



FEATURES

- Part of the rapidly developing Cottonwood Canyon
- Sweeping views of Mill Creek Valley to the West and dramatic views North all the way to Lenexa City Center
- Pad site ready for office development
- 10.80 acres available
- Easy access from I-435

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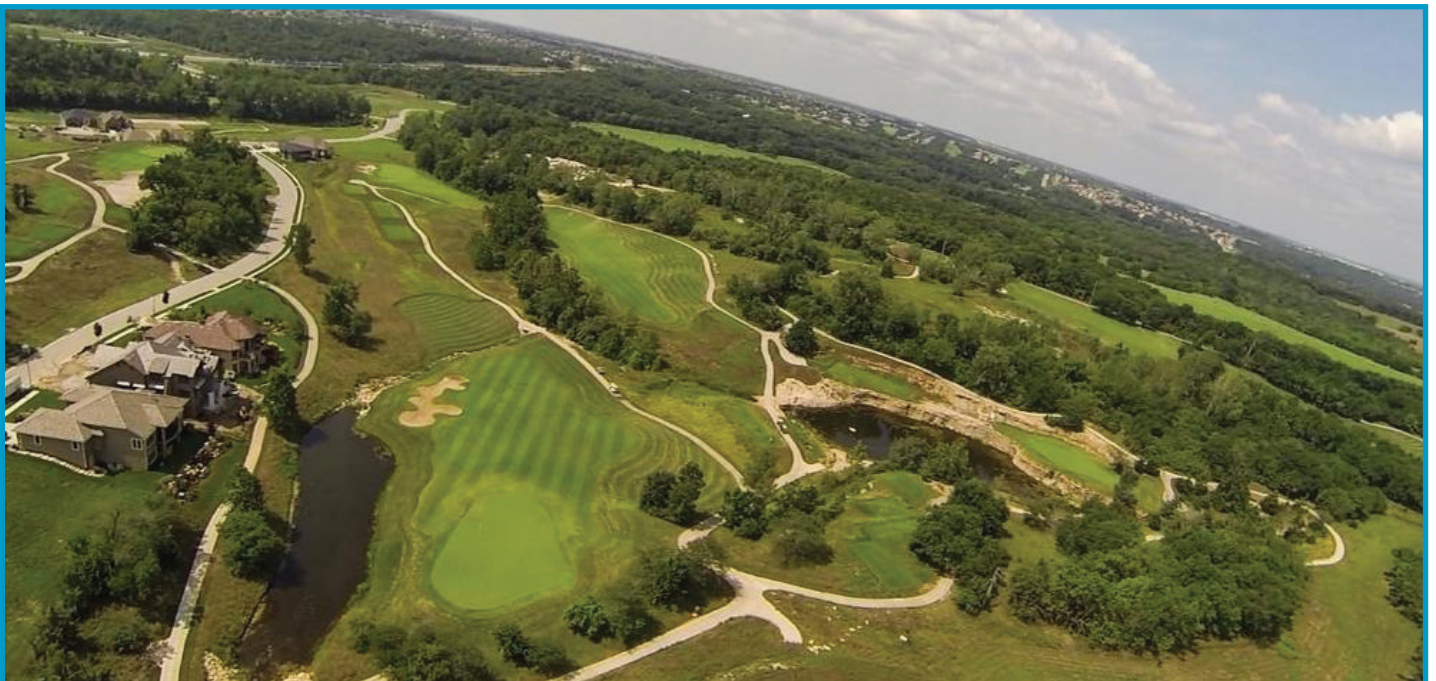
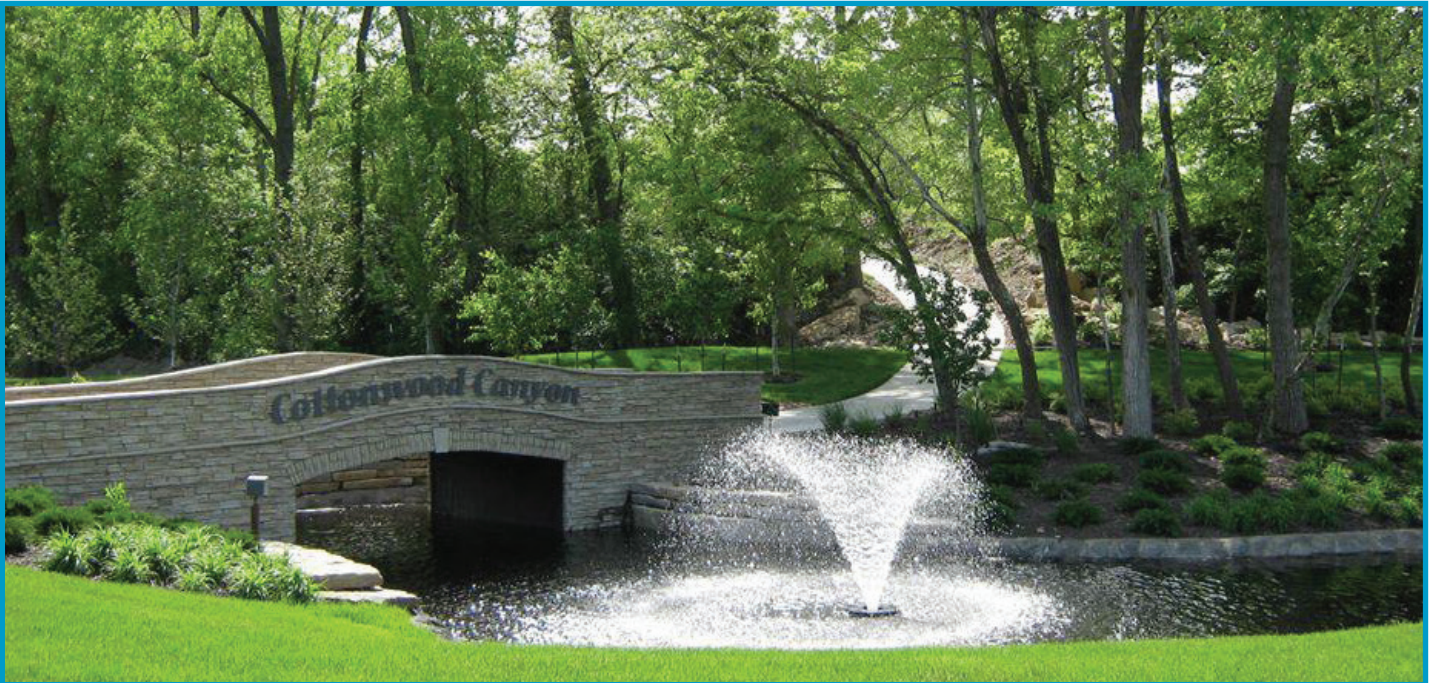
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COTTONWOOD CANYON SOUTH / NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

