson County Wastewater

### › Water

Water One

### › Gas

Atmos Energy

### › Electricity

KCP&L

## EXISTING ZONING

- › REC - Recreation District

## TRAFFIC COUNTS

- › On West 135th at Switzer: 23,426 cars per day
- › West 135th & Antioch: 33,356 cars per day
- › On Switzer at West 135th: 7,891 cars per day

Johnson County Employers		
Area Employers	Type of Operation	Number of Employees
Sprint	Telecommunications (Headquarters)	7,500
Blue Valley School District	Elementary & secondary schools	3,331
Black & Veatch	Engineering services	2,863
Johnson County Community College	Junior college and technical institute	2,615
OptumRx	Pharmaceutical distribution	2,000
Apria Healthcare	Pharmaceutical distribution	850
Quintiles Transnational Corporation	Bioscience	870
Menorah Medical Center	Medical & surgical hospitals	850
J.P. Morgan	Financial services	800
Netsmart Technologies	Data processing and related services (Headquarters)	751
St. Luke's South	Healthcare	675
Teva Neuroscience, Inc.	Pharmaceutical manufacturing	550
Zurich North America Commercial	Accident and health insurance	550
Midland Loan Services	Financial services	482
Swiss Re	Fire, marine and casualty insurance	450

Johnson County Employers		
Area Employers	Type of Operation	Number of Employees
Physicians Reference Laboratory	Medical laboratories	425
Travelers Insurance	Insurance	400
Intouch Solutions	Computer systems design services	380
Dex One	Marketing	300
KeyBank	Financial services	300
SPX Cooling Technologies	Cooling towers manufacturing	300
Accenture	Scientific and technical consulting services	290
Alexander Open Systems	Computer-related services	276
Coresource	Third party administration / insurance & pension funds	200
National Bank of Kansas City	Commercial banking	179
Compass Minerals	Chemical and fertilizer mineral mining	177
RSA Archer	Custom computer programming services	180
FishNet Security	Scientific and technical consulting services	175
CareCentrix	Outpatient care centers	150





## DEMOGRAPHICS REPORT

### 10000 West 135th Street

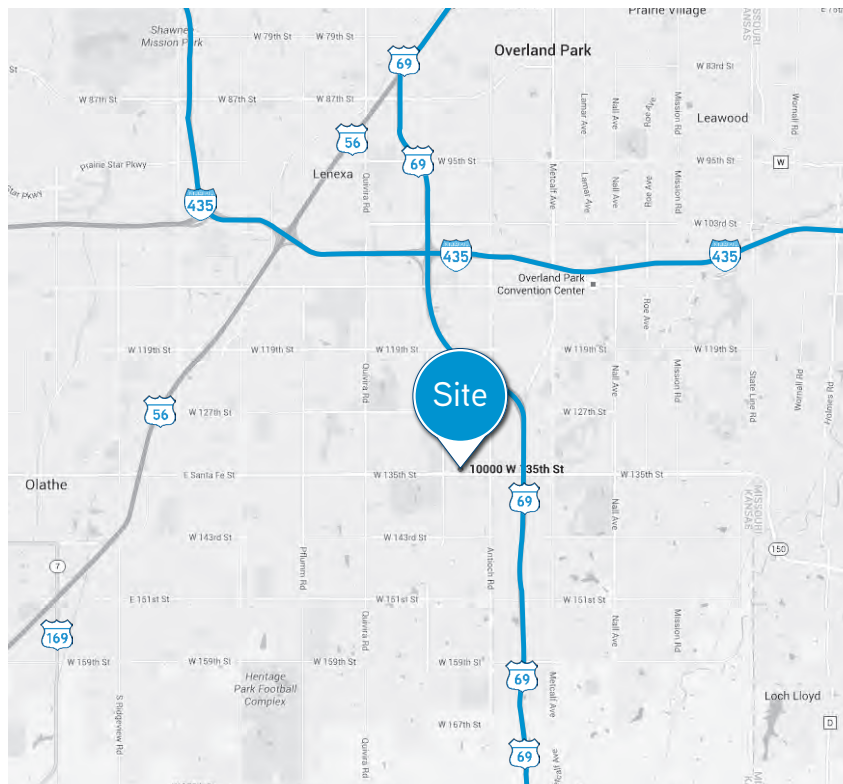
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population 2014	9,638	90,889	212,584
% Population Change 2014-2019	9.9%	9.6%	7.9%
% Households Change 2014-2019	10.2%	9.5%	7.8%
Owner Occupied Housing Units	74.9%	66.4%	70.8%
Renter Occupied Housing Units	25.1%	33.6%	29.2%
2014 Median Age	37.6	36.9	37.3
2014 Median Household Income	\$112,133	\$96,739	\$89,871

# 10000 WEST 135TH STREET

An excellent redevelopment opportunity.

Approximately 1 mile from US-69 Highway and  
3.7 miles from Interstate 435.

## LOCATION:



## CONTACT DETAILS

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