

Colliers



Deer Creek Woods Land

NWC W 135th Street and Metcalf Avenue
Overland Park, Kansas

7.54 AC
Land
for sale

Second plat of the
Shoppes at Deer Creek Woods



Zoned for a
multitude of uses



Unparalleled access
via Highway 69



Designated green
space available

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Accelerating success.

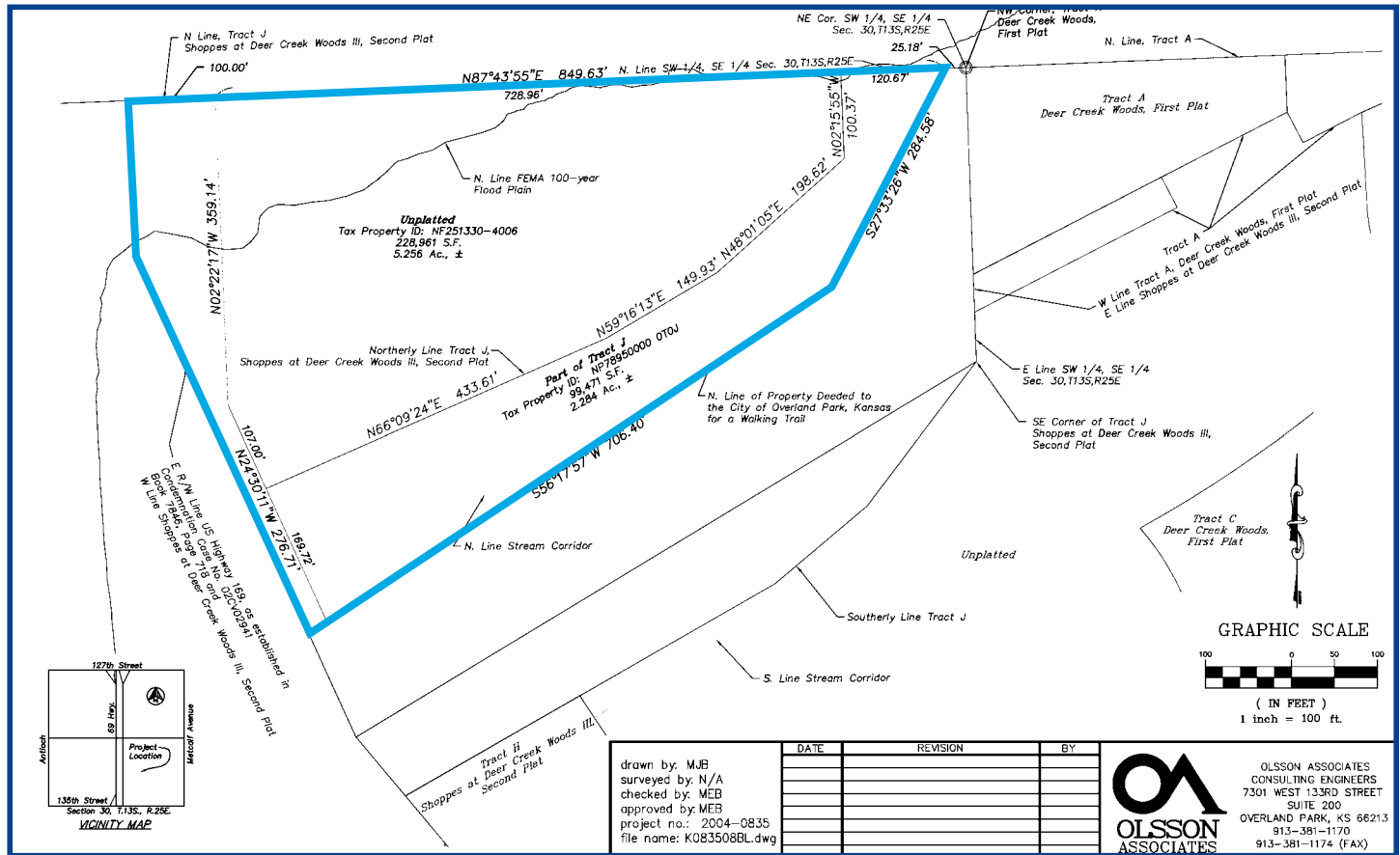
Site Details & Area Amenities



Site Details

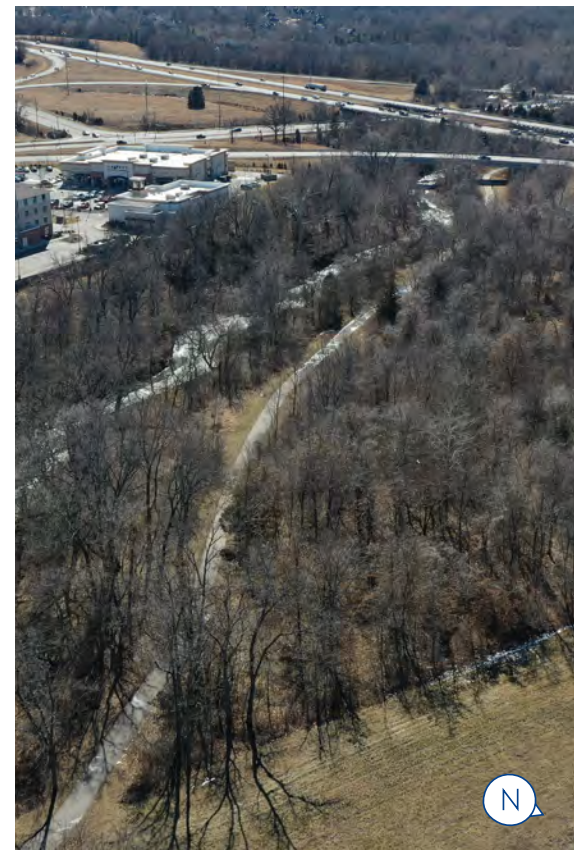
Total Gross Acreage	7.54 AC (328,432 SF)
Acreage Use	5.26 developable acres with 2.28 acres for green space or parking due to 100-year flood plain
Parcel ID	NF251330-4006
Zoning	CP-O and MXD
Amenities	Surrounded by the Overland Park walking trail on the west and south, and a creek along the south end of the property
Location and Elevation	Property fronts Highway 69 between 127th Street and 135th Street in Overland Park, KS, located in 100-year flood plain
Access and Visibility	Excellent access from the north via Foster Street and visibility with property fronting Highway 69, includes walking trail and creek
Property Use	Ideal for townhomes, duplexes, senior housing, or office - last developable site in Deer Creek Woods
2022 Taxes	\$2,724.30
Legal	Part of the Shoppes at Deer Creek Woods III, second plat
Price	\$5.50/SF

