

# FOR SALE

## BOULDER HILLS COMMERCIAL DEVELOPMENT SITE

175th & Lackman Road | Overland Park, KS 66062



AREA DEMOGRAPHICS	3 mile	5 mile	10 mile
Avg Household Income	\$156,685	\$145,121	\$128,524
Avg Growth 2020 - 2024	9.61%	5.03%	3.66%
Median Age	37.2	37.1	38.1

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Overland Park, KS 66204



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FOREST HILLS  
SUBDIVISION

TIMBER RIDGE  
ELEMENTARY

BOULDER HILLS  
NEW SUBDIVISION  
BY GRATA

HERITAGE  
SOCCER  
COMPLEX

### BOULDER HILLS

- 22.36 Acre commercial development in rapidly growing South Johnson County
- Nestled in at 175th and Black Bob Road, just west of Overland Park's Arboretum and Botanical Gardens as well as 1,238 Acre Heritage Park.
- Perfect for grocery anchored center and pad site development
- Next door to GRATA Developments Boulder Hills Community, an up-and-coming new homes community currently being developed in Olathe, KS. Homes range from the upper \$400's to the \$600's.
- Adjacent to RP-3 - Residential Low Density Multifamily land - UNDER CONTRACT
- Utilities to site, shared road agreement in place
- CP-2 Zoning
- Call for pricing

175th St

Lackman / Blackbob Rd

175th St

North

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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### PROPOSED PLAN



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### PROPOSED RESIDENTIAL RENDERINGS



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