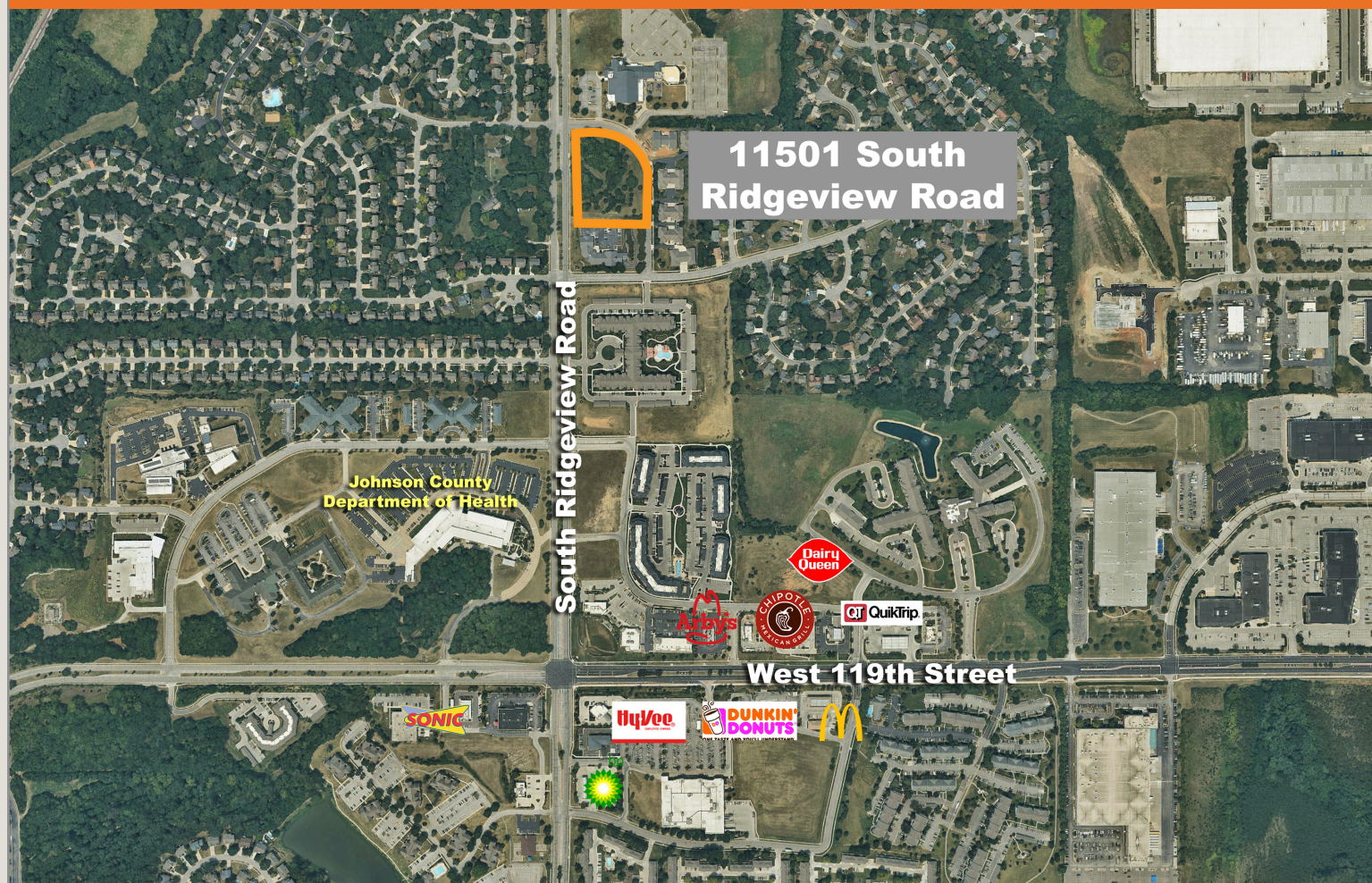


Prime Office Development Opportunity



3.2± Acres, Excellent Redevelopment

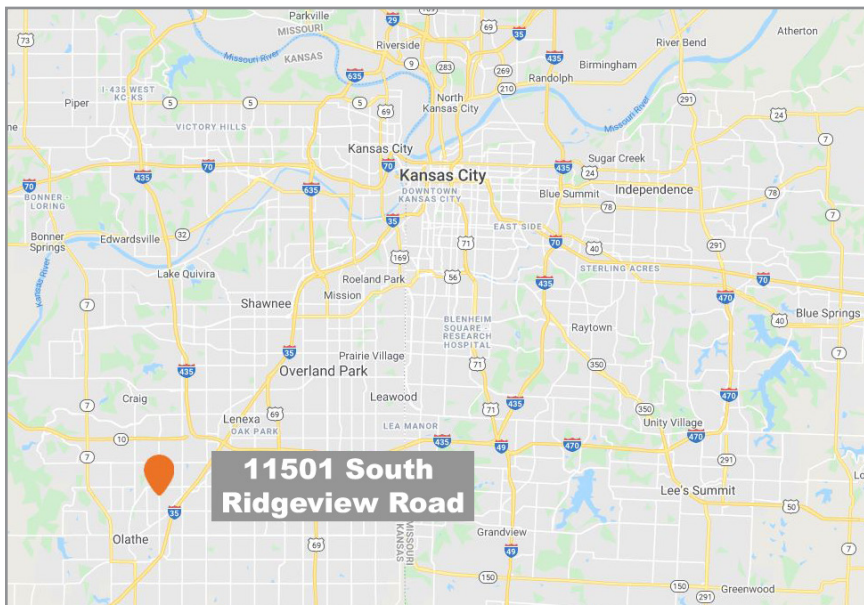
- 3.2± acres with approximately 440 feet of Ridgeview Road frontage.
- Zoned for office use.
- Would consider build-to-suit for office tenants.
- Easy access to I-35 and K-10.
- Located within minutes of Garmin Soccer Complex, Hy-Vee, Bass Pro, Main Event, and other numerous other retail and restaurant amenities.
- Strong Olathe Public School District.
- Average HH income of \$100,500 in 3-mile radius.

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

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