

# FOR SALE

## 18200 PRAIRIE STAR PKWY, LENEXA, KS

NEC PRAIRIE STAR PKWY & RIDGEVIEW RD

AREA  
REAL ESTATE ADVISORS



### PROPERTY HIGHLIGHTS:

APPROXIMATELY 11.76 ACRES

ZONED RP-4 PLANNED RESIDENTIAL HIGH-DENSITY (POTENTIAL FOR OFFICE / RETAIL DEVELOPMENT)

CLOSE PROXIMITY TO LENEXA'S CITY CENTER, A 69-AC MIXED-USE DEVELOPMENT

ADJACENT TO CANYON FARMS AND FALCON RIDGE GOLF COURSE & COMMUNITY

**SALE PRICE: \$2,600,000**

### MORE INFORMATION:

**MATT VAUPELL**

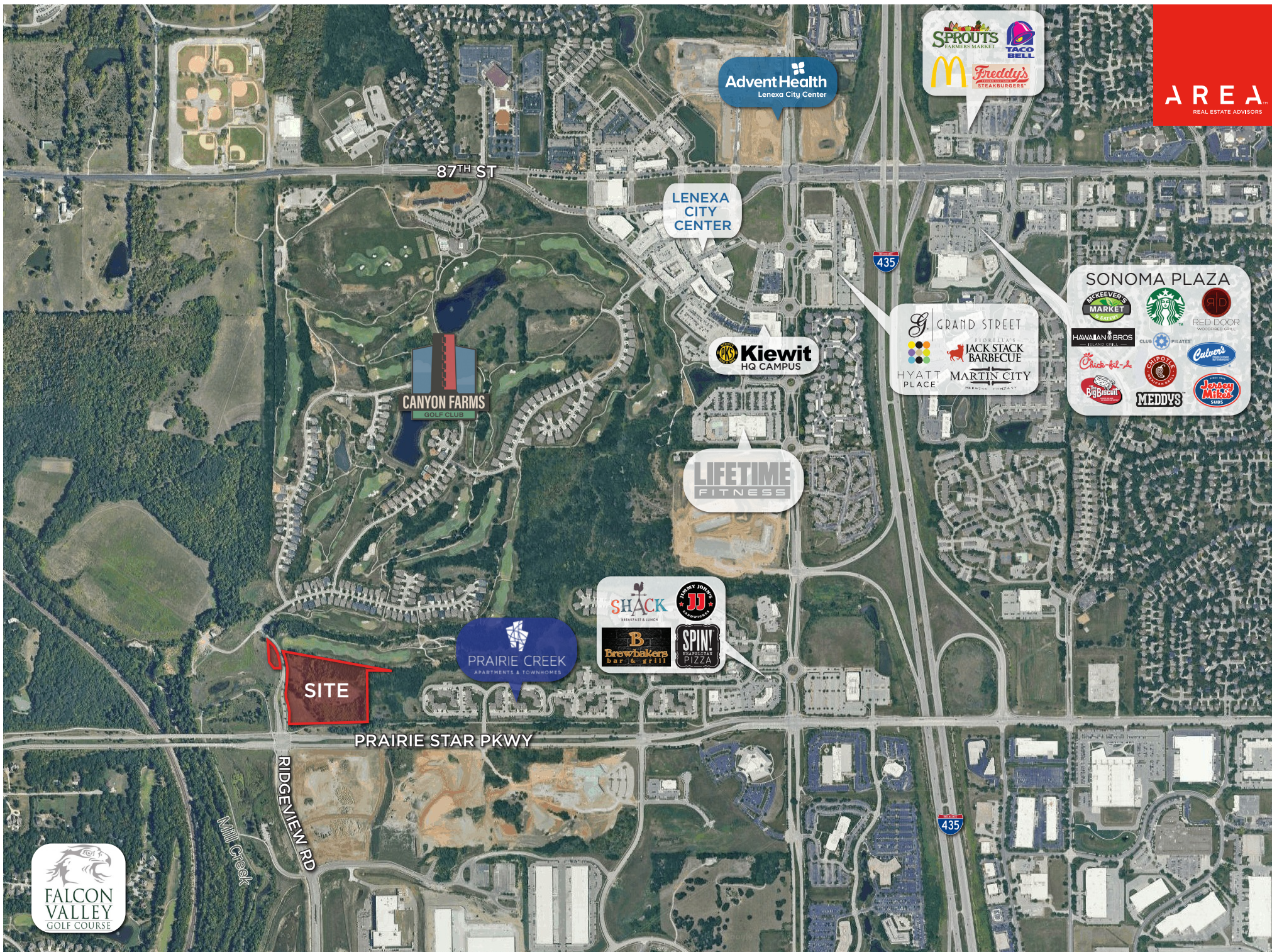
