

# 175<sup>TH</sup> ST & S MUR-LEN RD OLATHE, KS

AREA  
REAL ESTATE ADVISORS



## PROPERTY HIGHLIGHTS:

COMMERCIAL LAND FOR SALE

PARCEL A: 25.94 ACRES (ZONED C-2)

PARCEL B: ~7 ACRES (ZONED C-2)

PRICE: \$2.00/SF

IMMEDIATELY ADJACENT TO THE NEW **HILLTOP FARMS** RESIDENTIAL COMMUNITY

EXCELLENT DEVELOPMENT OPPORTUNITY IN SOUTH JOHNSON COUNTY'S NEXT MAJOR COMMERCIAL CORRIDOR

## MORE INFORMATION:

**MATT VAUPELL**

**D** 816.876.2501

**E** [MVAUPELL@OPENAREA.COM](mailto:MVAUPELL@OPENAREA.COM)

**TIM SCHAFFER**

**D** 816.777.2535

**E** [TSCHAFFER@OPENAREA.COM](mailto:TSCHAFFER@OPENAREA.COM)

# CONCEPTUAL SITE PLAN

AREA  
REAL ESTATE ADVISORS



## HIGHLIGHTS



Design flexibility with multiple access points to both 175<sup>th</sup> St & Mur-len Rd



3-Mile Avg. Household Income \$158,258



Growing submarket 2.2% projected annual growth



BLACKBOB MARKETPLACE

Walmart

HOBBY LOBBY

LOWE'S

petco

henhouse Academy

CORBIN PARK

SCHEELS

LIFETIME FITNESS

VON MAUR

AREA

REAL ESTATE ADVISORS

QUIVIRA CROSSINGS

PRICE CHOPPER

planet fitness

CRAFT PUTT

ERIK'S

BIKE • BOARD • SKI

PRAIRIEFIRE

MUSEUM at PRAIRIEFIRE

REI CO-OP

Chicken N Pickle

HomeGoods

THE HOME DEPOT

TARGET

ALDI

Sutherlands

HuVee

BLUHAWK

SIERRA TRADING POST

T.J. MAXX

RACK ROOM SHOES

Advent Health SPORTS PARK at BLUHAWK

BLUE VALLEY SOUTHWEST HIGH SCHOOL

BLUE VALLEY SOUTHWEST TIMBERWOLVES

169

69



# OLATHE, KS

Olathe, Kansas, offers an ideal location for commercial development, with its strategic position in the thriving Kansas City metro area. The city combines a strong local economy, a growing population, and excellent infrastructure, making it an attractive option for businesses looking to expand. With access to major highways, proximity to a skilled workforce, and a supportive business environment, Olathe provides the perfect backdrop for commercial ventures. Whether you're looking to invest in retail, office spaces, or industrial facilities, Olathe's vibrant market and future growth prospects make it a prime location for your business.

