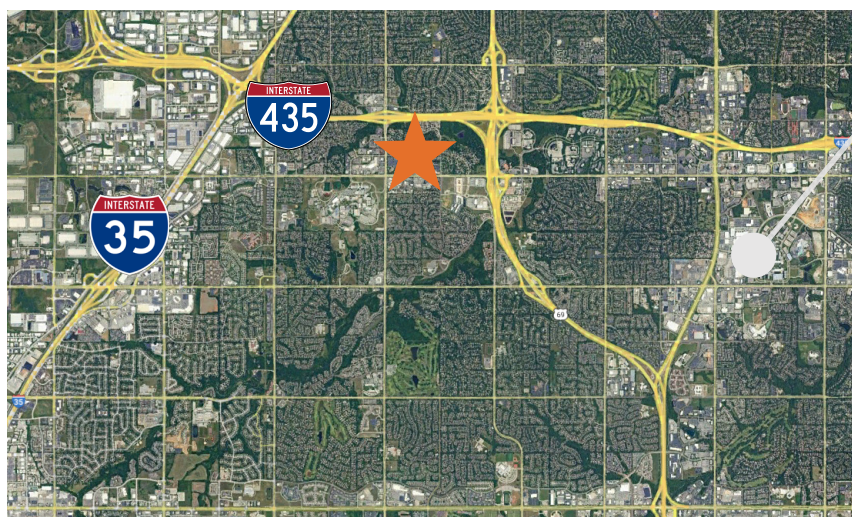




**For Sale**  
Overland Park, KS

## 11011 Cody St, Overland Park, KS, 66210

- ~ 5.5 AC
- CP-o Zoning
- Commercial Hub
- ~350 Ft Cody St Frontage
- #8 on Niche's List for Best Cities to Live
- in the US 2025
- #2 on WalletHub's List for Best City to Raise a Family 2025
- #5 on WalletHub's List for Happiest City in America



SCOTLAND  
WRIGHT  
ASSOCIATES



copaken brooks

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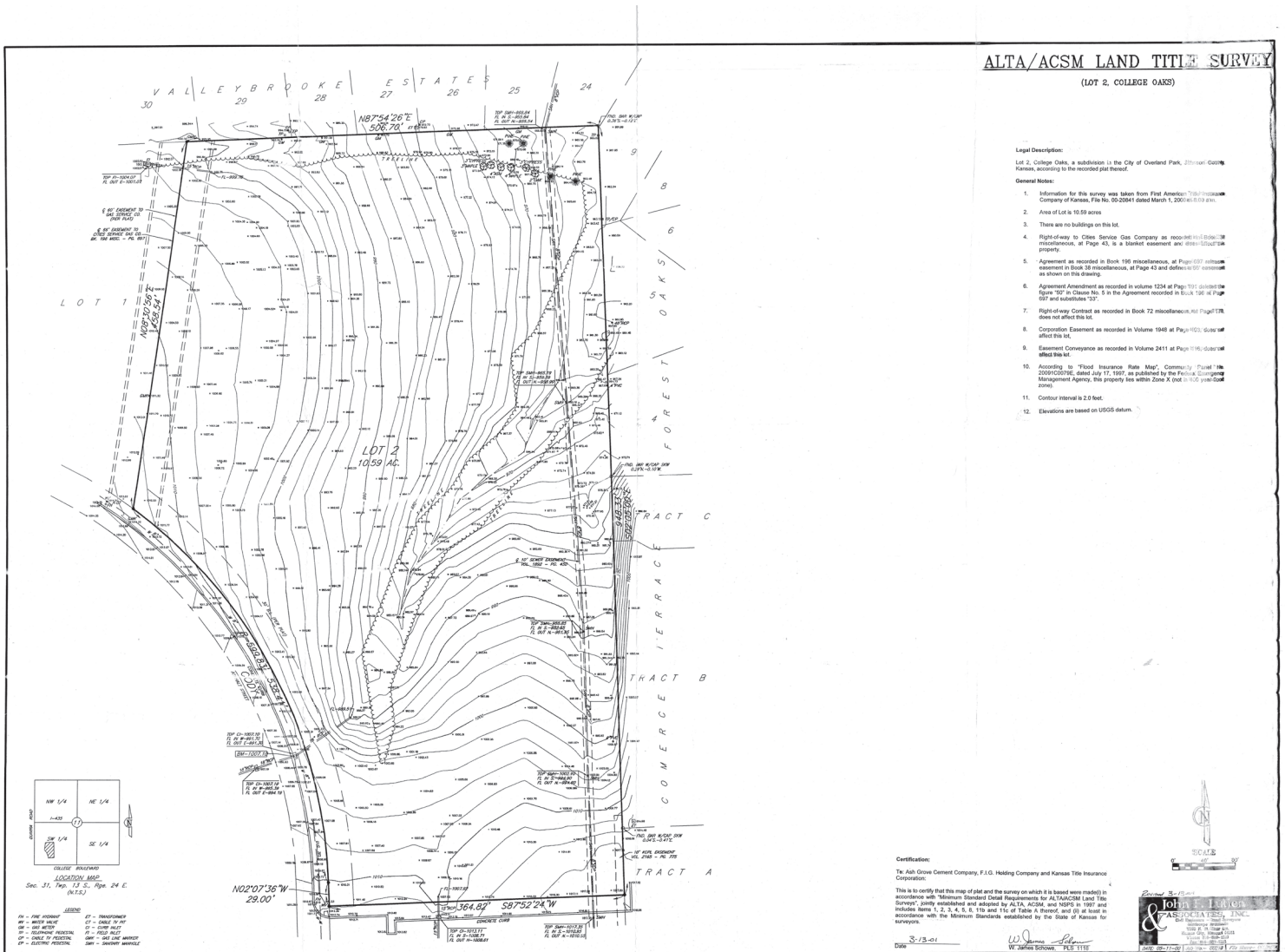
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# Site Topography