**D** 816.876.2501

**E** MVAUPELL@OPENAREA.COM

**GREG FOOTE**

**D** 816.876.2524

**E** GFOOTE@OPENAREA.COM



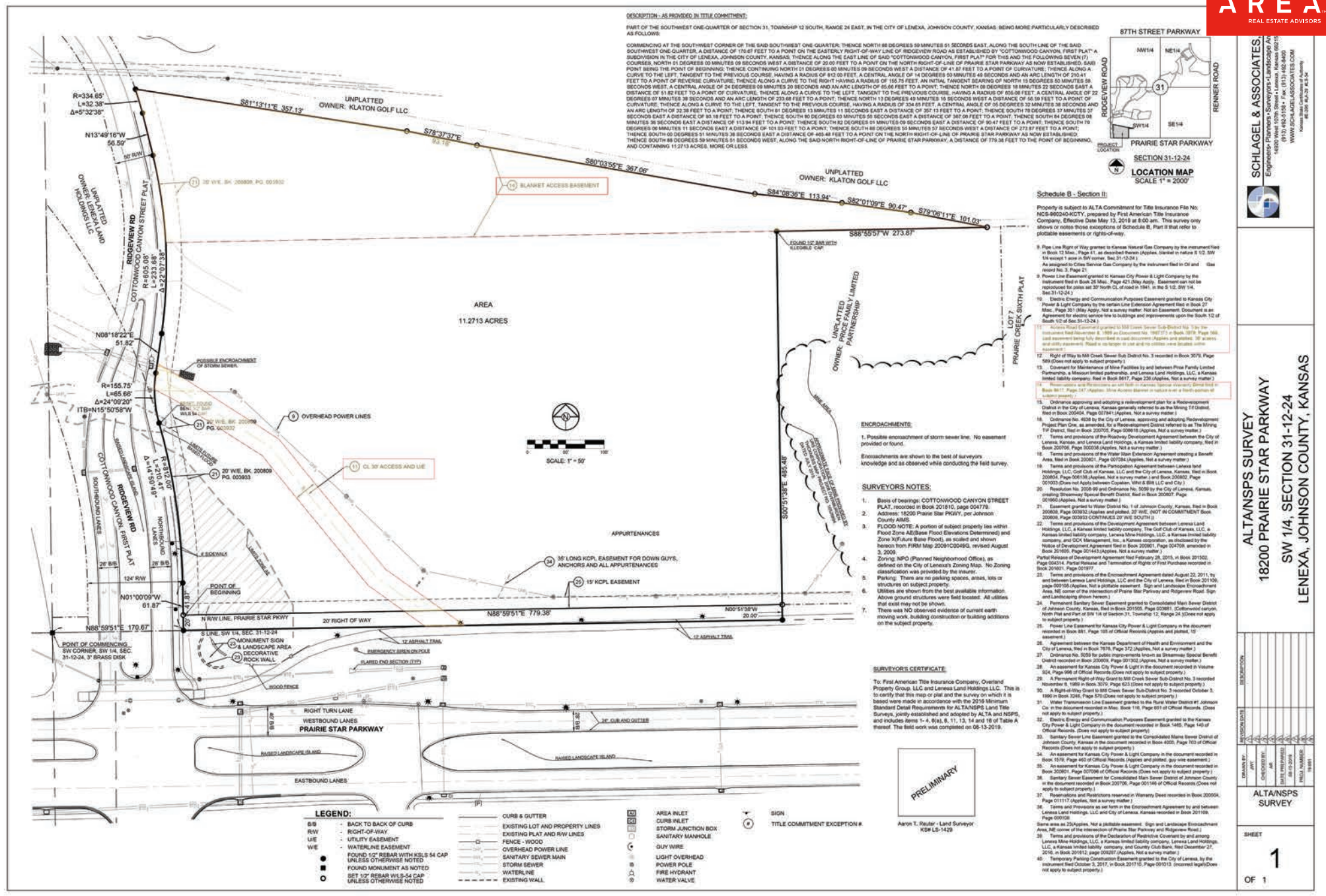
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# ALTA SURVEY:



**Schedule B - Section II**

Property is subject to ALTA Commitment for Title Insurance File No. NC5-6002402CV, prepared by First American Title Insurance Company, Effective Date May 13, 2018 at 8:00 AM. This survey only shows or notes those exceptions to Schedule B, Part II that refer to specific easements or rights-of-way.