	1 mile	3 miles	5 miles
Population			
2017 Estimate	1,914	35,749	154,555
2022 Projection	2,219	38,588	164,209
Median Age	38.2	38.5	36.4
Average HH Income	\$117,480	\$116,496	\$97,746



COTTONWOOD CANYON SOUTH / NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

Summary	Census 2010	2017	2022
Population	1,023	1,914	2,219
Households	427	809	934
Families	308	575	660
Average Household Size	2.40	2.37	2.38
Owner Occupied Housing Units	271	519	611
Renter Occupied Housing Units	156	290	323
Median Age	37.7	38.2	38.9
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	3.00%	0.50%	0.83%
Households	2.92%	0.44%	0.79%
Families	2.80%	0.37%	0.71%
Owner HHs	3.32%	0.42%	0.72%
Median Household Income	1.20%	1.97%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	26	3.2%	28	3.0%
\$15,000 - \$24,999	44	5.4%	44	4.7%
\$25,000 - \$34,999	32	4.0%	31	3.3%
\$35,000 - \$49,999	60	7.4%	55	5.9%
\$50,000 - \$74,999	145	17.9%	140	15.0%
\$75,000 - \$99,999	91	11.2%	106	11.3%
\$100,000 - \$149,999	230	28.4%	285	30.5%
\$150,000 - \$199,999	83	10.3%	107	11.5%
\$200,000+	98	12.1%	140	15.0%

