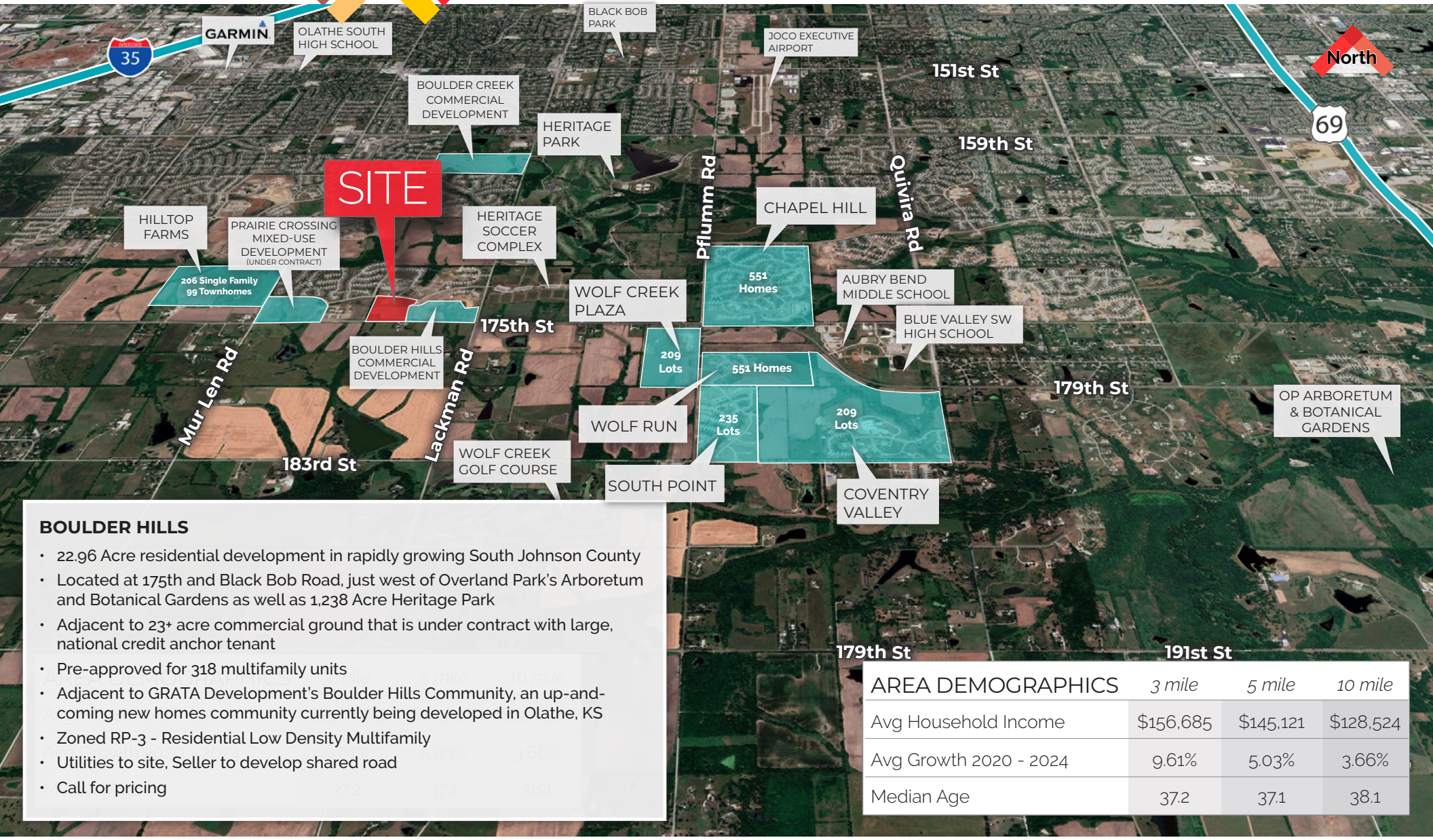


# FOR SALE

## FULLY-APPROVED 175TH ST. MULTIFAMILY DEVELOPMENT SITE

175th & Black Bob Rd | Olathe, KS 66062



### BOULDER HILLS

- 22.96 Acre residential development in rapidly growing South Johnson County
- Located at 175th and Black Bob Road, just west of Overland Park's Arboretum and Botanical Gardens as well as 1,238 Acre Heritage Park
- Adjacent to 23+ acre commercial ground that is under contract with large, national credit anchor tenant
- Pre-approved for 318 multifamily units
- Adjacent to GRATA Development's Boulder Hills Community, an up-and-coming new homes community currently being developed in Olathe, KS
- Zoned RP-3 - Residential Low Density Multifamily
- Utilities to site, Seller to develop shared road
- 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

