

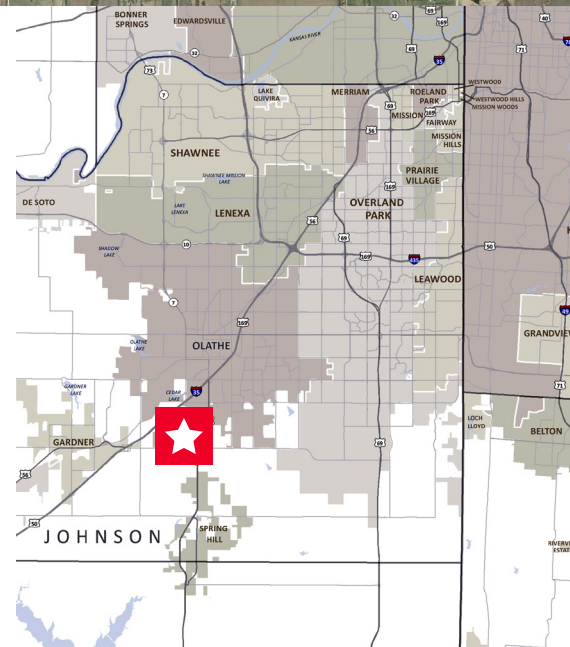


**±118.53 Acres Industrial Land**  
**Sale Price: \$7,744,750 / \$1.50 PSF - Divisible**

### Property Highlights

- Located in unincorporated Johnson County - Olathe Annexation Area
- Site is divisible
- 7 miles from Logistics Park KC Intermodal Facility
- Access to Interstate 35 (1.5 miles)
- Sanitary Sewer via Benefit District - City of Olathe
- Water - 16" line - NEC of property, along 167th Street (Water District No. 1 of Johnson County)
- Ideal location for "big box," E-Commerce, or fulfillment facilities
- Present use - Agricultural-Row Crops
- Master planned - Planned General Industrial District
- Real Estate Taxes - \$21,360 (2016) - including sewer assessment

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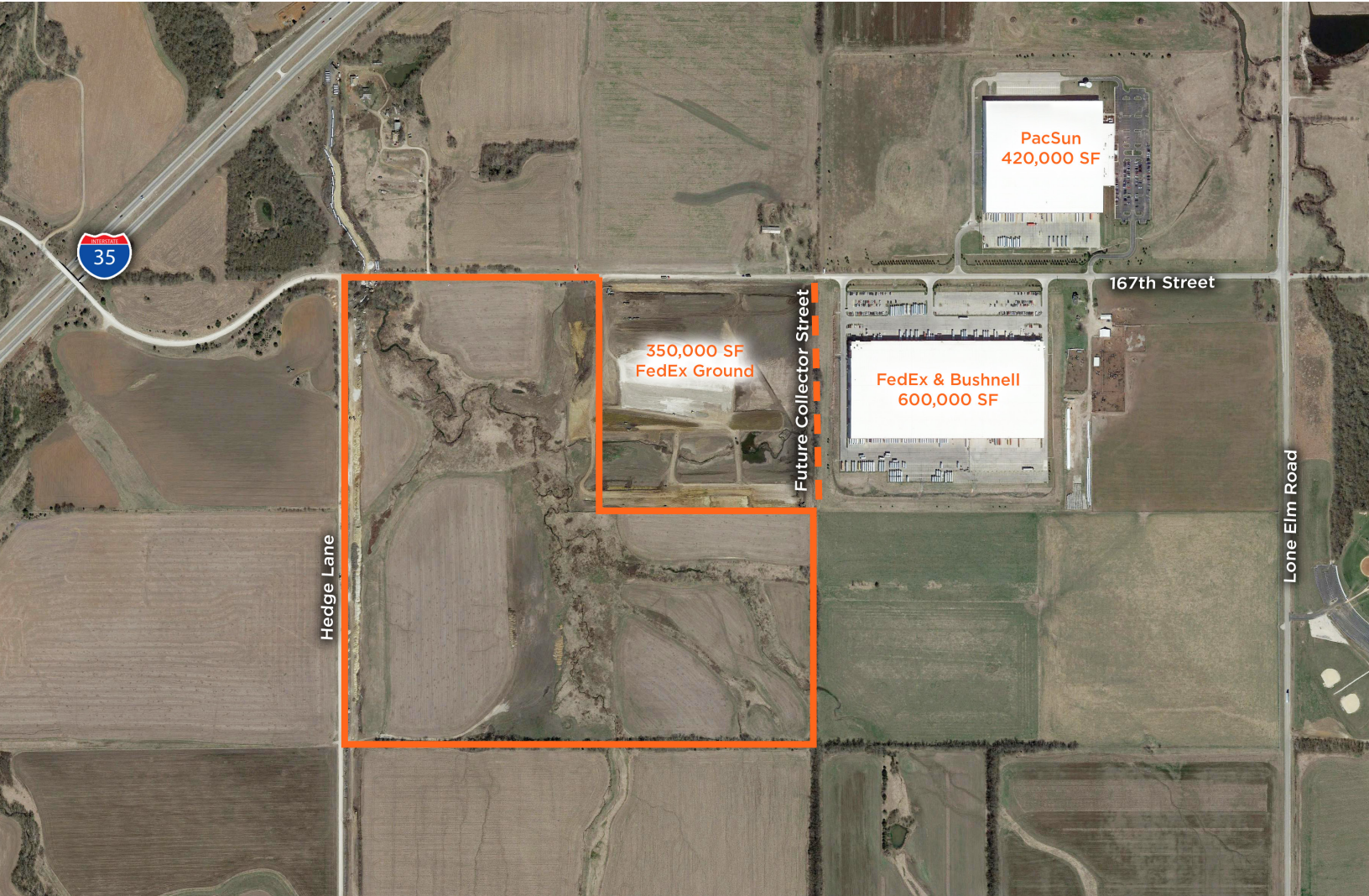
**Conceptual Master Plan**



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**Aerial**



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