

Mixed-Use Development Opportunity at K-7 & Prairie Star Pkwy.



40.5± Acres, Will Divide, Excellent Access/Frontage

- Highly Accessible pad site with direct access to the K-7 and Prairie Star Parkway interchange with a close proximity to K10 and other metro area highway systems.
- Convenient access via Dunraven St. to the North and the future Gleason Road to the West
- Desirable Lenexa, KS address directly adjacent to St. James Academy, Advent Health Lenexa, and the new Canyon Creek Single Family home Development.
- 73,888 population, 26,211 employees (5-Miles)
- Upscale Demographics, average household income: \$160,575 (3-Mi)

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K-7 and Prairie Star Parkway

Lenexa, Kansas 66227

For Sale

Address: SWC of Gleason Rd. and Prairie Star Parkway

Size:	Lot	Size (Ac.)	Size (SF)	Price PSF	Total Price	Land Lease Price
	1	1.2	52,272			\$85,000
	2	0.9	39,204			\$85,000
	3	1.2	52,272			\$115,000
	4	1.2	52,272			\$100,000
	5	2.1	91,476			\$135,000
	6	1.8	78,408	\$10.00	\$784,080	
	7	2.1	91,476	\$8.00	\$731,808	
	8	2.3	100,188	\$8.00	\$801,504	
	9	2.3	100,188	\$12.00	\$1,202,256	
	10	25.4	1,106,424	\$3.95	\$4,370,375	
	Total	40.5	1,764,180		\$7,890,023	\$520,000

Total Size: 40.5± Acres

Tax Property ID: IF231227-2020, IF231227-2029

Entitlement: Currently Zoned AG

Access: The Property has adjacent access to Prairie Star Parkway via Dunraven St. and the future extension of Gleason Road.

Visibility: The Property is highly visible from its frontage on Prairie Star Parkway and Dunraven Street with sight lines from K7

