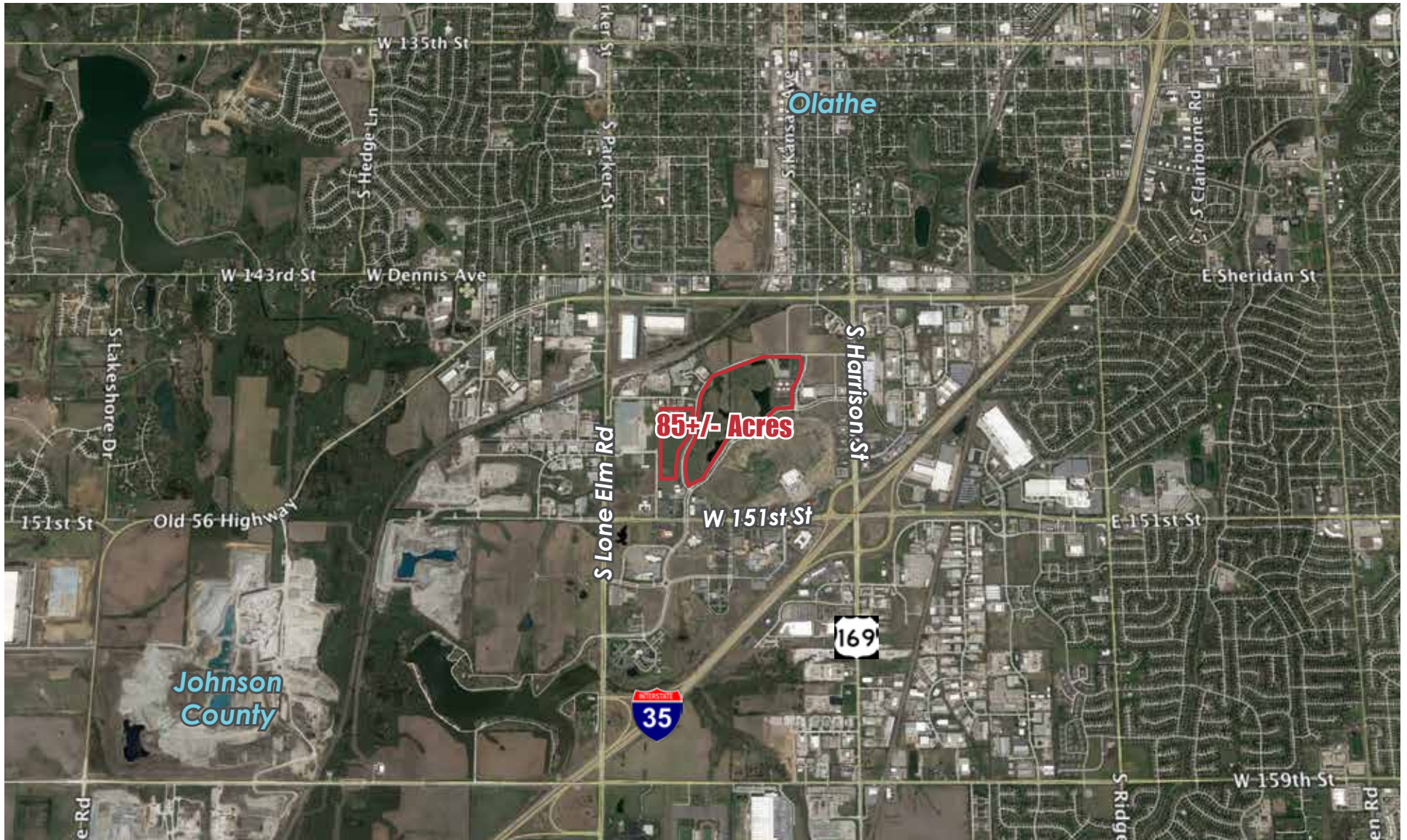


85+/- ACRES FOR SALE

SOUTHPARK BLVD & FRONTIER LN, OLATHE, KS 66061



DICK STEPHENS

(913) 491-3366

ds@reececommercial.com

JIB FELTER

(913) 333-7830

jib.felter@reececommercial.com

Selling Land & Farms Since 1976

REECE COMMERCIAL REAL ESTATE | 8005 W 110th St, Ste 150, Overland Park, KS 66210

SOUTHPARK BLVD & FRONTIER LN, OLATHE, KS 66061

LOCATION Approximately 3/4 mile west of the I-35 & 151st St interchange, and north of 151st St on Southpark Blvd

