

±78.9 Acres For Sale



Prime 175th Street Corridor Site

- ±78.9 Acres
- Fantastic location in one of the fastest growing areas in Kansas
- Access to Highway 169 and I-35 via W 175th Street
- Property zoned for Light Industrial
- City is also generally supportive of mixed use/ residential development
- Population of 73,000 within 5 mile radius, projected to grow by 16% over next 10 years
- Great school district, Spring Hill USD 230

For More Information:

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## Land Specifications

Address: W 175th Street, Johnson County, KS

Total Size: 78.86 Acres

KS Uniform Parcel #: 0461472502001001000

Zoning: PEC3

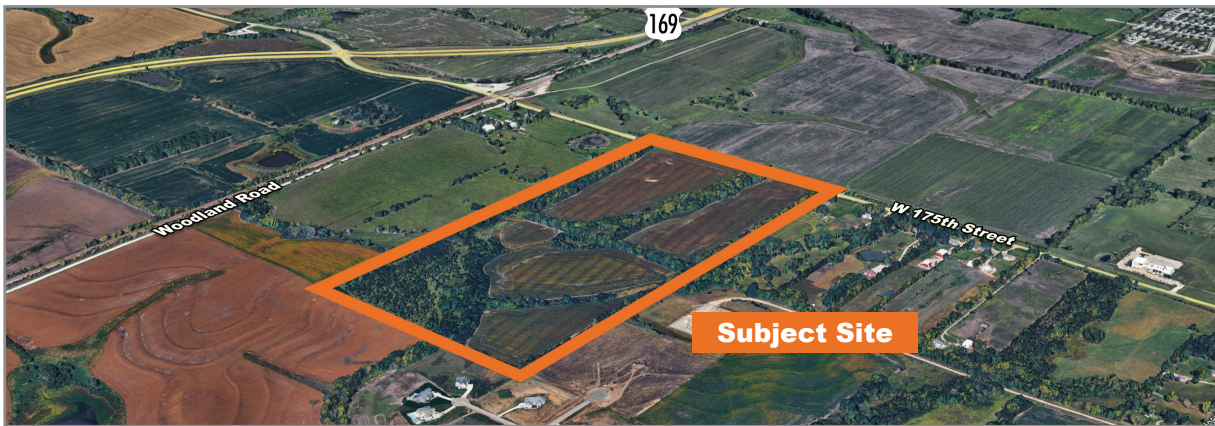
Access: The Property has direct access to W 175th Street and adjacent access to Highway 169

Sewer: Sewer connection to the north, along Ridgeview Road. Additionally, the City of Spring Hill has a planned sewer extension to the southwest corner of the property that is expected to be complete in early 2027.

Water: WaterOne, 42 inch main located along 175th Street

Natural Gas: Atmos Energy

Electric: Evergy, Kansas Central



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Demographics

Olathe, KS	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	452	22,495	73,179
2030 Projected Population	485	24,402	75,593
2020 Census Population	160	19,109	68,622
2010 Census Population	101	14,130	59,792
Projected Annual Growth 2025 to 2030	1.5%	1.7%	0.7%
Historical Annual Growth 2010 to 2025	23.1%	3.9%	1.5%
2025 Median Age	35.4	37.5	36.7
<b>Households</b>			
2025 Estimated Households	157	7,665	25,527
2030 Projected Households	172	8,471	26,942
2020 Census Households	63	6,230	23,342
2010 Census Households	34	4,599	20,238
Projected Annual Growth 2025 to 2030	1.9%	2.1%	1.1%
Historical Annual Growth 2010 to 2025	23.9%	4.4%	1.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	78.2%	81.7%	77.9%
2025 Estimated Black or African American	5.6%	4.6%	5.1%
2025 Estimated Asian or Pacific Islander	5.5%	5.2%	4.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2025 Estimated Other Races	10.3%	8.2%	11.8%
2025 Estimated Hispanic	10.3%	8.7%	12.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$146,491	\$156,913	\$143,933
2025 Estimated Median Household Income	\$123,085	\$136,706	\$118,735
2025 Estimated Per Capita Income	\$51,045	\$53,497	\$50,303
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.2%	1.1%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	1.0%	2.1%	3.5%
2025 Estimated High School Graduate	8.0%	12.3%	15.5%
2025 Estimated Some College	16.2%	15.3%	19.7%
2025 Estimated Associates Degree Only	11.5%	9.8%	9.6%
2025 Estimated Bachelors Degree Only	38.5%	34.7%	30.6%
2025 Estimated Graduate Degree	24.6%	24.7%	19.2%
<b>Business</b>			
2025 Estimated Total Businesses	4	515	1,726
2025 Estimated Total Employees	31	6,133	25,181
2025 Estimated Employee Population per Business	8.3	11.9	14.6
2025 Estimated Residential Population per Business	121.5	43.7	42.4