Property Taxes: \$15,000

Sewer: Johnson County Wastewater

Water: City of Olathe and Water One

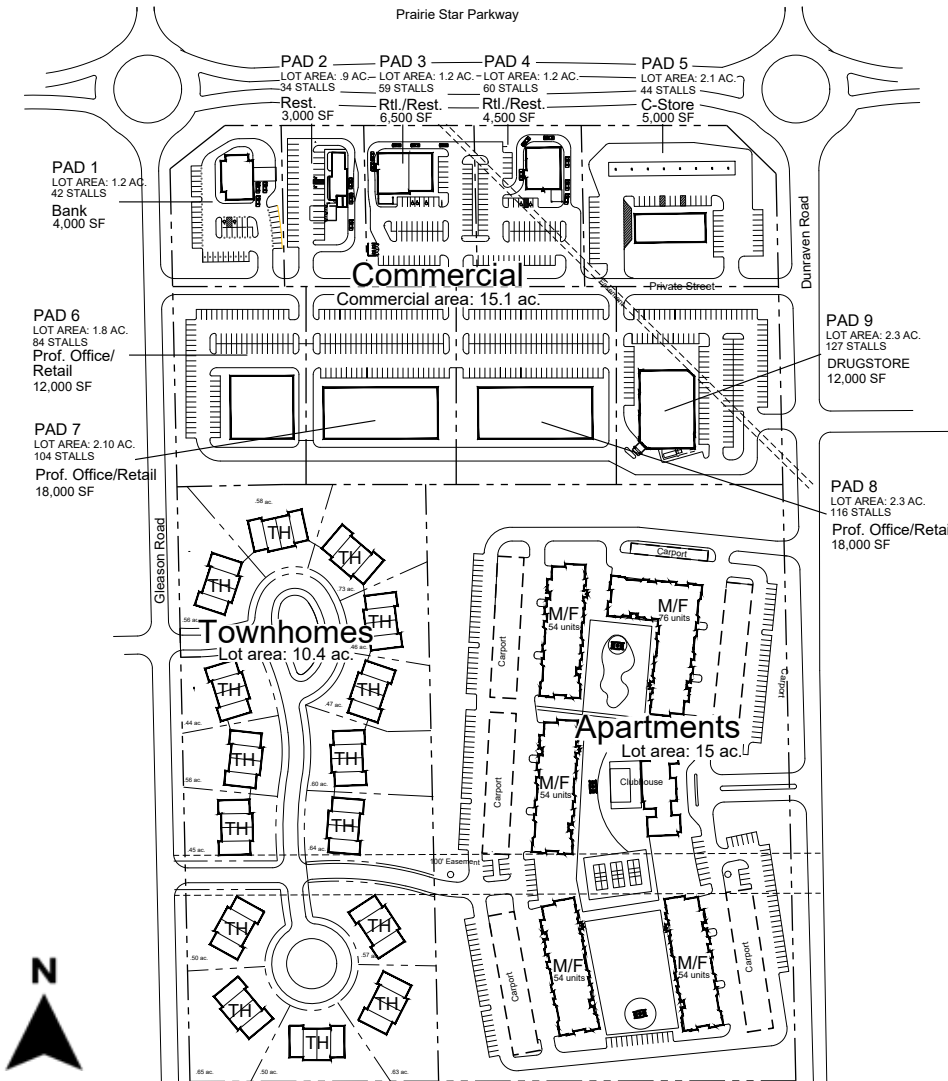
Stormwater: City of Lenexa

Natural Gas: Kansas City Gas Service

Electric: Evergy

Cable & Fiber: Spectrum, CCI, Google Fiber, AT&T

Trash/Recycling: Private Contractor



Sample Development Plan

Development Summary

Commercial

Commercial Retail and Office
 Commercial area: 15.1 ac.
 Retail/ Restaurant Padsites - 23,000 sf
 Professional Office/Retail - 60,000 sf
 Total Commercial - 83,000 sf
 Total Parking - 584 stalls, 7.0 /1000

Townhomes

Residential M/F - 60 units
 Lot area: 10.4 ac.
 Density : 5.77 units per acre
 2 Story 4-Plexes
 15 buildings = 60 units
 Parking - Individual Garages

Apartments

Residential M/F - 292 Units
 Lot area: 15 ac.
 Density : 19.4 units per acre
 5 buildings and Clubhouse = 292 units
 Parking :
 Surface - 189 stalls
 Carports - 263 stalls
 Tuckunder Garages - 72 stalls
 Total - 524 stalls (1.79 per unit)

Total Property Area:

Total Commercial Area - 15.1 ac.
 Total Townhome Area - 10.4 ac.
 Total Apartments Area - 15.0 ac.
 Total Property Area - 40.5 ac.

Disclaimer

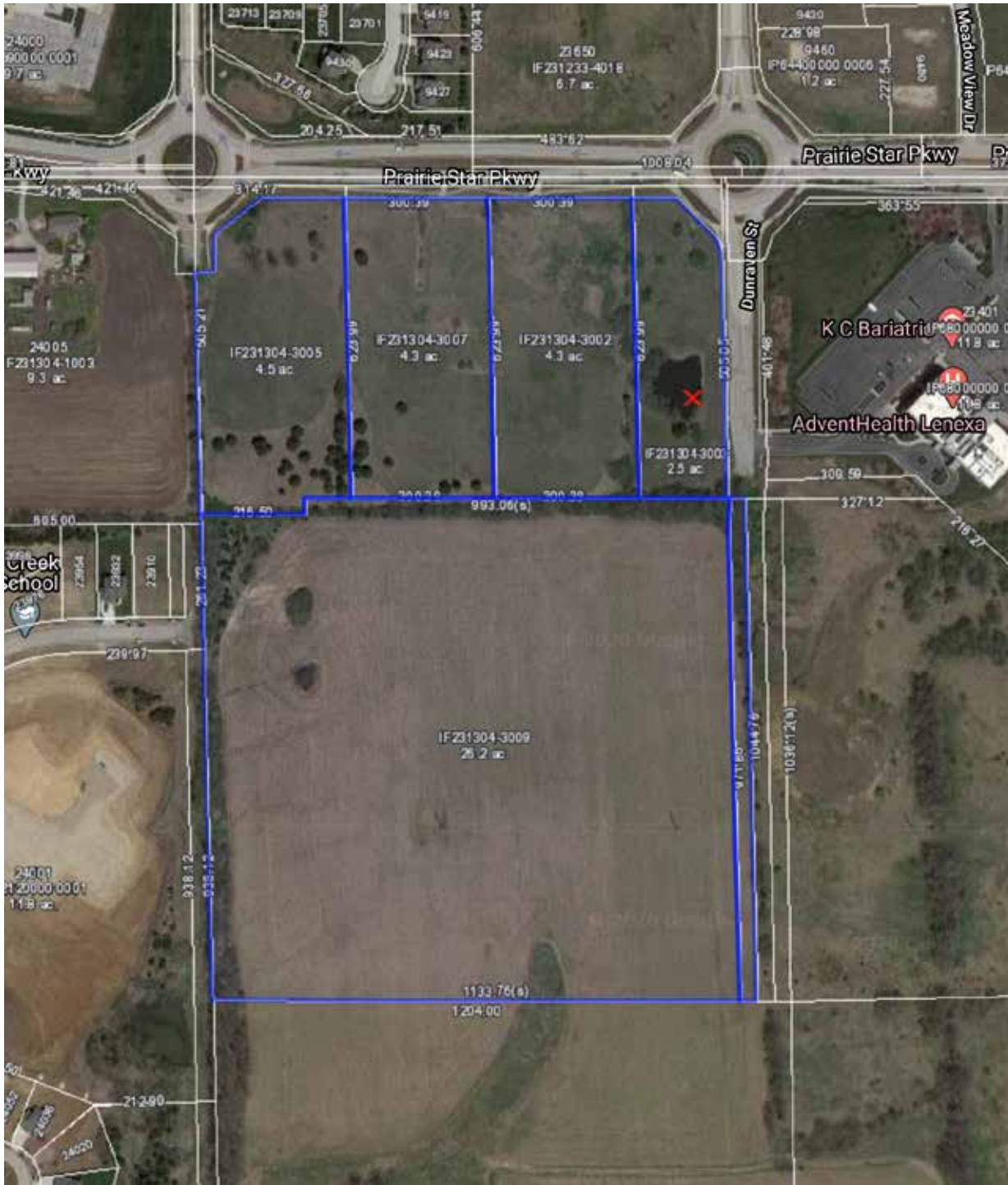
This concept plan is for representative purposes only and remains subject to governmental ordinances and local governing jurisdictional approvals. This plan shows certain arrangements and typical building use site design, no representation is being made with respect to any information shown on this plan.