1. Easement for maintenance of storm sewer line, no easement provided or found.
2. Encroachments are shown to the best of surveyor's knowledge and as observed while conducting the field survey.
3. Surveyor's notes.
4. Basis of bearings: COTTONWOOD CANYON STREET PLAT, recorded in Book 2009A, page 045779.
5. Address: 18200 Prairie Star Parkway, per Johnson County AME.
6. FLOOD NOTE: A portion of subject property lies within Flood Zone AE2 (Special Flood Hazard Area) as designated on the Flood Insurance Rate Map (FIRM) Map 2009C0009G, revised August 3, 2009.
7. Zoning: NPO (Planned Neighborhood Office), as defined on the City of Lenexa's Zoning Map. No zoning classification was provided by the insurer. Parking: There are no parking spaces, areas, lots or structures on subject property. Utilities are shown from the best available information. Above ground structures were field located. All utilities that exist will not be shown.
8. There was NO observed evidence of current earth moving work, including construction or building additions on the subject property.

**SCHLAGEL & ASSOCIATES, INC.**  
 Engineers - Planners - Surveyors - Landscapers  
 18200 Prairie Star Parkway, Suite 200  
 Lenexa, KS 66157  
 (913) 492-5158 • Fax: (913) 492-4800  
 WWW.SCHLAGELASSOCIATES.COM  
 Surveyor License No. 2012-000100  
 State of Kansas