ACRES Approximately 85

PRICE 13,500,000

ZONING 3 Different Zonings: RP-3 for apartments, industrial and business office (See attached zoning map)

UTILITIES All utilities on site (See attached utility map for water and sewer line locations)

TERRAIN Flat land with several water detention ponds. Extensive storm sewers and detention ponds in place. (See attached topography map)

DEMOGRAPHICS Three mile population is 65,593, the 5 mile population is 132,477. (See attached data sheet)

SCHOOLS Olathe School District

TAXES The 2017 taxes were \$927.95

GENERAL The Olathe Medial Center campus is on the south side of 151st St, with over one million SF of building space. Garmin's Headquarter Complex is 1 mile east on 151st St with over 750,000 SF of space.

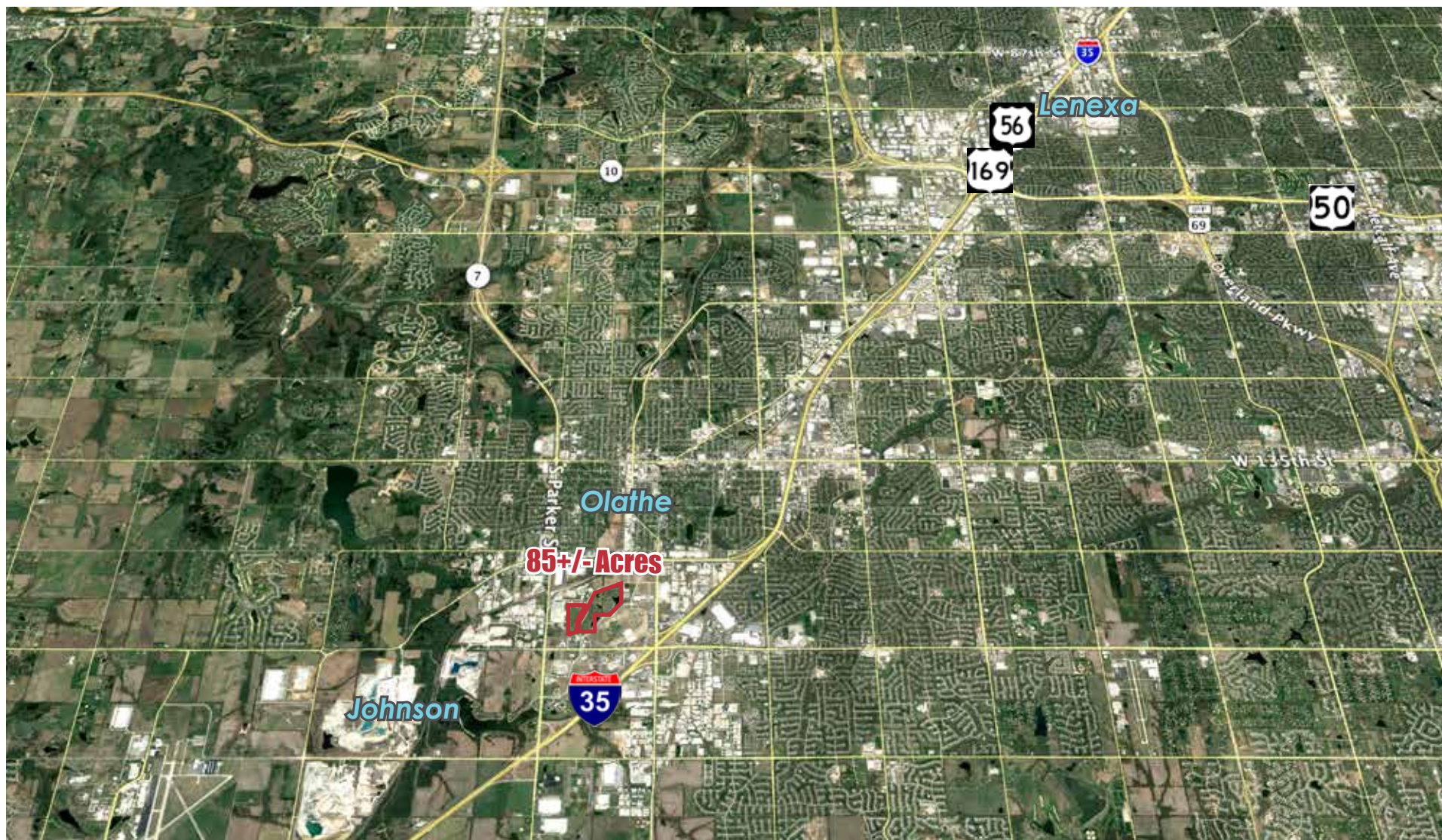
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AERIAL - FACING NORTH