Median Household Income	\$100,791	\$107,008
Average Household Income	\$117,480	\$135,176
Per Capita Income	\$45,540	\$52,110

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	70	6.8%	122	6.4%	139	6.3%
5 - 9	70	6.8%	149	7.8%	168	7.6%
10 - 14	55	5.4%	141	7.4%	167	7.5%
15 - 19	56	5.5%	101	5.3%	127	5.7%
20 - 24	63	6.2%	95	5.0%	101	4.6%
25 - 34	153	15.0%	251	13.1%	260	11.7%
35 - 44	159	15.5%	311	16.2%	382	17.2%
45 - 54	170	16.6%	298	15.6%	328	14.8%
55 - 64	153	15.0%	240	12.5%	249	11.2%
65 - 74	55	5.4%	151	7.9%	198	8.9%
75 - 84	16	1.6%	48	2.5%	88	4.0%
85+	3	0.3%	8	0.4%	12	0.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	918	89.6%	1,660	86.8%	1,880	84.7%
Black Alone	30	2.9%	62	3.2%	84	3.8%
American Indian Alone	2	0.2%	5	0.3%	7	0.3%
Asian Alone	48	4.7%	121	6.3%	160	7.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	9	0.9%	21	1.1%	28	1.3%
Two or More Races	17	1.7%	44	2.3%	60	2.7%
Hispanic Origin (Any Race)	35	3.4%	74	3.9%	97	4.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

COTTONWOOD CANYON SOUTH

NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

Summary	Census 2010		2017		2022	
Population	31,232		35,749		38,588	
Households	12,121		13,735		14,783	
Families	8,535		9,562		10,237	
Average Household Size	2.56		2.58		2.59	
Owner Occupied Housing Units	8,240		9,135		9,834	
Renter Occupied Housing Units	3,881		4,601		4,949	
Median Age	37.8		38.5		39.1	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.54%		0.50%		0.83%	
Households	1.48%		0.44%		0.79%	
Families	1.37%		0.37%		0.71%	
Owner HHs	1.49%		0.42%		0.72%	
Median Household Income	1.18%		1.97%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	559	4.1%	556	3.8%		
\$15,000 - \$24,999	721	5.3%	679	4.6%		
\$25,000 - \$34,999	667	4.9%	584	4.0%		
\$35,000 - \$49,999	1,248	9.1%	1,094	7.4%		
\$50,000 - \$74,999	2,193	16.0%	2,081	14.1%		
\$75,000 - \$99,999	1,532	11.2%	1,725	11.7%		
\$100,000 - \$149,999	3,619	26.4%	4,245	28.7%		
\$150,000 - \$199,999	1,538	11.2%	1,777	12.0%		
\$200,000+	1,652	12.0%	2,036	13.8%		
Median Household Income	\$98,856		\$104,813			
Average Household Income	\$116,496		\$130,770			
Per Capita Income	\$45,120		\$50,483			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,168	6.9%	2,285	6.4%	2,462	6.4%
5 - 9	2,285	7.3%	2,521	7.1%	2,578	6.7%
10 - 14	2,319	7.4%	2,563	7.2%	2,694	7.0%
15 - 19	1,956	6.3%	2,173	6.1%	2,273	5.9%
20 - 24	1,547	5.0%	2,026	5.7%	2,139	5.5%
25 - 34	4,090	13.1%	4,571	12.8%	4,837	12.5%
35 - 44	4,420	14.2%	4,875	13.6%	5,517	14.3%
45 - 54	5,099	16.3%	4,885	13.7%	4,711	12.2%
55 - 64	4,162	13.3%	4,925	13.8%	4,886	12.7%
65 - 74	1,453	4.7%	2,811	7.9%	3,869	10.0%
75 - 84	959	3.1%	1,189	3.3%	1,688	4.4%
85+	776	2.5%	925	2.6%	935	2.4%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,417	87.8%	30,576	85.5%	32,207	83.5%
Black Alone	1,401	4.5%	1,896	5.3%	2,349	6.1%
American Indian Alone	95	0.3%	114	0.3%	128	0.3%
Asian Alone	1,198	3.8%	1,657	4.6%	2,043	5.3%
Pacific Islander Alone	11	0.0%	13	0.0%	13	0.0%
Some Other Race Alone	375	1.2%	465	1.3%	552	1.4%
Two or More Races	736	2.4%	1,030	2.9%	1,297	3.4%
Hispanic Origin (Any Race)	1,379	4.4%	1,721	4.8%	2,077	5.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