**ALTA NSPS SURVEY**  
 18200 PRAIRIE STAR PARKWAY  
 SW 1/4, SECTION 31-12-24  
 LENEXA, JOHNSON COUNTY, KANSAS

REVISIONS		DATE		BY	REASON

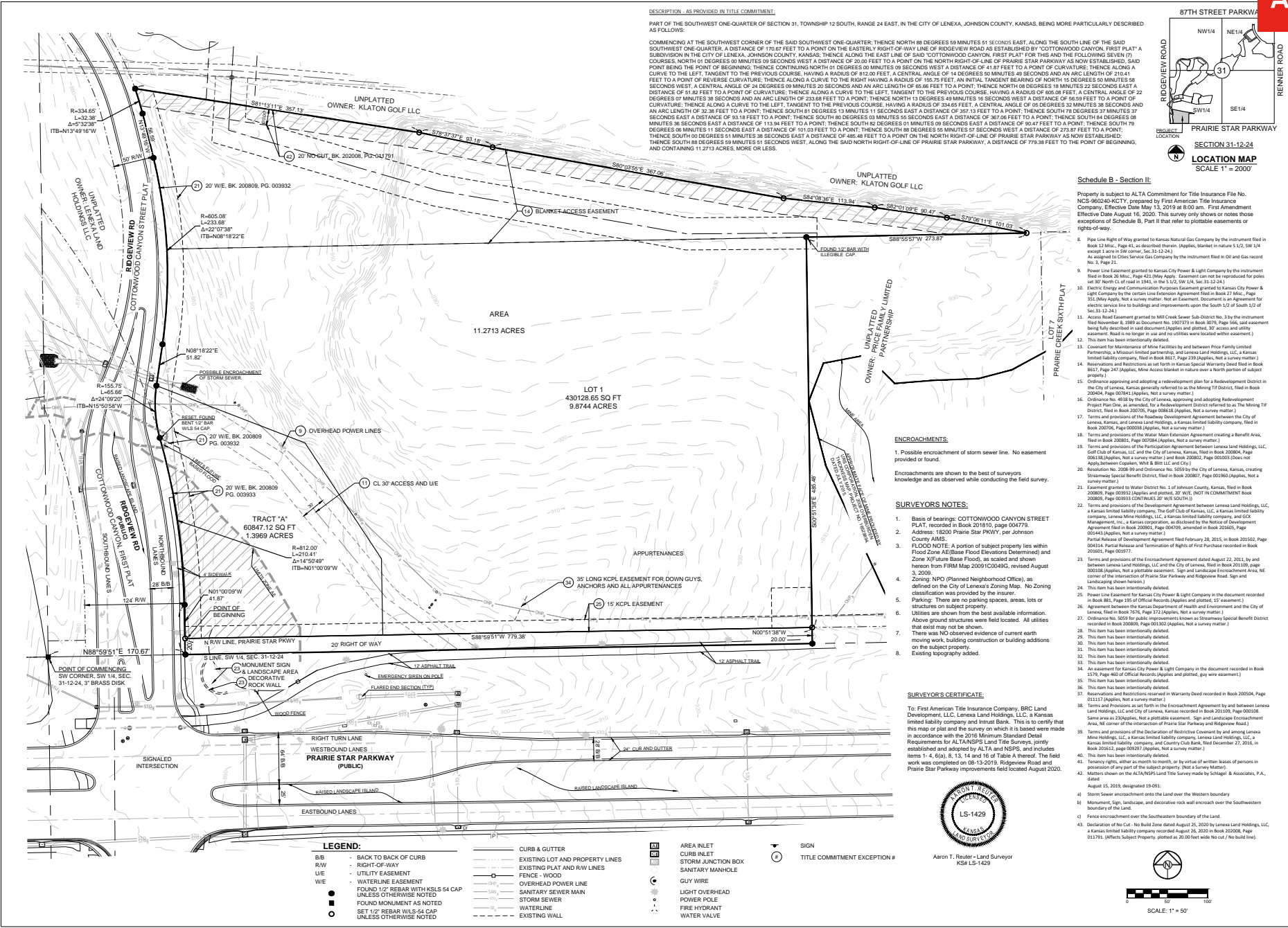
**ALTA NSPS SURVEY**

SHEET **1** OF 1

# TOPOGRAPHIC SURVEY:



**SCHLAGEL & ASSOCIATES, P.C.**  
 18200 PRAIRIE STAR PARKWAY  
 LENEXA, MISSOURI 64504  
 WWW.SCHLAGELANDASSOCIATES.COM



ALTA/NSPS SURVEY  
 18200 PRAIRIE STAR PARKWAY  
 SW 1/4, SECTION 31-12-24  
 LENEXA, JOHNSON COUNTY, KANSAS

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ALTA/NSPS SURVEY  
 SHEET  
**1**  
 OF 1



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## LENEXA, KS

Known as the City of Festivals, Lenexa is a growing community with beautiful parks and a lively new downtown area that includes many unique shopping, restaurant, and activity destinations. It is the 9th most populated city in Kansas with 58,388 people. Lenexa is located 15 minutes southwest of downtown Kansas City and covers 34.5 square miles.

