

SEC W HAROLD ST & N IOWA ST OLATHE, KS

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS:

5.41 ACRES

ZONING: R-1

SALE PRICE: \$825,307 (\$3.50/SF)

MORE INFORMATION:

SEAN CRAVEN

D 816.777.2838

E SCRAVEN@OPENAREA.COM

JAY HAWKINS

D 816.895.4808

E JHAWKINS@OPENAREA.COM

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

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PROPERTY DETAILS:

DESCRIPTION

5.41 ACRES OF LAND BOUNDED BETWEEN SURROUNDING SINGLE FAMILY ZONED PARCELS. THE NEIGHBORHOOD OF AUSTIN MEADOWS IS DIRECTLY TO THE NORTH WHILE NEARBY RAVEN RIDGE PARK IS ACROSS IOWA STREET TO THE WEST.

THE TRACT'S FRONTAGE ON HAROLD STREET SERVES IT QUICK ACCESS TO KANSAS HIGHWAY 7 (K-7) TO THE WEST AND I-35 TO THE EAST. THE PARCEL IS SURROUNDED BY DEVELOPED NEIGHBORHOODS AND PARKS, INCLUDING ERNIE MILLER PARK & NATURE CENTER. THE PARCEL IS LOCATED IN THE OLATHE SCHOOL DISTRICT (OLATHE NORTHWEST HIGH SCHOOL).

ZONING

R-1 (SINGLE-FAMILY DISTRICT)

UTILITIES

ELECTRICITY: EVERGY, KANSAS CENTRAL

GAS: ATMOS ENERGY

SEWER: CITY OF OLATHE

WATER: CITY OF OLATHE

CABLE: XFINITY, GOOGLE FIBER, AT&T

STORMWATER: CITY OF OLATHE



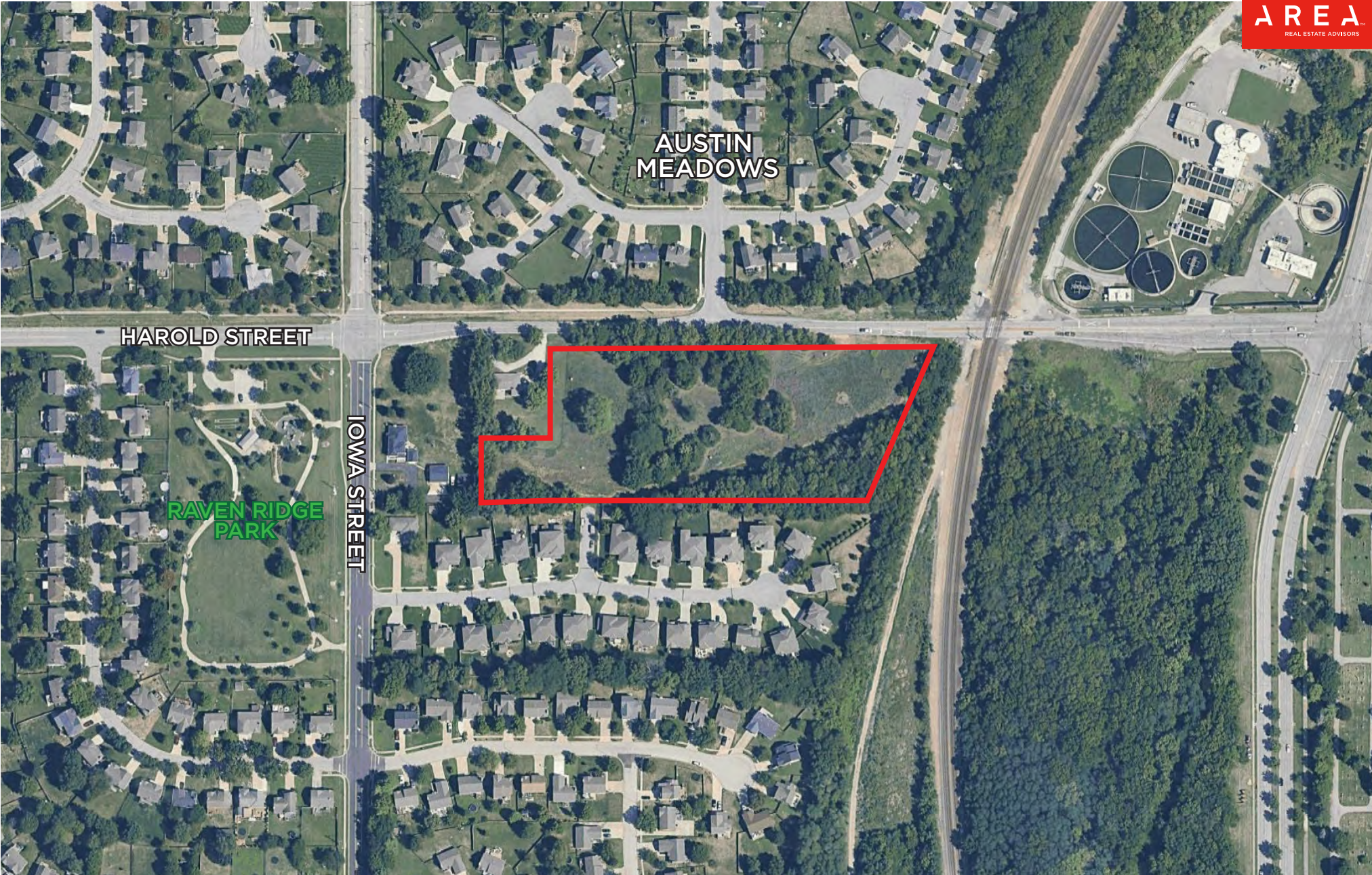
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PROPERTY VIEWS:

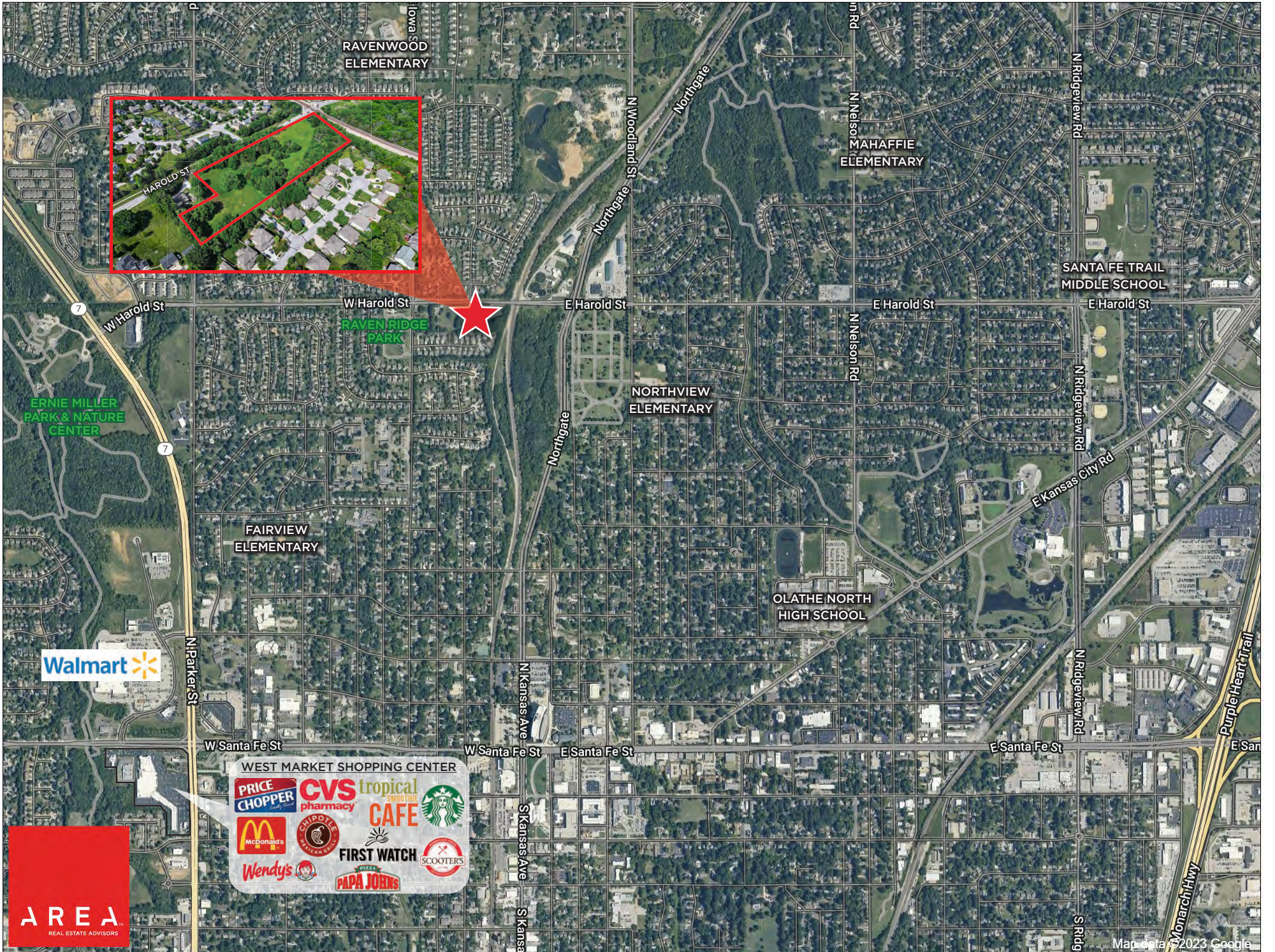


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WEST MARKET SHOPPING CENTER

PRICE CHOPPER
CVS tropical pharmacy
STARBUCKS
McDonald's
CHIPOTLE MEXICAN GRILL
Wendy's
FIRST WATCH
SCOOTERS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.8982/-94.8253

W HAROLD ST & N IOWA ST OLATHE, KS 66061	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	12,371	71,156	152,335
2027 Projected Population	12,539	72,702	157,126
2020 Census Population	12,192	70,520	150,973
2010 Census Population	11,216	63,696	132,461
Projected Annual Growth 2022 to 2027	0.3%	0.4%	0.6%
Historical Annual Growth 2010 to 2022	0.9%	1.0%	1.3%
2022 Median Age	32.1	33.6	34.8
Households			
2022 Estimated Households	4,295	25,862	54,943
2027 Projected Households	4,451	27,015	57,858
2020 Census Households	4,209	25,452	54,099
2010 Census Households	3,861	22,998	47,096
Projected Annual Growth 2022 to 2027	0.7%	0.9%	1.1%
Historical Annual Growth 2010 to 2022	0.9%	1.0%	1.4%
Race and Ethnicity			
2022 Estimated White	72.7%	72.6%	77.3%
2022 Estimated Black or African American	10.5%	8.0%	6.6%
2022 Estimated Asian or Pacific Islander	4.1%	4.4%	5.1%
2022 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2022 Estimated Other Races	12.3%	14.6%	10.7%
2022 Estimated Hispanic	12.9%	15.7%	10.9%
Income			
2022 Estimated Average Household Income	\$89,967	\$102,077	\$118,645
2022 Estimated Median Household Income	\$89,731	\$89,975	\$104,481
2022 Estimated Per Capita Income	\$31,373	\$37,284	\$42,900
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.5%	2.2%
2022 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.0%	2.7%
2022 Estimated High School Graduate	22.4%	19.8%	15.4%
2022 Estimated Some College	21.4%	20.0%	17.8%
2022 Estimated Associates Degree Only	9.2%	9.4%	8.0%
2022 Estimated Bachelors Degree Only	25.0%	27.3%	33.7%
2022 Estimated Graduate Degree	14.3%	16.0%	20.3%
Business			
2022 Estimated Total Businesses	134	2,011	4,944
2022 Estimated Total Employees	1,237	31,594	84,029
2022 Estimated Employee Population per Business	9.2	15.7	17.0
2022 Estimated Residential Population per Business	92.0	35.4	30.8

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