AERIALS



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AERIAL - FACING NORTH

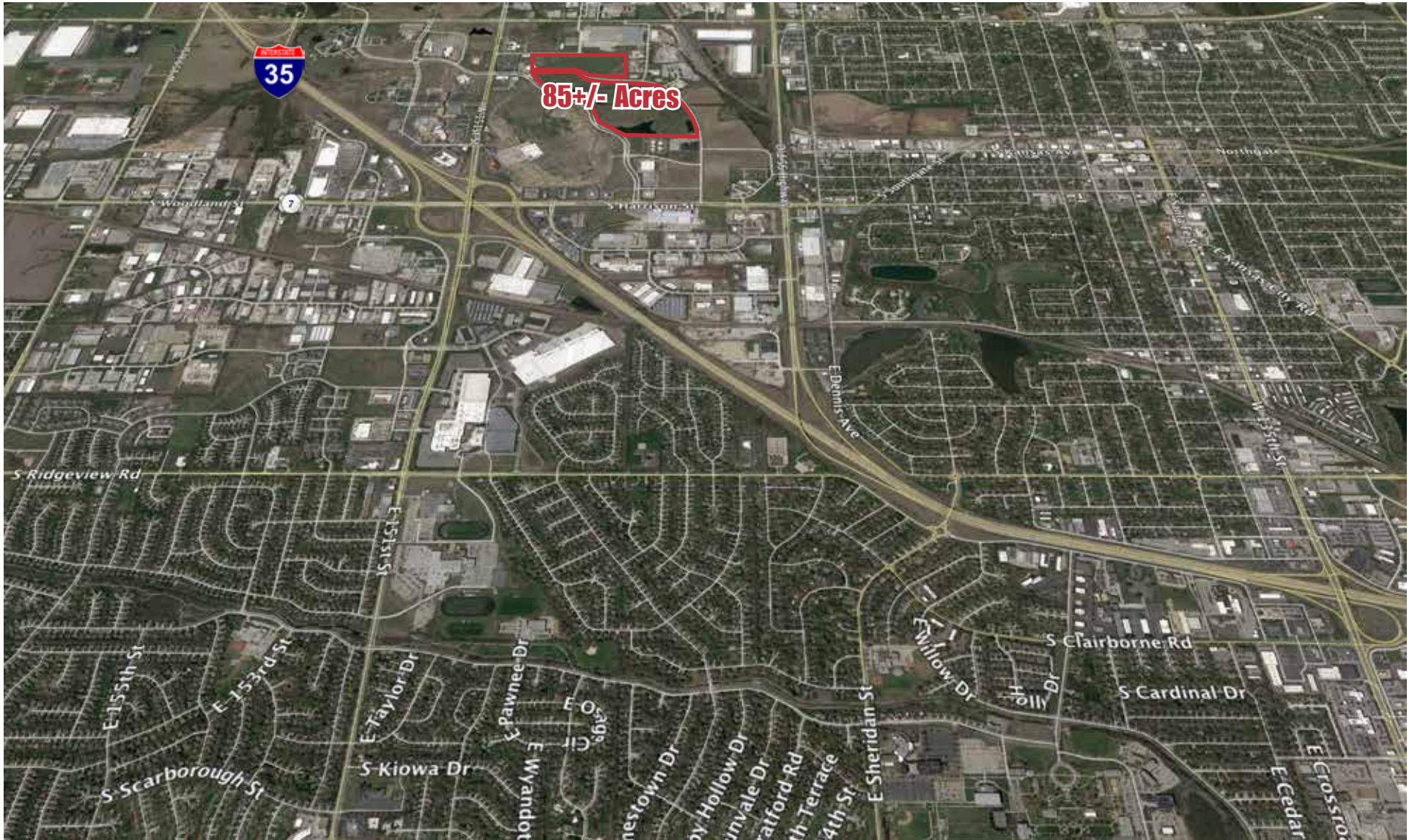
AERIALS



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AERIAL - FACING WEST

AERIALS

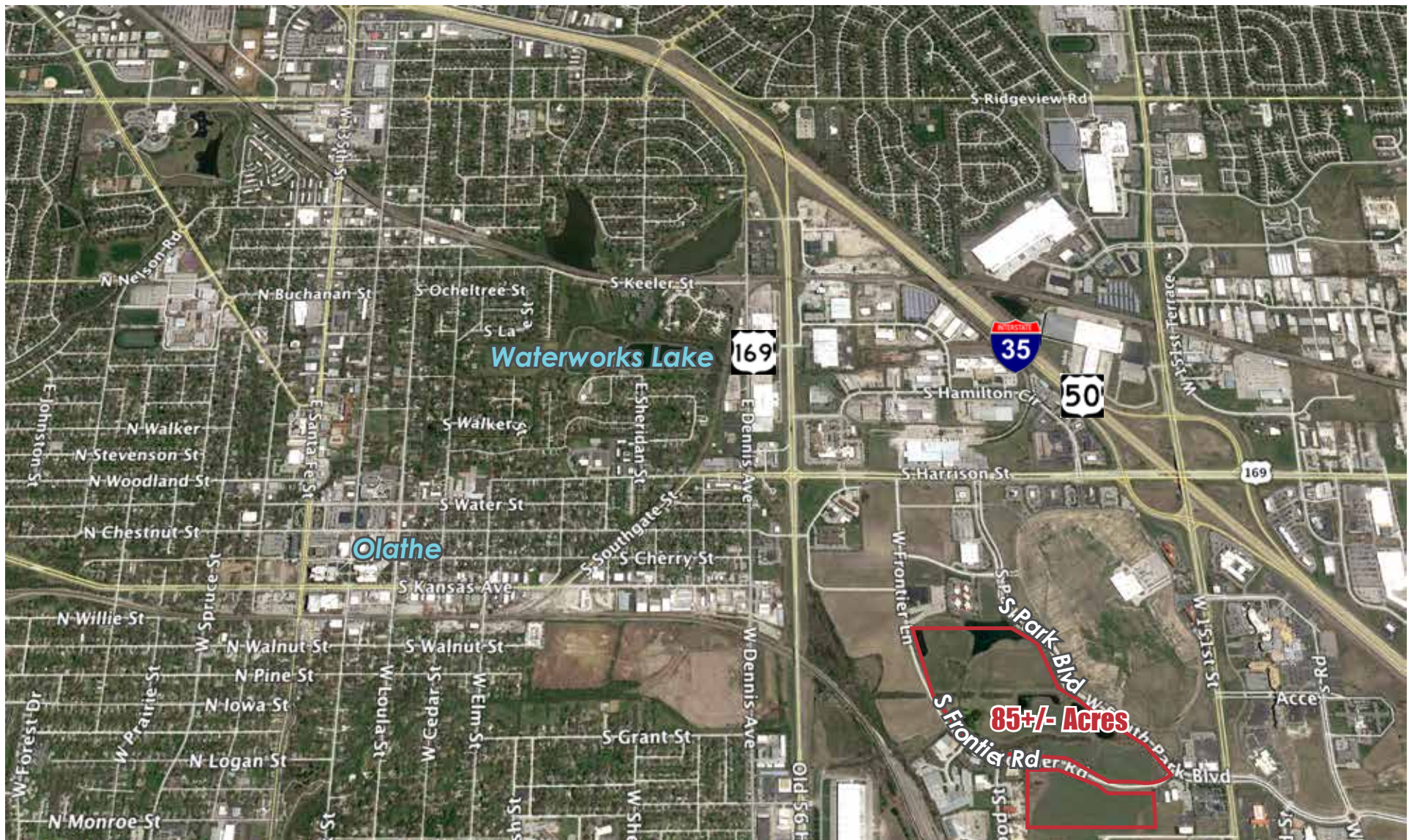


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AERIAL - FACING EAST

AERIALS