# Full Profile

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



Lat/Lon: 38.9571/-94.7955

Prairie Star & Ridgeview Lenexa, KS 66219	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	1,801	39,498	163,647
2029 Projected Population	1,883	41,336	168,194
2020 Census Population	1,987	38,697	158,671
2010 Census Population	621	32,149	142,015
Projected Annual Growth 2024 to 2029	0.9%	0.9%	0.6%
Historical Annual Growth 2010 to 2024	13.6%	1.6%	1.1%
<b>Households</b>			
2024 Estimated Households	904	16,802	67,418
2029 Projected Households	954	17,750	69,951
2020 Census Households	837	15,656	63,898
2010 Census Households	238	12,506	56,243
Projected Annual Growth 2024 to 2029	1.1%	1.1%	0.8%
Historical Annual Growth 2010 to 2024	20.0%	2.5%	1.4%
<b>Age</b>			
2024 Est. Population Under 10 Years	9.5%	11.2%	12.0%
2024 Est. Population 10 to 19 Years	10.1%	12.1%	12.8%
2024 Est. Population 20 to 29 Years	13.8%	12.3%	13.1%
2024 Est. Population 30 to 44 Years	21.2%	20.4%	21.7%
2024 Est. Population 45 to 59 Years	20.4%	18.9%	17.9%
2024 Est. Population 60 to 74 Years	18.8%	17.7%	16.1%
2024 Est. Population 75 Years or Over	6.0%	7.4%	6.4%
2024 Est. Median Age	40.8	40.7	38.2
<b>Marital Status &amp; Gender</b>			
2024 Est. Male Population	50.8%	49.6%	49.2%
2024 Est. Female Population	49.2%	50.4%	50.8%
2024 Est. Never Married	29.2%	24.5%	27.8%
2024 Est. Now Married	60.4%	61.1%	55.1%
2024 Est. Separated or Divorced	6.7%	9.8%	12.9%
2024 Est. Widowed	3.7%	4.6%	4.2%
<b>Income</b>			
2024 Est. HH Income \$200,000 or More	34.9%	21.7%	17.3%
2024 Est. HH Income \$150,000 to \$199,999	8.8%	14.5%	12.0%
2024 Est. HH Income \$100,000 to \$149,999	20.3%	19.4%	22.2%
2024 Est. HH Income \$75,000 to \$99,999	11.8%	11.7%	12.9%
2024 Est. HH Income \$50,000 to \$74,999	12.5%	13.5%	14.8%
2024 Est. HH Income \$35,000 to \$49,999	6.4%	6.4%	7.4%
2024 Est. HH Income \$25,000 to \$34,999	1.1%	4.2%	4.8%
2024 Est. HH Income \$15,000 to \$24,999	3.0%	4.0%	3.4%
2024 Est. HH Income Under \$15,000	1.2%	4.6%	5.1%
2024 Est. Average Household Income	\$291,324	\$159,278	\$138,342
2024 Est. Median Household Income	\$136,431	\$121,975	\$110,665
2024 Est. Per Capita Income	\$146,196	\$67,843	\$57,079
2024 Est. Total Businesses	127	1,761	6,262
2024 Est. Total Employees	2,409	37,278	103,477

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Lat/Lon: 38.9571/-94.7955

Prairie Star & Ridgeview Lenexa, KS 66219		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2024 Est. White		84.5%	83.4%	78.7%
2024 Est. Black		4.6%	5.3%	7.3%
2024 Est. Asian or Pacific Islander		5.2%	4.9%	4.7%
2024 Est. American Indian or Alaska Native		0.3%	0.2%	0.3%
2024 Est. Other Races		5.4%	6.3%	9.0%
<b>Hispanic</b>				
2024 Est. Hispanic Population		107	2,385	14,997
2024 Est. Hispanic Population		5.9%	6.0%	9.2%
2029 Proj. Hispanic Population		6.7%	6.9%	9.7%
2020 Hispanic Population		15.7%	7.0%	11.3%
<b>Education (Adults 25 &amp; Older)</b>				
2024 Est. Adult Population (25 Years or Over)		1,354	28,047	113,029
2024 Est. Elementary (Grade Level 0 to 8)		-	0.9%	1.4%
2024 Est. Some High School (Grade Level 9 to 11)		1.3%	1.0%	1.8%
2024 Est. High School Graduate		8.6%	12.6%	15.0%
2024 Est. Some College		12.8%	16.7%	18.8%
2024 Est. Associate Degree Only		6.6%	8.2%	8.2%
2024 Est. Bachelor Degree Only		34.2%	35.8%	34.2%
2024 Est. Graduate Degree		36.5%	24.9%	20.6%
<b>Housing</b>				
2024 Est. Total Housing Units		946	17,538	70,210
2024 Est. Owner-Occupied		35.9%	58.2%	59.2%
2024 Est. Renter-Occupied		59.6%	37.6%	36.8%
2024 Est. Vacant Housing		4.5%	4.2%	4.0%
<b>Homes Built by Year</b>				
2024 Homes Built 2010 or later		52.5%	19.8%	15.9%
2024 Homes Built 2000 to 2009		26.8%	25.2%	19.5%
2024 Homes Built 1990 to 1999		5.5%	13.9%	14.6%
2024 Homes Built 1980 to 1989		1.8%	18.0%	18.3%
2024 Homes Built 1970 to 1979		5.5%	12.0%	17.5%
2024 Homes Built 1960 to 1969		2.0%	3.3%	5.8%
2024 Homes Built 1950 to 1959		1.0%	1.9%	2.4%
2024 Homes Built Before 1949		0.5%	1.7%	1.9%
<b>Home Values</b>				
2024 Home Value \$1,000,000 or More		4.6%	1.8%	1.3%
2024 Home Value \$500,000 to \$999,999		54.3%	23.7%	15.7%
2024 Home Value \$400,000 to \$499,999		18.0%	20.9%	17.4%
2024 Home Value \$300,000 to \$399,999		17.9%	33.9%	32.6%
2024 Home Value \$200,000 to \$299,999		3.2%	16.6%	25.8%
2024 Home Value \$150,000 to \$199,999		1.7%	1.7%	3.3%
2024 Home Value \$100,000 to \$149,999		-	0.5%	1.4%
2024 Home Value \$50,000 to \$99,999		-	0.2%	0.3%
2024 Home Value \$25,000 to \$49,999		-	0.2%	1.0%
2024 Home Value Under \$25,000		0.3%	0.4%	1.3%
2024 Median Home Value		\$558,171	\$415,571	\$359,958
2024 Median Rent		\$1,338	\$1,183	\$1,147