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.815/-94.7818

175th & Mur-Len Rd		1 mi radius	3 mi radius	5 mi radius
Olathe, KS				
<b>Population</b>				
2024 Estimated Population		2,277	31,341	87,155
2029 Projected Population		2,529	32,766	90,281
2020 Census Population		1,559	29,724	83,570
2010 Census Population		554	24,453	69,470
Projected Annual Growth 2024 to 2029		2.2%	0.9%	0.7%
Historical Annual Growth 2010 to 2024		22.2%	2.0%	1.8%
<b>Households</b>				
2024 Estimated Households		781	10,537	30,086
2029 Projected Households		874	11,101	31,421
2020 Census Households		495	9,815	28,245
2010 Census Households		179	7,979	23,422
Projected Annual Growth 2024 to 2029		2.4%	1.1%	0.9%
Historical Annual Growth 2010 to 2024		24.1%	2.3%	2.0%
<b>Age</b>				
2024 Est. Population Under 10 Years		17.5%	14.5%	13.7%
2024 Est. Population 10 to 19 Years		13.0%	16.1%	15.9%
2024 Est. Population 20 to 29 Years		5.1%	8.8%	10.4%
2024 Est. Population 30 to 44 Years		25.7%	23.7%	22.3%
2024 Est. Population 45 to 59 Years		16.2%	20.6%	20.0%
2024 Est. Population 60 to 74 Years		18.2%	12.7%	13.3%
2024 Est. Population 75 Years or Over		4.4%	3.7%	4.4%
2024 Est. Median Age		38.5	36.7	36.8
<b>Marital Status &amp; Gender</b>				
2024 Est. Male Population		48.2%	49.4%	50.4%
2024 Est. Female Population		51.8%	50.6%	49.6%
2024 Est. Never Married		12.3%	23.2%	24.3%
2024 Est. Now Married		84.9%	66.0%	62.6%
2024 Est. Separated or Divorced		1.5%	7.7%	9.6%
2024 Est. Widowed		1.3%	3.1%	3.5%
<b>Income</b>				
2024 Est. HH Income \$200,000 or More		44.0%	21.5%	23.4%
2024 Est. HH Income \$150,000 to \$199,999		20.7%	20.5%	16.4%
2024 Est. HH Income \$100,000 to \$149,999		18.5%	26.0%	21.0%
2024 Est. HH Income \$75,000 to \$99,999		7.4%	11.6%	11.1%
2024 Est. HH Income \$50,000 to \$74,999		6.1%	10.0%	10.5%
2024 Est. HH Income \$35,000 to \$49,999		1.3%	3.6%	6.6%
2024 Est. HH Income \$25,000 to \$34,999		1.4%	3.4%	5.1%
2024 Est. HH Income \$15,000 to \$24,999		0.3%	2.0%	2.8%
2024 Est. HH Income Under \$15,000		0.3%	1.4%	3.1%
2024 Est. Average Household Income		\$192,614	\$158,258	\$160,758
2024 Est. Median Household Income		\$195,706	\$140,030	\$135,594
2024 Est. Per Capita Income		\$66,060	\$53,211	\$55,577
2024 Est. Total Businesses		23	707	2,200
2024 Est. Total Employees		164	8,148	28,123

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.815/-94.7818

175th & Mur-Len Rd Olathe, KS	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2024 Est. White	87.8%	81.2%	78.6%
2024 Est. Black	3.1%	5.3%	5.0%
2024 Est. Asian or Pacific Islander	4.1%	5.6%	5.7%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.3%
2024 Est. Other Races	4.8%	7.7%	10.4%
<b>Hispanic</b>			
2024 Est. Hispanic Population	121	2,433	9,198
2024 Est. Hispanic Population	5.3%	7.8%	10.6%
2029 Proj. Hispanic Population	6.4%	8.6%	11.0%
2020 Hispanic Population	18.0%	8.4%	12.3%
<b>Education (Adults 25 &amp; Older)</b>			
2024 Est. Adult Population (25 Years or Over)	1,516	20,256	56,510
2024 Est. Elementary (Grade Level 0 to 8)	0.2%	0.8%	1.6%
2024 Est. Some High School (Grade Level 9 to 11)	-	2.4%	3.0%
2024 Est. High School Graduate	4.7%	10.5%	12.9%
2024 Est. Some College	7.2%	15.5%	16.8%
2024 Est. Associate Degree Only	11.1%	8.8%	8.4%
2024 Est. Bachelor Degree Only	44.0%	37.4%	34.8%
2024 Est. Graduate Degree	32.8%	24.7%	22.5%
<b>Housing</b>			
2024 Est. Total Housing Units	813	11,013	31,471
2024 Est. Owner-Occupied	94.1%	87.3%	76.9%
2024 Est. Renter-Occupied	1.9%	8.4%	18.7%
2024 Est. Vacant Housing	3.9%	4.3%	4.4%
<b>Homes Built by Year</b>			
2024 Homes Built 2010 or later	50.4%	24.2%	20.4%
2024 Homes Built 2000 to 2009	26.6%	31.9%	21.6%
2024 Homes Built 1990 to 1999	7.2%	16.0%	15.1%
2024 Homes Built 1980 to 1989	0.8%	9.6%	13.1%
2024 Homes Built 1970 to 1979	5.1%	8.8%	13.4%
2024 Homes Built 1960 to 1969	0.9%	2.3%	5.2%
2024 Homes Built 1950 to 1959	4.1%	1.3%	3.4%
2024 Homes Built Before 1949	1.0%	1.7%	3.3%
<b>Home Values</b>			
2024 Home Value \$1,000,000 or More	-	0.8%	3.5%
2024 Home Value \$500,000 to \$999,999	20.6%	18.4%	22.9%
2024 Home Value \$400,000 to \$499,999	51.2%	18.8%	15.8%
2024 Home Value \$300,000 to \$399,999	22.4%	34.9%	29.0%
2024 Home Value \$200,000 to \$299,999	2.9%	22.4%	22.6%
2024 Home Value \$150,000 to \$199,999	0.2%	1.7%	3.5%
2024 Home Value \$100,000 to \$149,999	-	0.4%	0.9%
2024 Home Value \$50,000 to \$99,999	0.4%	0.3%	0.3%
2024 Home Value \$25,000 to \$49,999	2.1%	1.5%	0.9%
2024 Home Value Under \$25,000	-	0.8%	0.7%
2024 Median Home Value	\$440,838	\$382,921	\$412,877
2024 Median Rent	\$1,107	\$1,194	\$1,105

