

K-10 Development Opportunity



K-10 Highway & Cedar Creek Parkway (SWC)

OLATHE, KANSAS 66061



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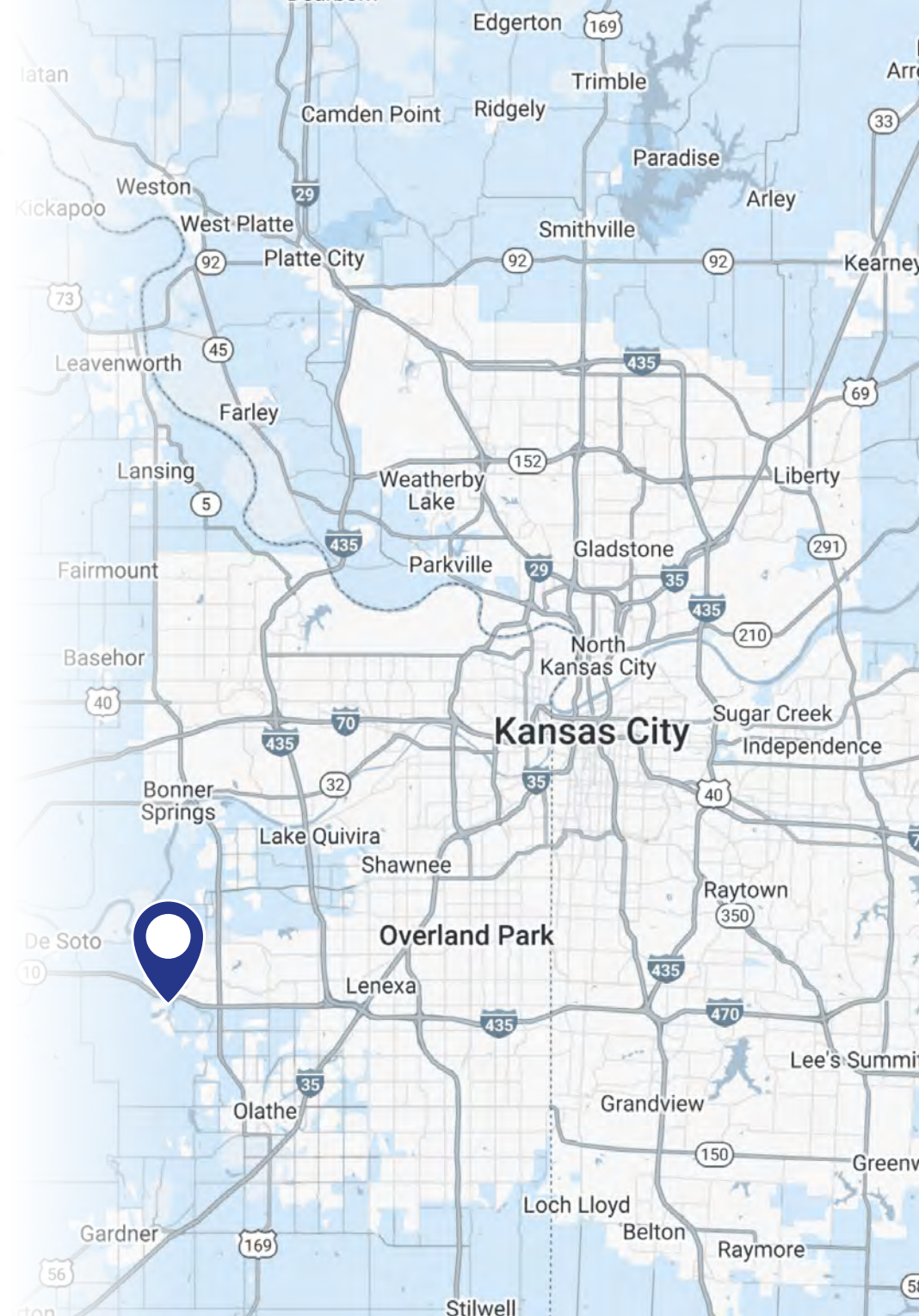
