

FOR SALE

RESERVE PLAZA - DEVELOPMENT LAND SITES

Prairie Star Parkway & Meadow View Drive | Lenexa, KS 66227

PROJECT OVERVIEW

- Land parcels in ever-growing western Johnson County at K-7 Highway and Prairie Star Pkwy
- Utilities to sites
- CP1 Zoning - Planned Neighborhood Commercial
- Adjacent to Advent Health Prairie Star campus, Suburban Lawn & Garden, Sunflower Medical Group, Kaw Prairie Church, and new Aestheti Care and Kremers, Forbes & Assoc dentistry
- Planned Shops at Solera 75 acre mixed use development on SE corner of this intersection will include 116,000 SF of retail, 324 apartments, 160+ residential units
- Affluent households demographics with a strong consumer base
- Anticipated explosive growth by 2029

LOT	ACRES	SF	PRICE
Lot 2	0.789	34,356	\$309,204
Lot 3	0.528	23,004	\$207,036
Lot 10	0.715	31,139	\$280,251
Lot 12	0.376	16,370	\$147,330

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CROSSROADS
REAL ESTATE GROUP

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North

SITES

SUBURBAN
lawn & garden inc.

Black
Hoof Park

CRAIG

THE TIMBERS
AT CLEAR CREEK

MANSIONS AT
CANYON CREEK

New Cedar Canyon West
112 Acre Mixed Use
Development

Advent Health
Prairie Star

Shops at Solera
New Mixed Use
Development

MANCHESTER
PARK

FALCON RIDGE



College Blvd
Activity Center

Garmin Olathe
Soccer Complex



AREA DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population 2024	17,818	53,596	132,380
Average HH Income	\$169,345	\$149,943	\$117,186
Growth 2024-2029	3.5%	1.8%	0.3%

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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