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.815/-94.7818

175th & Mur-Len Rd Olathe, KS	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2024 Est. Labor Population Age 16 Years or Over	1,663	23,612	66,705
2024 Est. Civilian Employed	83.0%	75.4%	70.6%
2024 Est. Civilian Unemployed	0.3%	1.5%	2.6%
2024 Est. in Armed Forces	-	0.2%	0.3%
2024 Est. not in Labor Force	16.7%	22.9%	26.5%
2024 Labor Force Males	48.5%	48.9%	50.0%
2024 Labor Force Females	51.5%	51.1%	50.0%
<b>Occupation</b>			
2024 Occupation: Population Age 16 Years or Over	1,381	17,799	47,085
2024 Mgmt, Business, & Financial Operations	23.1%	24.8%	24.6%
2024 Professional, Related	37.3%	35.2%	33.1%
2024 Service	8.1%	8.8%	9.5%
2024 Sales, Office	22.8%	20.0%	19.7%
2024 Farming, Fishing, Forestry	0.1%	-	0.1%
2024 Construction, Extraction, Maintenance	0.9%	3.1%	4.0%
2024 Production, Transport, Material Moving	7.7%	8.0%	8.9%
2024 White Collar Workers	83.2%	80.0%	77.4%
2024 Blue Collar Workers	16.8%	20.0%	22.6%
<b>Transportation to Work</b>			
2024 Drive to Work Alone	66.7%	65.9%	66.6%
2024 Drive to Work in Carpool	6.3%	4.1%	4.6%
2024 Travel to Work by Public Transportation	0.2%	0.4%	0.4%
2024 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
2024 Walk or Bicycle to Work	0.6%	1.0%	1.1%
2024 Other Means	0.1%	1.0%	1.1%
2024 Work at Home	25.9%	27.4%	26.2%
<b>Travel Time</b>			
2024 Travel to Work in 14 Minutes or Less	24.2%	25.5%	25.4%
2024 Travel to Work in 15 to 29 Minutes	46.8%	50.5%	50.9%
2024 Travel to Work in 30 to 59 Minutes	27.9%	21.3%	21.0%
2024 Travel to Work in 60 Minutes or More	1.1%	2.7%	2.7%
2024 Average Travel Time to Work	18.9	19.6	19.8
<b>Consumer Expenditure</b>			
2024 Est. Total Household Expenditure	\$133.09 M	\$1.46 B	\$4.04 B
2024 Est. Apparel	\$2.41 M	\$27.18 M	\$74.71 M
2024 Est. Contributions, Tax and Retirement	\$47.27 M	\$455.65 M	\$1.26 B
2024 Est. Education	\$3.22 M	\$34.7 M	\$95.3 M
2024 Est. Entertainment	\$7.4 M	\$83.85 M	\$230.39 M
2024 Est. Food, Beverages, Tobacco	\$14.03 M	\$168.82 M	\$464.11 M
2024 Est. Health Care	\$5.45 M	\$70.25 M	\$199.37 M
2024 Est. Household Furnishings and Equipment	\$3.54 M	\$39.49 M	\$108.46 M
2024 Est. Household Operations, Shelter, Utilities	\$25.53 M	\$303.29 M	\$849.54 M
2024 Est. Miscellaneous Expenses	\$2.24 M	\$25.2 M	\$69.09 M
2024 Est. Personal Care	\$1.46 M	\$17.87 M	\$49.12 M
2024 Est. Transportation	\$20.52 M	\$232.41 M	\$638.55 M

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.