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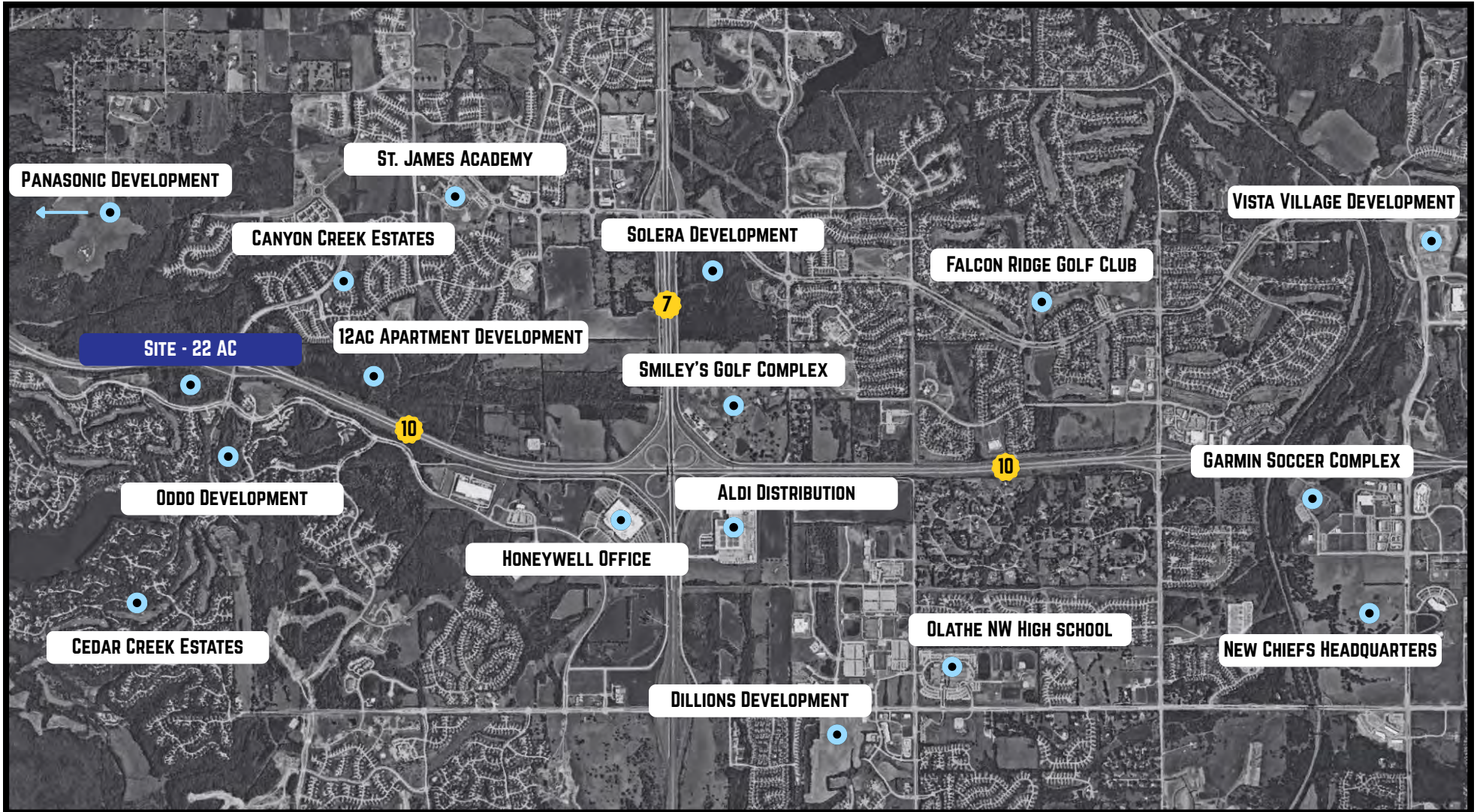
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PROPERTY SUMMARY

