FOR SALE / BUILD TO SUIT

DEVELOPMENT LAND - DOWNTOWN OP

8118 Floyd Street | Overland Park, KS 66204



PROPERTY OVERVIEW

- Approx. 0.16 Acre, 6,864 SF land site
- Walkable to numourous Downtown Overland Park amenities
- 1,000 + Luxury Apartments within walking distance
- Zoning: Downtown Form District (DFD)
- Build-to-Suit or Sale Price: $275,000

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Merriam, KS 66203

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REAL ESTATE GROUP

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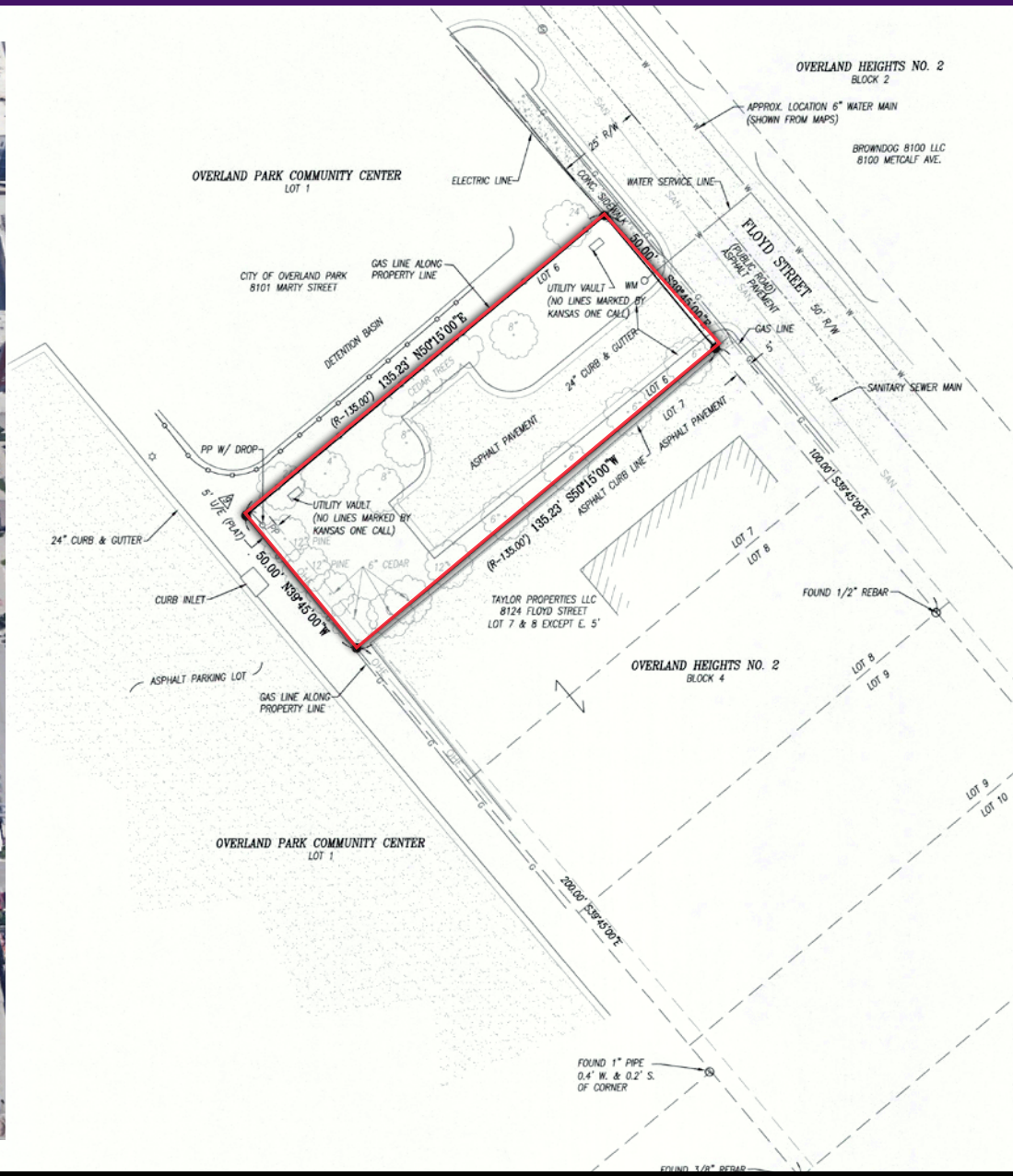

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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	13,083	105,215	259,635
2020 Average HH Income	$78,711	$92,995	$102,477
Households	6,216	47,535	115,343

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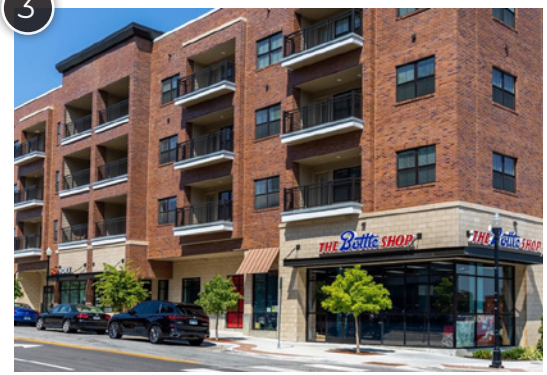

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DOWNTOWN OVERLAND PARK REDEVELOPMENT

1. InterUrban Lofts | Completed 2017 – Located on the corner of 79th and Conser. Features 41 luxury rental apartments , and 7,500 square feet of class- A office space.

2. Avenue 80 | Completed Fall 2017
Situated on the corner of 80th and Metcalf, Avenue 80 is a mixed-use development compromised of 220 luxury apartments and totaling 273,483 square feet of apartments, office and retail space.

3. Market Lofts | Completed Fall 2017
A $10.8 million development on the corner of 80th and Marty. Includes 36 one and two-bedroom apartments above 5,500+ square feet of retail space.

4. The Vue | Completed Summer 2018
Construction will begin soon on The Vue, at 80th and Marty. Consists of 219 luxury apartments, high-end amenities, and 10,000 square feet of retail.

5. Avenue 81 | Completed 2019
Avenue 81 is located at 81st and Metcalf. This senior housing project will has 70% of its apartments set aside for independent living and 30% for assisted living. Also features 11,000 square feet of retail space.

6. Overland Park Farmer's Market Pavilion Renovation/Expansion
Farmer's Market expansion Project Goals - planned expansion to accommodate large downtown events by creating a new or enhanced Market structure with the opportunity to grow 25%

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