

WOLF CREEK PLAZA

175TH ST & PFLUMM RD, OVERLAND PARK, KS 66227



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- Commercial/Multi-Family
- Commercial Pad Sites Available Fall of 2020
- Master Planned for Mixed Use: Sewer 2020
 - 27.74 AC - R1-A, R-2, RP-1 - \$45k/AC
 - 15.37 AC - Retail, CP-2 Pad Site
- Prime Development Corridor in Johnson County, KS
- New Subdivisions near Plumm Under Construction
 - Wolf Valley Meadows ~ 200+ Homes
 - The Mill at Stone Creek ~ 215+ New Homes
 - Coventry Valley - 43 Homes
 - SouthPointe
 - Riverstone
 - Chapel Hill

FOR SALE

Retail Pad Sites \$14-\$16/SF
 or 15.37 AC Bulk Price \$5/SF
 27.74 AC - R1-A, R-2, RP-1 \$45k/Acre
 37.94 AC - RP-4, RP-5 \$35k/Acre

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 MED HOUSEHOLD INCOME	\$106,250	\$131,427	\$110,602

TRAFFIC COUNTS

W 175TH & PLUMM RD E 5,600 Cars Per Day
 W 175TH & PLUMM RD W 6,000 Cars Per Day
 ** Projected Growth of 10.86% Annually from 2018-2022 @ 1 Mile

Jim Thome

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PRELIMINARY PLAT

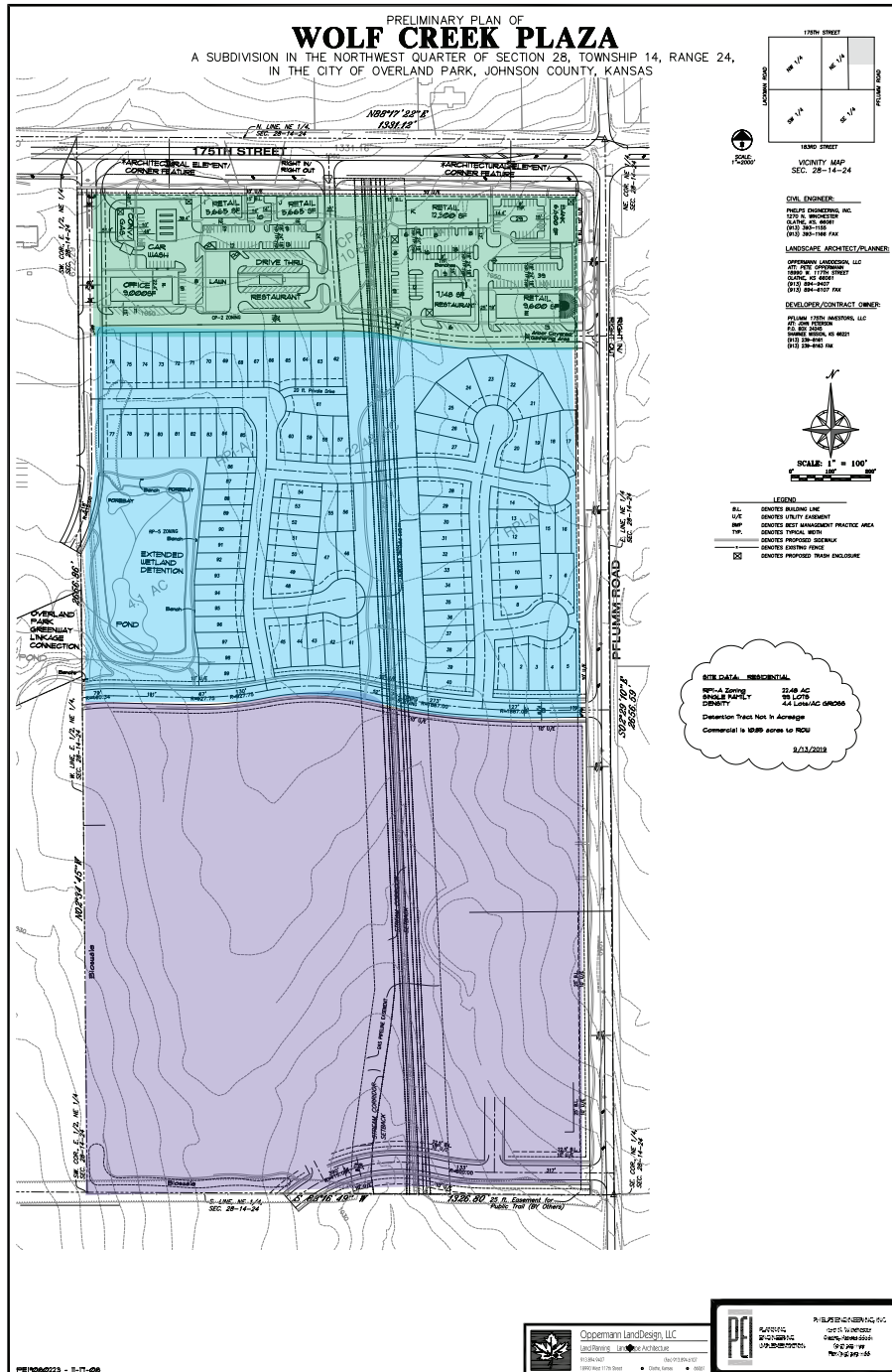
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PLAT MAP