- » **22.30 Acres Available**
- » **\$4,856,940** (\$5.00/SF)
- » **Zoned C-2** (Permits Multi-family, Retail, Restaurant, & Drive-thru) - Buyer to verify availability of city incentives/programs
- » Situated at the helm of the Cedar Creek Estates (1,600 families) and Shadow Glen Golf Club, with an affluent average household income of \$200,000
- » The corridor already hosts major employers and corporate users (engineering, aerospace, HQ functions), reinforcing credibility for additional office and flex development.
- » One of the city's most active upscale residential growth corridors, featuring higher-end single-family homes, maintenance-provided communities, trails, lakes, and strong access to K-10 and K-7. Home prices generally range from the mid-\$600Ks to over \$1 million.
- » The K-10 corridor is actively being upgraded with widening, interchange improvements, and long-term capacity enhancements, signaling strong public-sector commitment to supporting continued growth.
- » Historically residential-heavy, the corridor is now seeing increasing daytime population from schools, healthcare, logistics, and professional services, improving feasibility for retail and flex office.



AERIAL MAP



SURROUNDING ACTIVITY

DEVELOPMENTS/ACTIVITY
<p>Panasonic Plant: \$4 billion, 300-acre EV battery mega facility currently employing ~1,400 people (targeting ~4,000), designed to be one of the largest battery plants in North America with massive long-term industrial and housing spillover effects across Johnson County.</p>
<p>Garmin Soccer Complex - Olathe: Premier destination for youth soccer in the region and will attract over 1.5 million visitors per year.</p>
<p>Dillons Development: Dillons is returning to Johnson County with a \$40 million, 100,000-square-foot Dillons Marketplace in Olathe. The City Council approved the development in March 2026, and the store is targeted to open in fall 2027</p>
<p>Honeywell Office: Honeywell Aerospace operates a major 560,000 SF advanced manufacturing and engineering campus along the K-10 corridor in Olathe, supporting more than 1,000 employees and ongoing regional job growth. The company recently announced an \$84 million expansion.</p>
<p>Oddo Development: 14-acre mixed-use development, 300 apartments, 11 townhomes, and 21k SF office/retail</p>
<p>12 Acre Apartment Development: 12-acre luxury apartment development from JCM Ventures (planned to open spring 2026)</p>
<p>New Chiefs Headquarters: Expected to span roughly 165 acres and serve as the team's year-round operational hub, combining practice fields, performance and training facilities, and administrative offices. While final design details and exact building sizes have not been released, the project is expected to support several hundred full-time employees and act as a major economic anchor for the area.</p>
<p>Solera Development: 75-acre Mixed-Use project with apartments, townhomes, and duplexes anchored by proposed grocery and retail pads</p>
<p>Vista Village Development: 46-acre mixed-use development by West Star Development located at the southeast corner of Ridgeview Road and Prairie Star Parkway in the greater Olathe/Lenexa growth corridor. It is planned as a live-work-play destination combining retail, dining, office, residential, and lifestyle uses.</p>

MARKET OVERVIEW



OLATHE, KS OVERVIEW

Olathe, located in the southwestern portion of the Kansas City metropolitan area and serving as one of the principal cities in Johnson County, is the fourth-largest city in Kansas with an estimated 2026 population of approximately 145,000 residents. Positioned along the K-10 and I-35 corridors, Olathe functions as a primary suburban growth hub within the region, balancing established residential neighborhoods with rapidly expanding master-planned developments in its western and southern submarkets.

The city is anchored by a diversified economic base that includes healthcare, logistics, advanced manufacturing, and professional services, with major employment drivers such as Olathe Health, Garmin, and a growing base of corporate and industrial users. Residents benefit from highly regarded public school districts, strong community infrastructure, and a median household income of approximately \$110,000+, reflecting one of the strongest demographic profiles in the state of Kansas. Continued infrastructure investment and large-scale residential expansion position Olathe as one of the most active development corridors in the Kansas City metro.