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AERIAL - FACING EAST

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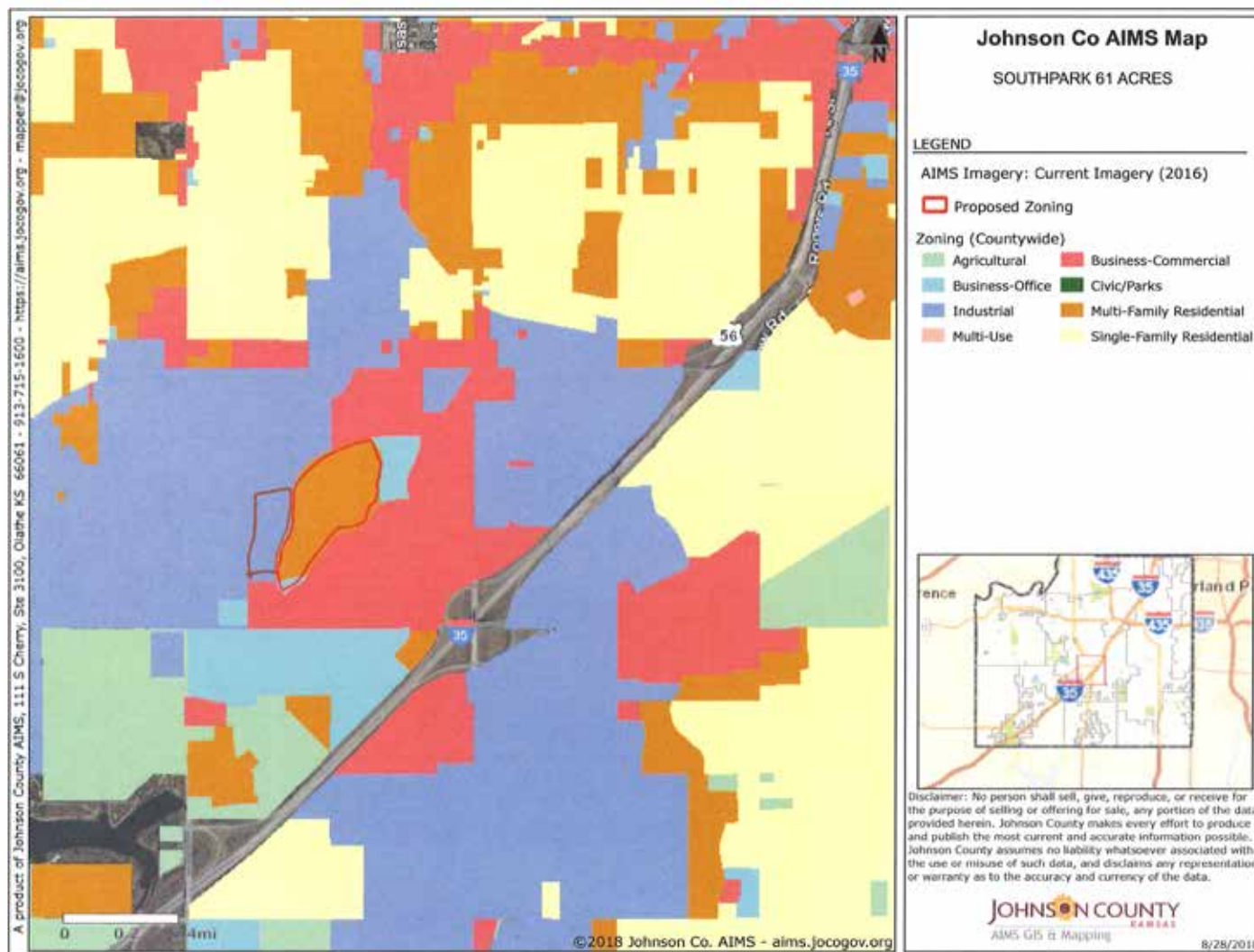
SITE PLAN