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EXHIBIT "A"

PART OF THE N.E. 1/4 SECTION 28, T. 14 S., R 24 E., IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS.

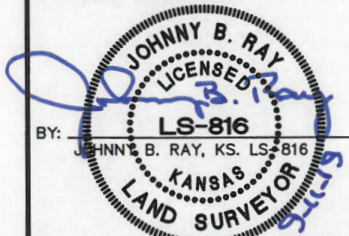
DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

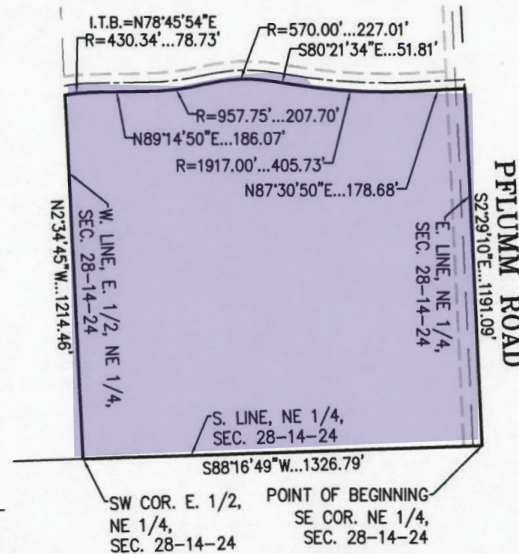
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 88°16'49" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1326.79 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N 2°34'45" W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1214.46 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 78°45'54" E AND A RADIUS OF 430.34 FEET, AN ARC DISTANCE OF 78.73 FEET; THENCE N 89°14'50" E, A DISTANCE OF 186.07 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 957.75 FEET, AN ARC DISTANCE OF 207.70 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 227.01 FEET; THENCE S 80°21'34" E, A DISTANCE OF 51.81 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1917.00 FEET, AN ARC DISTANCE OF 405.73 FEET; THENCE N 87°30'50" E, A DISTANCE OF 178.68 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S 2°29'10" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1191.09 FEET TO THE POINT OF BEGINNING, CONTAINING 1,612,557 SQUARE FEET OR 37.0192 ACRES, MORE OR LESS.