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For Sale

Land Site Map



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Demographics

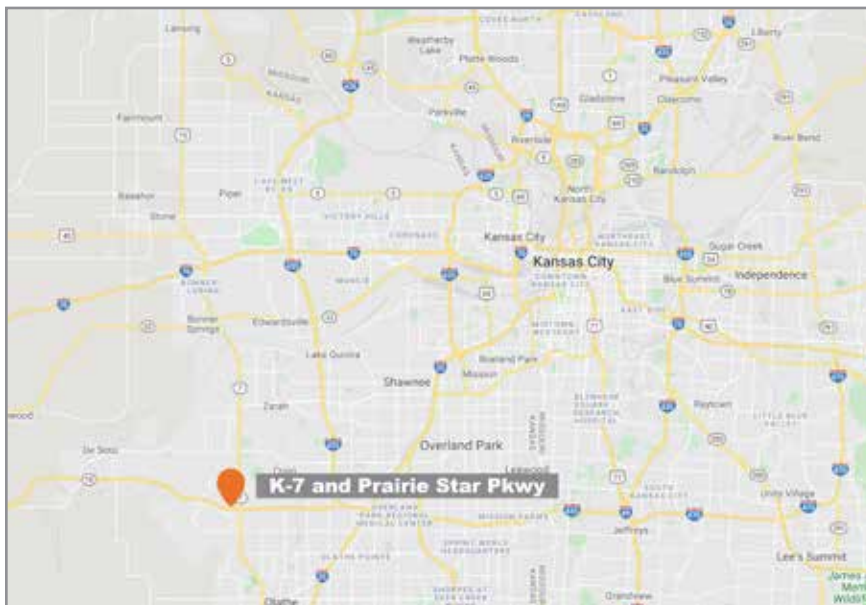
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K-7 and Prairie Star Pkwy		1 mi radius	2 mi radius	3 mi radius	5 mi radius
Lenexa, KS 66227					
POPULATION	2020 Estimated Population	2,935	10,661	24,684	73,888
	2025 Projected Population	3,053	10,978	25,445	76,250
	2010 Census Population	932	6,468	17,328	57,806
	2000 Census Population	379	2,045	5,119	30,480
	Projected Annual Growth 2020 to 2025	0.8%	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	33.7%	21.1%	19.1%	7.1%
	2020 Median Age	35.8	37.6	37.9	35.2
HOUSEHOLDS	2020 Estimated Households	1,040	3,697	8,799	27,442
	2025 Projected Households	1,092	3,896	9,292	28,999
	2010 Census Households	325	2,178	6,055	20,732
	2000 Census Households	135	744	1,823	10,913
	Projected Annual Growth 2020 to 2025	1.0%	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	33.5%	19.8%	19.1%	7.6%
RACE AND ETHNICITY	2020 Estimated White	83.9%	87.2%	86.9%	83.2%
	2020 Estimated Black or African American	8.7%	5.6%	5.4%	6.2%
	2020 Estimated Asian or Pacific Islander	2.9%	3.5%	3.9%	4.4%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%	0.5%
	2020 Estimated Other Races	3.9%	3.3%	3.4%	5.7%
	2020 Estimated Hispanic	6.0%	4.7%	4.9%	7.8%
INCOME	2020 Estimated Average Household Income	\$119,282	\$169,074	\$160,575	\$124,677
	2020 Estimated Median Household Income	\$130,017	\$154,573	\$147,673	\$114,605
	2020 Estimated Per Capita Income	\$42,250	\$58,627	\$57,239	\$46,315
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.6%	0.4%	0.4%	1.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.6%	0.8%	1.1%	2.2%
	2020 Estimated High School Graduate	13.3%	10.7%	11.0%	13.9%
	2020 Estimated Some College	15.6%	13.7%	13.7%	17.0%
	2020 Estimated Associates Degree Only	10.0%	6.5%	6.5%	8.0%
	2020 Estimated Bachelors Degree Only	37.0%	41.9%	39.9%	36.1%
2020 Estimated Graduate Degree	22.0%	26.1%	27.4%	21.5%	
BUSINESS	2020 Estimated Total Businesses	28	356	593	1,654
	2020 Estimated Total Employees	218	5,447	8,272	26,211
	2020 Estimated Employee Population per Business	7.8	15.3	13.9	15.8
	2020 Estimated Residential Population per Business	105.4	30.0	41.6	44.7

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