MAPS



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ZONING MAP



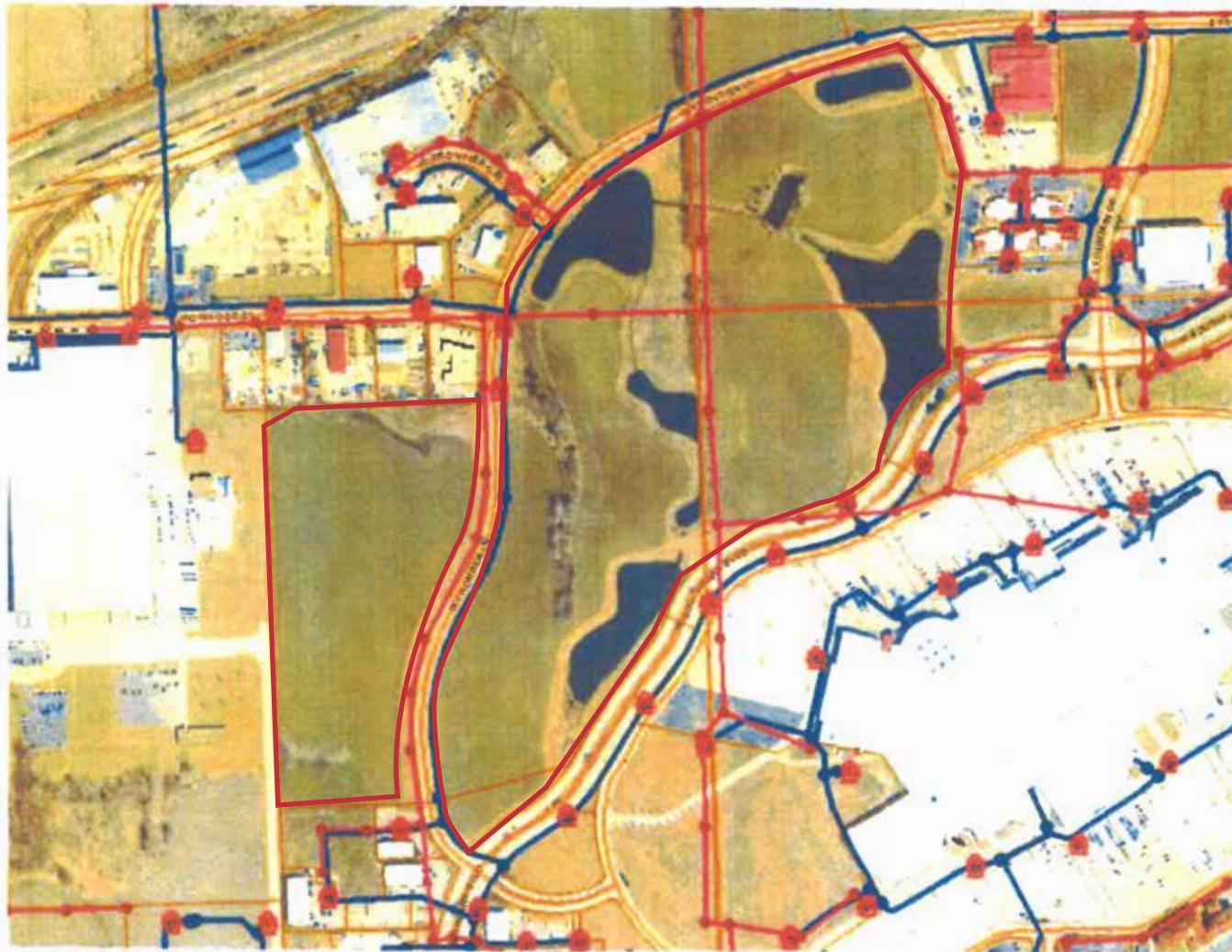
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UTILITY MAP