I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



BY: JOHNNY B. RAY, KS. LS-816



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CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005058

PROJECT NO. 190539
DATE: 9-11-19
BY: DAG

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SITE PLAN

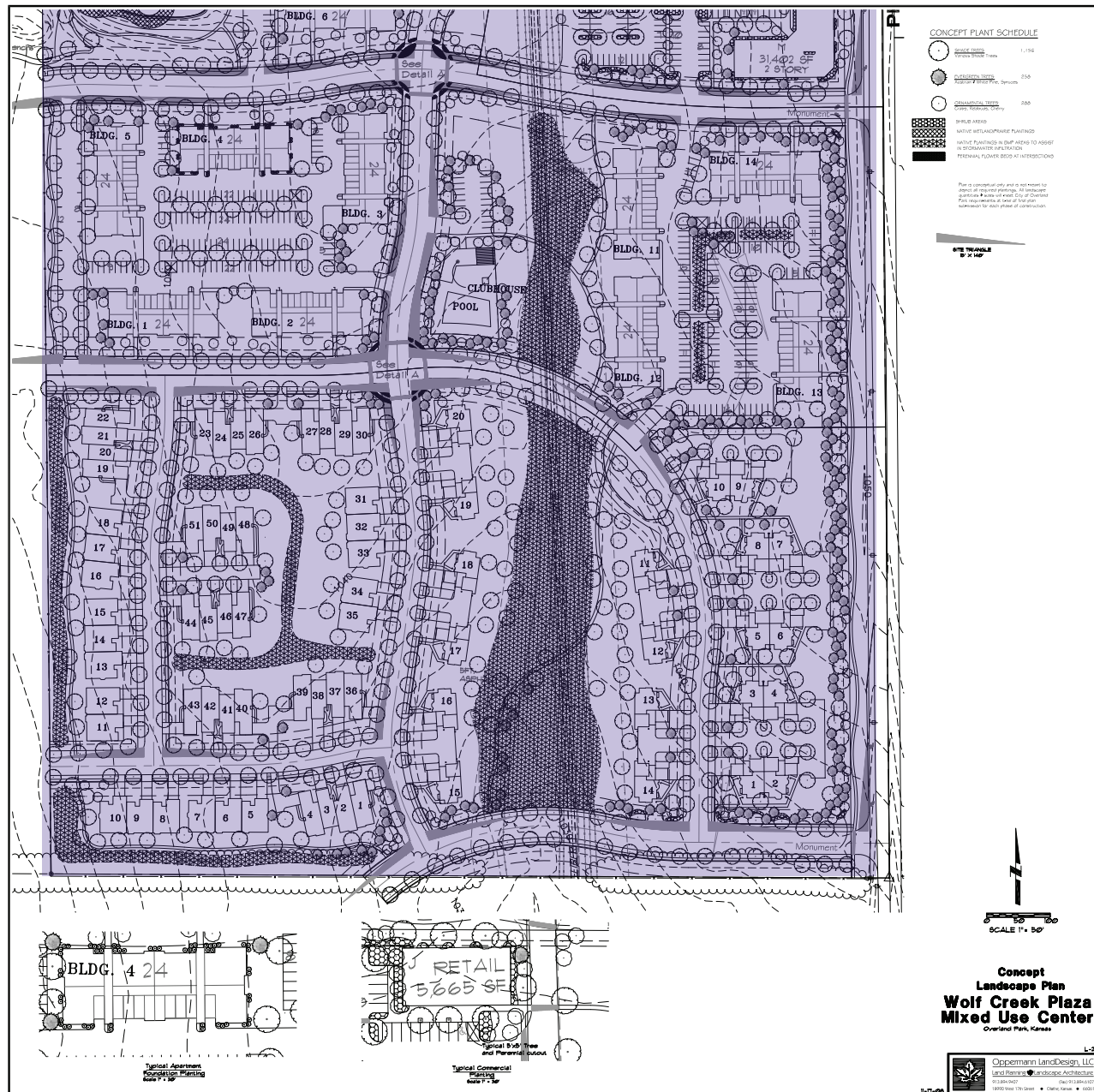
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AERIAL

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