11011 Cody St  
Overland Park, KS



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# Zoning

11011 Cody St  
Overland Park, KS

## Current Zoning

Current zoning of the site is CP-O. The Subject Site is located in a “Commercial Hub” Character Area for future development in the Overland Park Comprehensive Plan (FrameworkOP, May 6th 2024).

## Commercial Hubs Definition

Commercial Hubs (CH) are opportunities for augmenting automobile-centric commercial and office areas to support walkability and provide direct access to nearby neighborhoods. This also includes newly developing commercial areas to serve proximate neighborhoods. Designs should balance support for auto-centric uses while also creating a pedestrian-safe environment that incorporates open spaces. These may be designed as a series of buildings with individual first-floor tenant spaces each with its own entrance. Drive-thrus are allowed in this character type, but are subject to appropriate design and development regulations.

## Supported Uses

- Auto-Oriented
- Civic/Institutional
- Healthcare
- Housing 3
- Housing 4
- Housing 5
- Live/Work
- Lodging
- Parks and Open Space
- Vertical Mixed-Use

## Preferred Uses

- Commercial/Retail
- Office



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# Overland Park Overview

11011 Cody St  
Overland Park, KS

## Education

People Age 26 and Over Educational Attainment Bachelor's or Higher Degree per Civilian Noninstitutionalized Capita 26 and Over

63.3%

Overland Park, KS

39.3%

Kansas City,  
MO-KS Area

35.3%

USA

## Economy

In 2024, visitors to Overland Park spent a record \$964 million, fueling a total economic impact of \$1.5 billion. This spending supported 11,000 jobs, generated \$496 million in labor income, and contributed \$103 million in state and local taxes—underscoring the powerful role of tourism in the local economy.

\$964M

Visitor Spending

\$1.5B

Total Business  
Sales

\$496M

Total Labor  
Income (from  
visitors)

11K

Total Jobs  
Supported  
(from visitors)

\$103M

State and  
Local Taxes

## Demographics

203,491

Total Population

\$146,043

Median  
Household  
Income

18 Mins

Average  
Commute



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