MAPS

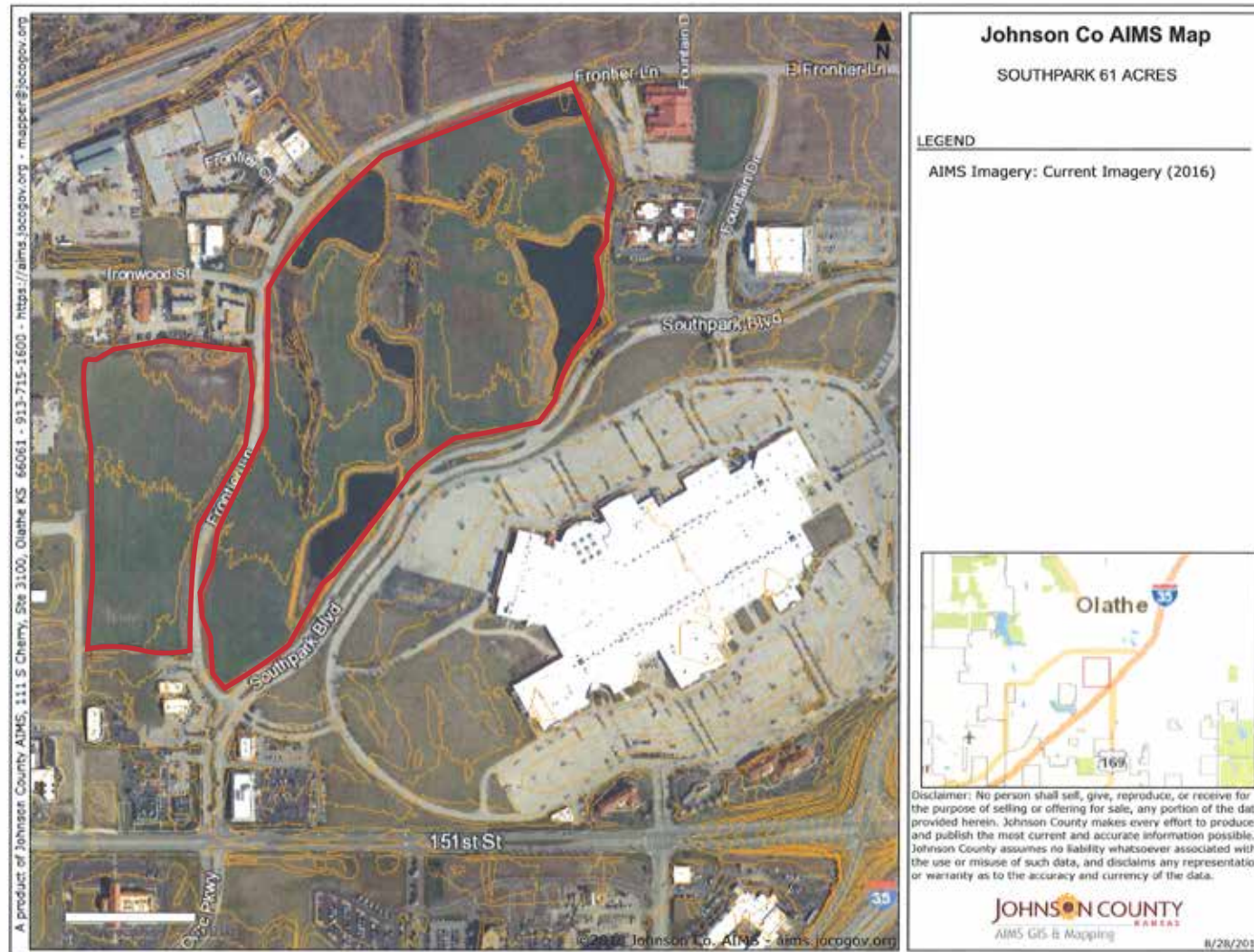


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TOPOGRAPHY MAP



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SOUTHPARK BLVD & FRONTIER LN, OLATHE, KS 66061

