

FOR SALE

BOULDER HILLS 22+ ACRE MULTIFAMILY DEVELOPMENT SITE

175th & Black Bob Rd | Overland Park, KS 66062



BOULDER HILLS

- 22.96 Acre residential 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.
- Ideal for multifamily, townhomes and adult active and senior living
- Adjacent 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.
- Zoned RP-3 - Residential Low Density Multifamily
- Utilities to site, shared road agreement in place
- Call for pricing

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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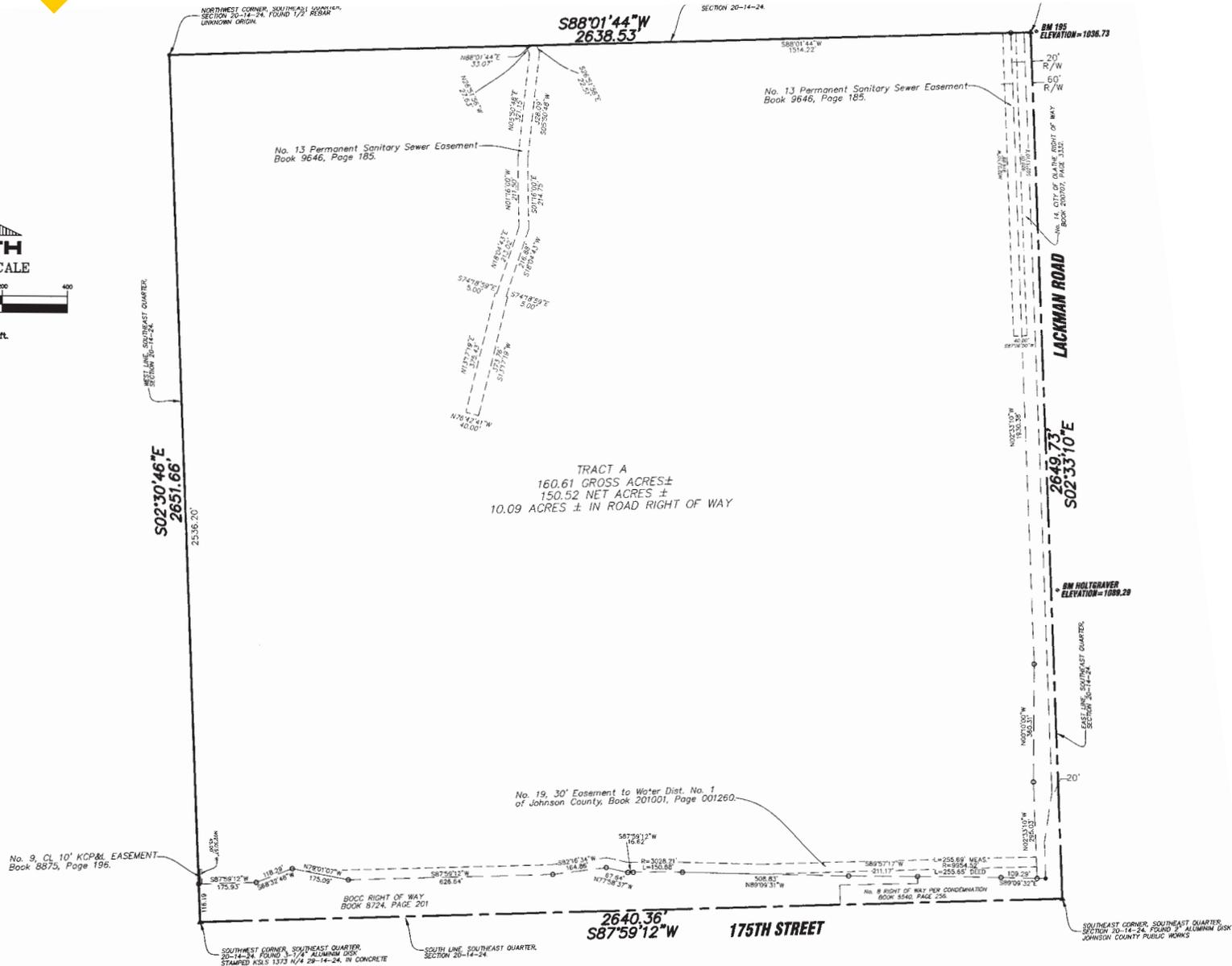
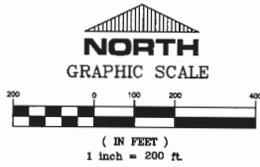
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PROPERTY SURVEY



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. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

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PLANNED COMMERCIAL ADJACENT TO SITE



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