Site Plan

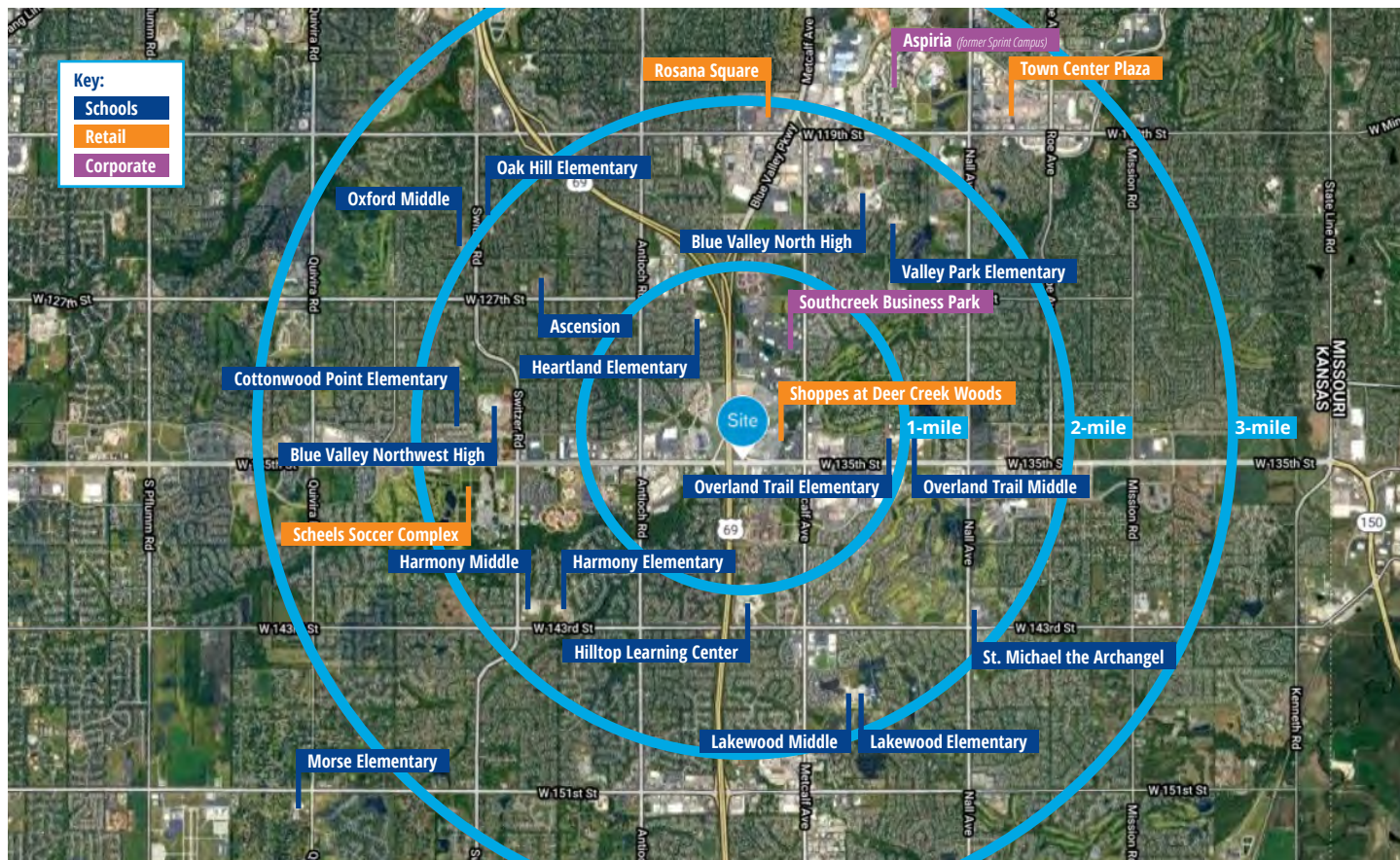


Demographics

Demographics	1-mile	2-mile	3-mile
Estimated Population	13,463	46,952	92,983
Projected Population (2028)	13,715	47,395	95,705
Estimated Households	6,270	19,623	37,185
Average Household Income	\$128,789	\$146,076	\$160,725
Median Household Income	\$90,093	\$103,385	\$114,345
Median Age	36.9	38.9	40.1
Housing Units, Owner-Occupied	2,360	11,049	24,314
Housing Units, Renter-Occupied	3,910	8,574	12,871



Overland Park, Kansas



Overland Park, Kansas

- The second largest city in the state of Kansas and the largest city in Johnson County.
- The Kansas suburb is located just west of Leawood and home to several well-established neighborhoods and businesses.
- Overland Park has a population of 197,106 and is projected to have continued growth in the future.
- Since 2000, the population of Overland Park has grown by 28.7%.
- Nearly 62% of working residents hold a college or advanced degree.
- As of 2023, the median household income is \$90,093, with a median home value of \$391,212.

Overland Park's Top Employers	Type	Employees
T-Mobile/Sprint (HQ)	Telecommunications	6,000
Shawnee Mission School District	Education	3,600
Blue Valley School District	Education	3,313
Black & Veatch	Engineering	3,100
OptumRx	Pharmaceutical	2,100
Overland Park Regional Medical Center	Hospital	1,250
City of Overland Park	Government	1,200
Waddell & Reed (HQ)	Financial	1,100
YRC Worldwide (HQ)	Trucking	1,000
Johnson County Community College	Education	892

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