DEMOGRAPHICS

Summary **Demographics** Daytime Employment Consumer Spending Traffic

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	1,424	68,521	138,784
2018 Estimate	1,359	65,593	132,477
2010 Census	1,243	61,199	121,412
Growth 2018-2023	4.78%	4.46%	4.76%
Growth 2010-2018	9.33%	7.18%	9.11%
2018 Population Hispanic Origin	215	8,568	14,285
2018 Population by Race:			
White	1,196	56,796	113,386
Black	59	4,051	8,110
Am. Indian & Alaskan	7	348	688
Asian	64	2,440	6,351
Hawaiian & Pacific Island	0	26	47
Other	32	1,930	3,895
U.S. Armed Forces:	0	43	89
Households:			
2023 Projection	537	23,789	48,814
2018 Estimate	510	22,744	46,550
2010 Census	456	21,040	42,372
Growth 2018 - 2023	5.29%	4.59%	4.86%
Growth 2010 - 2018	11.84%	8.10%	9.86%
Owner Occupied	305	16,710	34,331
Renter Occupied	205	6,034	12,219
2018 Avg Household Income	\$83,095	\$86,935	\$96,636
2018 Med Household Income	\$63,962	\$73,182	\$81,967
2018 Households by Household Inc:			
<\$25,000	100	2,973	5,061
\$25,000 - \$50,000	109	4,925	9,056
\$50,000 - \$75,000	85	3,798	7,199
\$75,000 - \$100,000	84	3,652	7,029
\$100,000 - \$125,000	61	2,983	6,681
\$125,000 - \$150,000	22	1,860	4,306

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TAX PAYMENT HISTORY

2017 REAL ESTATE TAX STATEMENT



Johnson County Treasurer
111 S. Cherry St., Suite 1500
Olathe, KS 66061
913-715-2600
www.jocogov.org

LEGATO LLC
PO BOX 786
OLATHE KS 66061

Date	Quick Ref ID
8/30/2018	R35502
TUG	RE Tax ID
0008	DP71610000 0016
Property Description	
Legal: SOUTHPARK PHASE II LT 16 EX BG AT PT 41.45' W NE CR LT 7 SOUTHPARK PHASE I NE ALG CUR 585.86' TO A PT ON W/L LT 8 SOUTHPARK PHASE I EX PT REPLATTED Situe Address: 000000 NS OLATHE, KS	

Class	Land	Appraised Value	Improvement	Appraised Value	Land Assessed Value	Improvement Assessed Value
A		15,440	0		4,632	0

Appraised Value	Assessed Value	2017 Mill Levy	Mill Levy Tax	Specials	Total Tax Due
15,440	4,632	129.307	\$598.95	\$0.00	\$598.95

Credits	Payments	Interest & Fees	Half Payment Due	Full Payment Due
\$0.00	\$598.95	\$0.00	\$0.00	\$0.00

-----detach and return bottom portion with payment-----
Pay online at: www.jocogov.org

Quick Ref ID: R35502
RE Tax ID: DP71610000 0016

AMOUNT DUE ON OR BEFORE 5/10/2018

Half Payment	\$0.00	Full Payment	\$0.00	Amount Enclosed
--------------	--------	--------------	--------	-----------------

☐ Please "X" here to request a receipt to be mailed to you.

LEGATO LLC
PO BOX 786
OLATHE KS 66061

Remit payment to:
Johnson County Treasurer
PO Box 2902
Shawnee Mission, KS 66201-1302

/*R35502*/

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Facing North



Facing North



Facing Northeast



Facing South

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