

FOR SALE

BLUE VALLEY SQUARE COMMERCIAL LOTS

175th and Pflumm Road | Overland Park, KS 66062



BLUE VALLEY SQUARE

- 66+ Acre mixed use development in rapidly growing south Overland Park
- Nestled in at 175th and Pflumm Road, just west of Overland Park's Arboretum and Botanical Gardens and across the street from Blue Valley SW High School & Aubry Bend Middle School Complex as well as 1,238 Acre Heritage Park
- Restaurant pad sites available and ideal for car washes, banks, preschools and retail development opportunities
- Development includes 288 apartment units and 180 residential townhome units

AREA DEMOGRAPHICS	3 mile	5 mile	10 mile
Avg Household Income	\$195,720	\$152,486	\$126,685
Avg Growth 2010-2022	8.6%	2.1%	1.4%
Median Age	37.2	37.1	38.1

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175th and Pflumm Road | Overland Park, KS 66062

BLUE VALLEY SQUARE

- 66+ Acre mixed use development in rapidly growing South Overland Park community
- Phase 1 commercial will consist of restaurant and retail pads, convenience store and hotel opportunities
- Residential community consists of approx. 288 apartments and single family lots and 180 townhome units

WOLF CREEK PLAZA

209 lots for single-family residences located on 80 acres in SW quadrant of 175th Street & Pflumm Road. The development will include commercial land uses along 175th Street and to the south on the remainder of the site.

WOLF RUN

220 lots for single-family residences on 80 acres immediately to the south of the proposed development. Approx. 10% of homes have been built and occupied. Can be accessed from two new roadways accessing Pflumm Road.

SOUTH POINT

235 lots for single-family homes starting in the \$500s located on 80 acres. Over 50 percent of the homes have been built and occupied.

WOLF CREEK GOLF COURSE

CHAPEL HILL

507 detached single-family homes and 44 attached homes on +240 acres. Construction began in 2008. Most homes have now been constructed and are occupied. Approximately 100 homes are still under construction.

AUBRY BEND MIDDLE SCHOOL

BLUE VALLEY SW HIGH SCHOOL

North

Pflumm Rd

Quivira Rd

179th St

-- St

COVENTRY VALLEY

A mixed-use (residential / retail) development located in the southwest quadrant of 179th Street & Quivira Road. Construction of the residential portion of the site has begun along 183rd Street and is estimated to be 5% complete. Construction of the retail portion starts soon.

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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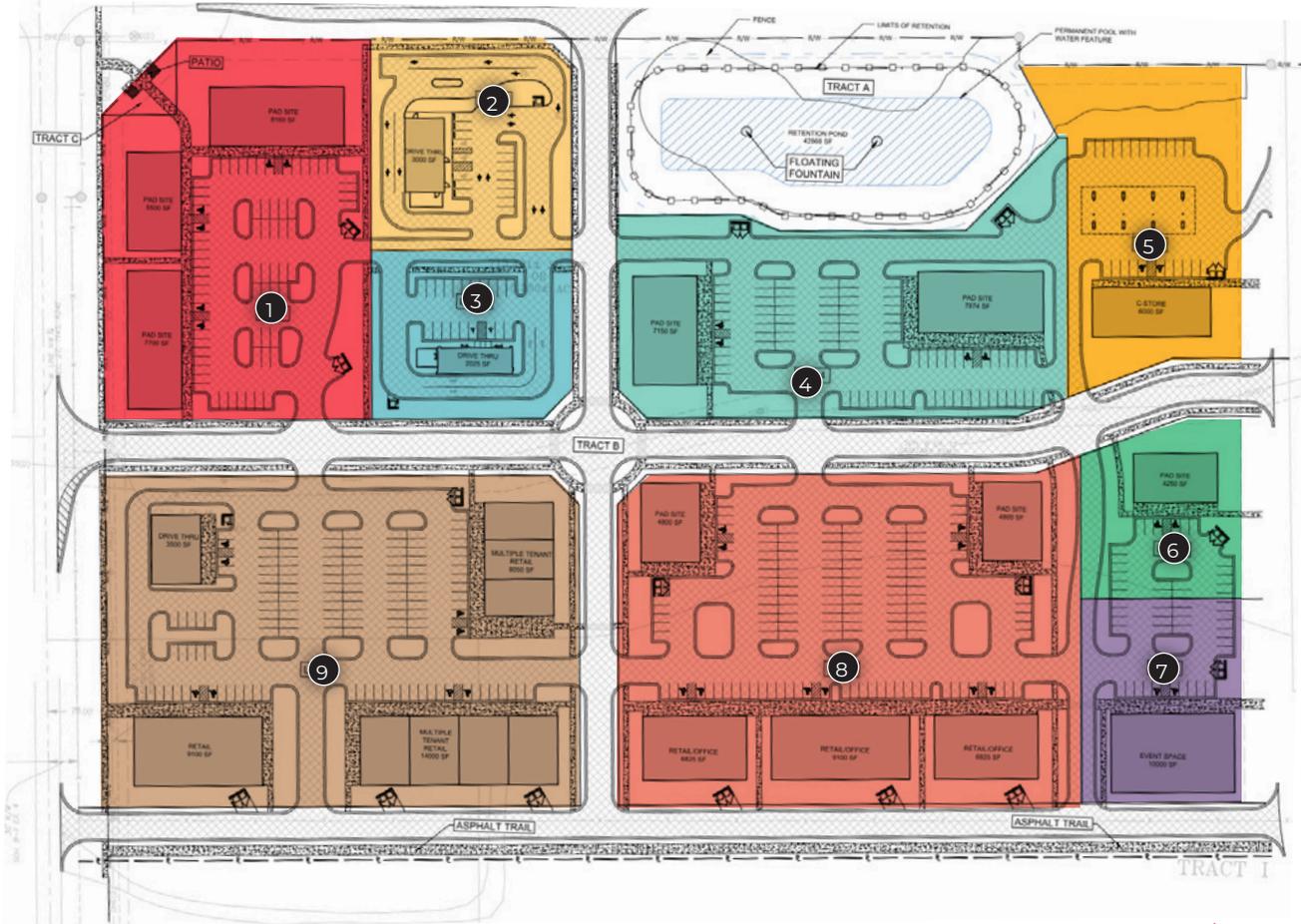
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BLUE VALLEY SQUARE COMMERCIAL

- Surrounded by incredible household growth and unrivaled average household incomes for the region
- Blue Valley Southwest High School earned top 10 recognition on the U.S. News 2022 Best High Schools list for Kansas. In Forbes' 2022 Best in State Employers list, Blue Valley Schools ranked #1 overall in Kansas and the #1 ranked school district employer
- Overland Park was named the #1 Best Cities to Buy a House in America, #4 Best Cities to Live in America, #4 Best Cities to Raise a Family in America, #7 Cities with the Best Public Schools in America. – Niche (2021 Best Places Rankings)

PHASE 1 PLAN

LOT	ACRES	SF
1	2.26	98,456
2	1.00	43,360
3	0.79	34,322
4	2.13	92,797
5	1.41	61,453
6	0.73	31,598
7	0.87	38,114
8	3.60	156,689
9	3.67	159,682
Tract A	1.80	78,256
Tract B	3.75	163,297



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