JOHNSON COUNTY, KS OVERVIEW

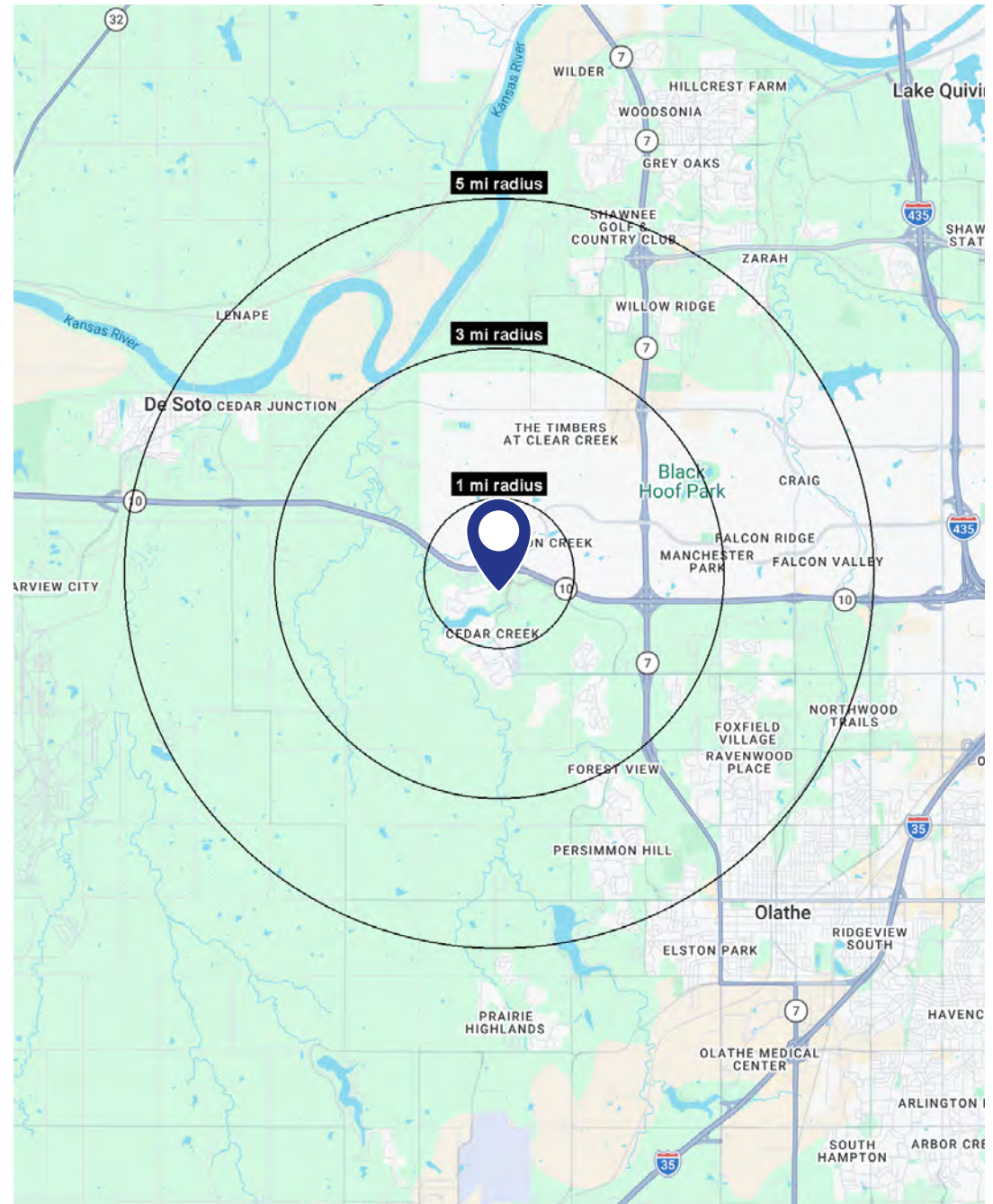
Johnson County, located in the southwestern portion of the Kansas City metropolitan area and serving as the region's dominant suburban county, is the most populous and economically significant county in Kansas with an estimated 2026 population of approximately 645,000 residents. The county encompasses a collection of high-growth and highly affluent communities including Overland Park, Olathe, Lenexa, Shawnee, Leawood, and Prairie Village, and functions as the primary suburban employment and residential base for the Kansas City metro.

Johnson County is widely recognized for its strong economic fundamentals, including a highly educated workforce, diversified employment base spanning healthcare, technology, finance, logistics, and corporate headquarters, and some of the highest household incomes in the Midwest. The county reports a median household income of approximately \$115,000–\$120,000, significantly above state and national averages. Supported by extensive transportation infrastructure including I-35, I-435, and K-10, Johnson County continues to experience sustained residential and commercial growth, with limited large-scale developable land contributing to strong long-term demand fundamentals across all property types.

DEMOGRAPHIC SUMMARY

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	2,644	17,264	61,338
Households	1,003	6,072	24,074
Employees	1,031	5,666	17,344
Median Age	45.3	42.3	40.1
Median Household Income	\$167,314	\$168,405	\$149,827
Average Household Income	\$202,682	\$213,074	\$185,689

2030 PROJECTION	1 MILE	3 MILE	5 MILE
Population	2,908	18,830	66,378
Households	1,125	6761	24,074
Median Household Income	\$167,314	\$168,405	\$149,827
Average Household Income	\$201,395	\$211,399	\$184,720



POPULATION
61,338
5 MILES

MEDIAN AGE
40.1
5 MILES

AVG HH SIZE
2.8
5 MILES

TOTAL BUSINESSES
1,304
5 MILES

TOTAL EMPLOYEES
17,344
5 MILES

AVG HH INCOME
\$185,689
5 MILES

AVG HH NET WORTH
\$2.01 M
5 MILES

PER CAPITA INCOME
\$66,026
5 MILES



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