COTTONWOOD CANYON SOUTH

NEC PRAIRIE STAR PARKWAY AND RIDGEVIEW

Summary	Census 2010		2017		2022	
Population	141,043		154,555		164,209	
Households	55,954		60,859		64,454	
Families	37,613		40,612		42,865	
Average Household Size	2.50		2.52		2.53	
Owner Occupied Housing Units	36,202		38,897		41,267	
Renter Occupied Housing Units	19,752		21,962		23,187	
Median Age	35.2		36.4		37.0	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.22%		0.50%		0.83%	
Households	1.15%		0.44%		0.79%	
Families	1.09%		0.37%		0.71%	
Owner HHs	1.19%		0.42%		0.72%	
Median Household Income	2.14%		1.97%		2.12%	
Households by Income			2017		2022	
			Number	Percent	Number	Percent
<\$15,000			3,261	5.4%	3,273	5.1%
\$15,000 - \$24,999			3,968	6.5%	3,738	5.8%
\$25,000 - \$34,999			3,907	6.4%	3,465	5.4%
\$35,000 - \$49,999			7,166	11.8%	6,294	9.8%
\$50,000 - \$74,999			10,901	17.9%	10,278	15.9%
\$75,000 - \$99,999			8,691	14.3%	9,792	15.2%
\$100,000 - \$149,999			13,347	21.9%	15,982	24.8%
\$150,000 - \$199,999			5,001	8.2%	5,939	9.2%
\$200,000+			4,611	7.6%	5,687	8.8%
Median Household Income			\$77,697		\$86,371	
Average Household Income			\$97,746		\$110,436	
Per Capita Income			\$38,607		\$43,458	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,651	7.6%	10,633	6.9%	11,318	6.9%
5 - 9	10,178	7.2%	10,991	7.1%	11,136	6.8%
10 - 14	9,794	6.9%	10,704	6.9%	11,286	6.9%
15 - 19	8,784	6.2%	9,328	6.0%	9,895	6.0%
20 - 24	8,406	6.0%	9,729	6.3%	9,983	6.1%
25 - 34	22,281	15.8%	22,624	14.6%	23,510	14.3%
35 - 44	19,644	13.9%	21,741	14.1%	23,829	14.5%
45 - 54	20,645	14.6%	19,683	12.7%	19,236	11.7%
55 - 64	16,704	11.8%	19,001	12.3%	18,920	11.5%
65 - 74	7,407	5.3%	12,271	7.9%	15,104	9.2%
75 - 84	4,262	3.0%	5,102	3.3%	7,064	4.3%
85+	2,286	1.6%	2,748	1.8%	2,930	1.8%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	117,553	83.3%	125,534	81.2%	129,916	79.1%
Black Alone	8,729	6.2%	10,910	7.1%	12,999	7.9%
American Indian Alone	588	0.4%	647	0.4%	707	0.4%
Asian Alone	5,584	4.0%	7,115	4.6%	8,497	5.2%
Pacific Islander Alone	125	0.1%	127	0.1%	132	0.1%
Some Other Race Alone	4,523	3.2%	5,157	3.3%	5,832	3.6%
Two or More Races	3,940	2.8%	5,064	3.3%	6,126	3.7%
Hispanic Origin (Any Race)	11,764	8.3%	13,556	8.8%	15,592	9.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.