**CARY TAYLOR**  
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 M (312) 804-3822

Crossroads Real Estate Group  
 O (816) 298-9998  
 7227 Metcalf Avenue, Suite 201  
 Overland Park, KS 66204



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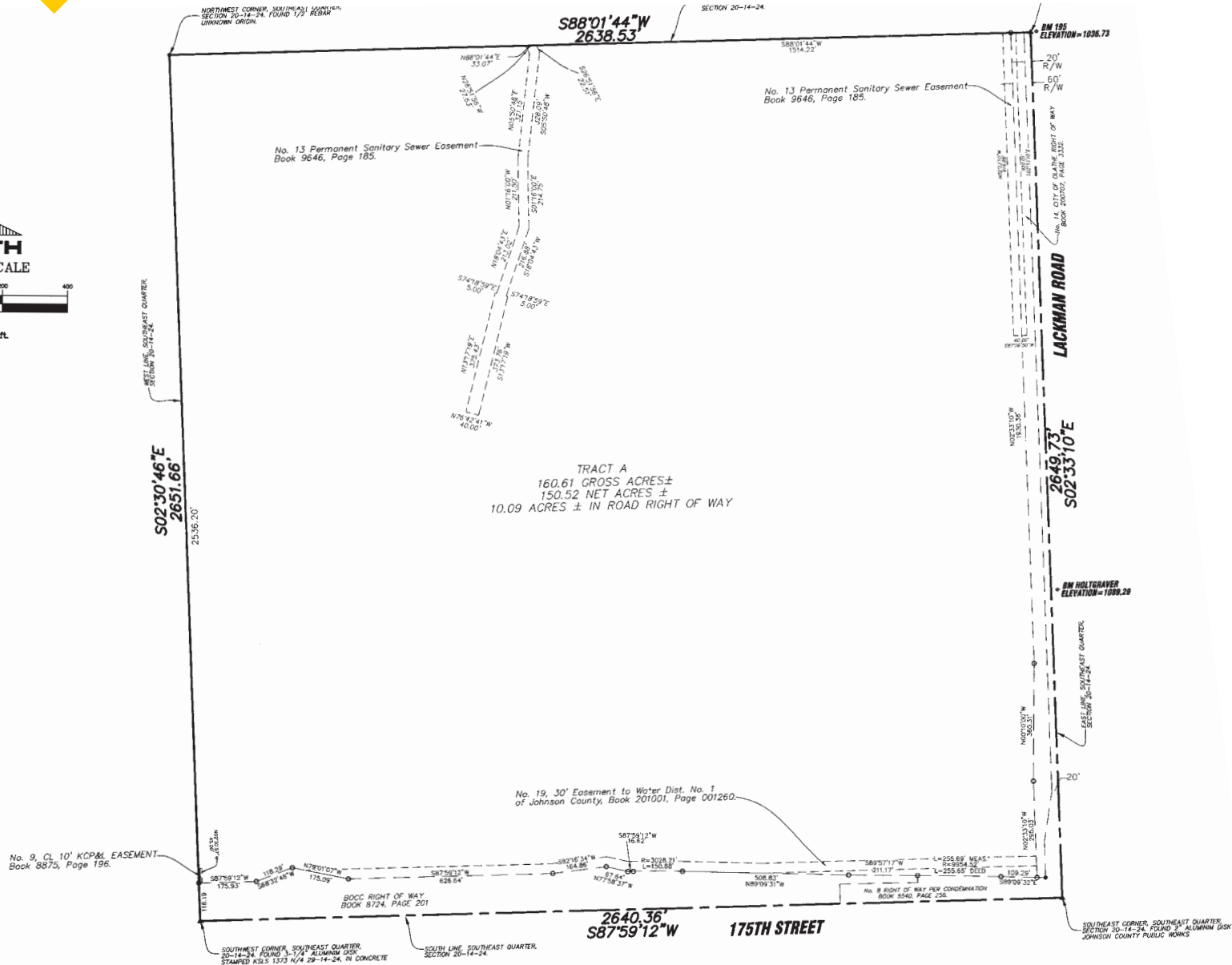
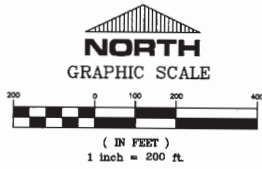
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PROPERTY SURVEY



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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