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Lat/Lon: 38.9571/-94.7955

Prairie Star & Ridgeview Lenexa, KS 66219	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2024 Est. Labor Population Age 16 Years or Over	1,510	32,134	131,192
2024 Est. Civilian Employed	72.6%	68.8%	68.4%
2024 Est. Civilian Unemployed	1.7%	1.3%	1.6%
2024 Est. in Armed Forces	-	-	0.2%
2024 Est. not in Labor Force	25.6%	29.9%	29.8%
2024 Labor Force Males	50.9%	49.5%	48.9%
2024 Labor Force Females	49.1%	50.5%	51.1%
<b>Occupation</b>			
2024 Occupation: Population Age 16 Years or Over	1,039	21,924	89,305
2024 Mgmt, Business, & Financial Operations	30.3%	26.3%	24.2%
2024 Professional, Related	40.5%	31.7%	30.4%
2024 Service	6.3%	10.1%	10.7%
2024 Sales, Office	16.1%	21.0%	21.5%
2024 Farming, Fishing, Forestry	-	0.1%	0.2%
2024 Construction, Extraction, Maintenance	0.7%	2.8%	3.8%
2024 Production, Transport, Material Moving	6.2%	7.9%	9.3%
2024 White Collar Workers	86.8%	79.1%	76.0%
2024 Blue Collar Workers	13.2%	20.9%	24.0%
<b>Transportation to Work</b>			
2024 Drive to Work Alone	60.5%	65.3%	68.6%
2024 Drive to Work in Carpool	0.7%	3.4%	4.6%
2024 Travel to Work by Public Transportation	0.2%	0.3%	0.4%
2024 Drive to Work on Motorcycle	-	0.2%	0.2%
2024 Walk or Bicycle to Work	2.0%	1.1%	1.1%
2024 Other Means	0.6%	1.2%	1.1%
2024 Work at Home	36.0%	28.6%	24.0%
<b>Travel Time</b>			
2024 Travel to Work in 14 Minutes or Less	23.1%	29.2%	29.6%
2024 Travel to Work in 15 to 29 Minutes	58.5%	50.4%	51.8%
2024 Travel to Work in 30 to 59 Minutes	18.0%	17.8%	16.9%
2024 Travel to Work in 60 Minutes or More	0.4%	2.7%	1.7%
2024 Average Travel Time to Work	18.6	18.7	18.5
<b>Consumer Expenditure</b>			
2024 Est. Total Household Expenditure	\$124.15 M	\$1.62 B	\$5.95 B
2024 Est. Apparel	\$4.52 M	\$58.43 M	\$213.27 M
2024 Est. Contributions, Gifts	\$8.3 M	\$103.59 M	\$369.93 M
2024 Est. Education, Reading	\$4.88 M	\$60.93 M	\$215.09 M
2024 Est. Entertainment	\$7.26 M	\$94.95 M	\$346.2 M
2024 Est. Food, Beverages, Tobacco	\$18.3 M	\$240.76 M	\$889.89 M
2024 Est. Furnishings, Equipment	\$4.48 M	\$58.7 M	\$214.31 M
2024 Est. Health Care, Insurance	\$10.71 M	\$143.43 M	\$530.48 M
2024 Est. Household Operations, Shelter, Utilities	\$39.65 M	\$517.72 M	\$1.9 B
2024 Est. Miscellaneous Expenses	\$2.38 M	\$31.05 M	\$113.59 M
2024 Est. Personal Care	\$1.66 M	\$21.75 M	\$79.86 M
2024 Est. Transportation	\$22.02 M	\$290.53 M	\$1.07 B

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