



# CONNECT 55+ *An Active Lifestyle Community*

**FOR SALE**



13350 S Greenwood St  
Olathe, KS 66062

**John Sweeney**

Broker

C: 913.461.6326 | D: 913.945.3718

[john@reececommercial.com](mailto:john@reececommercial.com)

Reece Commercial Real Estate  
11601 Granada Lane Leawood, KS 66211  
[ReeceCommercial.com](http://ReeceCommercial.com)

# FACTS

## **SALE**

For Sale

## **PROPERTY**

Connect 55+, An Active Lifestyle Community

## **LOCATION**

13350 S Greenwood St Olathe, KS 66062

## **UNITS**

132 Units

## **SIZE**

126,195 square foot building on 7.55 acres

## **YEAR BUILT**

2017

## **PRICE**

\$39,900,000 or \$302,000 per unit

## **NOI**

\$1,873,572

## **CAP RATE**

4.7%

## **OCCUPANCY**

94%

## **CONFIDENTIALITY AGREEMENT**

[Click here](#)

---

## **John Sweeney**

Broker

**C:** 913.461.6326 | **D:** 913.945.3718

[john@reececommercial.com](mailto:john@reececommercial.com)

Reece Commercial, a Berkshire Hathaway Affiliate  
11601 Granada Lane Leawood, KS 66211  
[ReeceCommercial.com](http://ReeceCommercial.com)

# CONFIDENTIALITY & DISCLAIMER STATEMENT

Reece Commerical, a Berkshire Hathaway Affiliate (hereinafter “Broker”), has been retained as exclusive advisor to the Owner regarding Office Investment Portfolio (the “Property”). The enclosed information has been prepared by Broker for use by a highly selected number of parties and does not purport to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Broker and Owner, and therefore are subject to variation. No representation is made by Broker or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the enclosed information or any other written or oral communication transmitted or made available to the recipient. The enclosed information does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the enclosed information. Analysis and verification of the information contained in the enclosed information is solely the responsibility of the prospective investor. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Contact with any of the Property’s employees and tenants without prior approval of the Owner is strictly prohibited. The Owner and Broker expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or proposals to invest in the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the enclosed information or making a proposal to invest in the Property unless and until a written agreement for the investment in the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner’s obligations thereunder have been satisfied or waived. Broker is not authorized to make any representations or agreements on behalf of the Owner. The enclosed information and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the “Contents”) are of a confidential nature. By accepting the enclosed information, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of the Owner or Broker, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of the Owner or Broker (v) not to have any contact with any of the tenants and/or employees of the Property without prior approval of the Owner, and (vi) to return the enclosed information and other materials furnished to you to Broker immediately upon request of Broker or Owner. If you have no further interest in the Property, please return the enclosed information and all other materials furnished to you forthwith and continue to abide by the provisions herein. By accepting the enclosed information you agree to abide by the terms and conditions herein.

---



# PHOTOS



Lobby



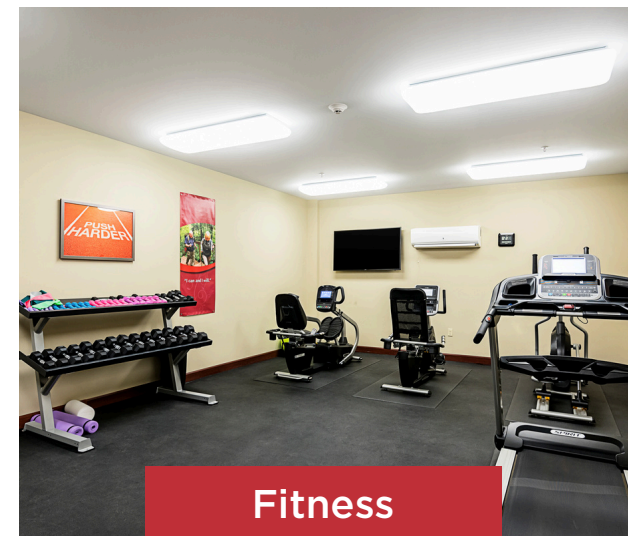
Theatre



Billiards



Dining



Fitness



# PHOTOS - MODEL UNIT

---





# PHOTOS - MODEL UNIT

---





# PHOTOS - MODEL UNIT

---





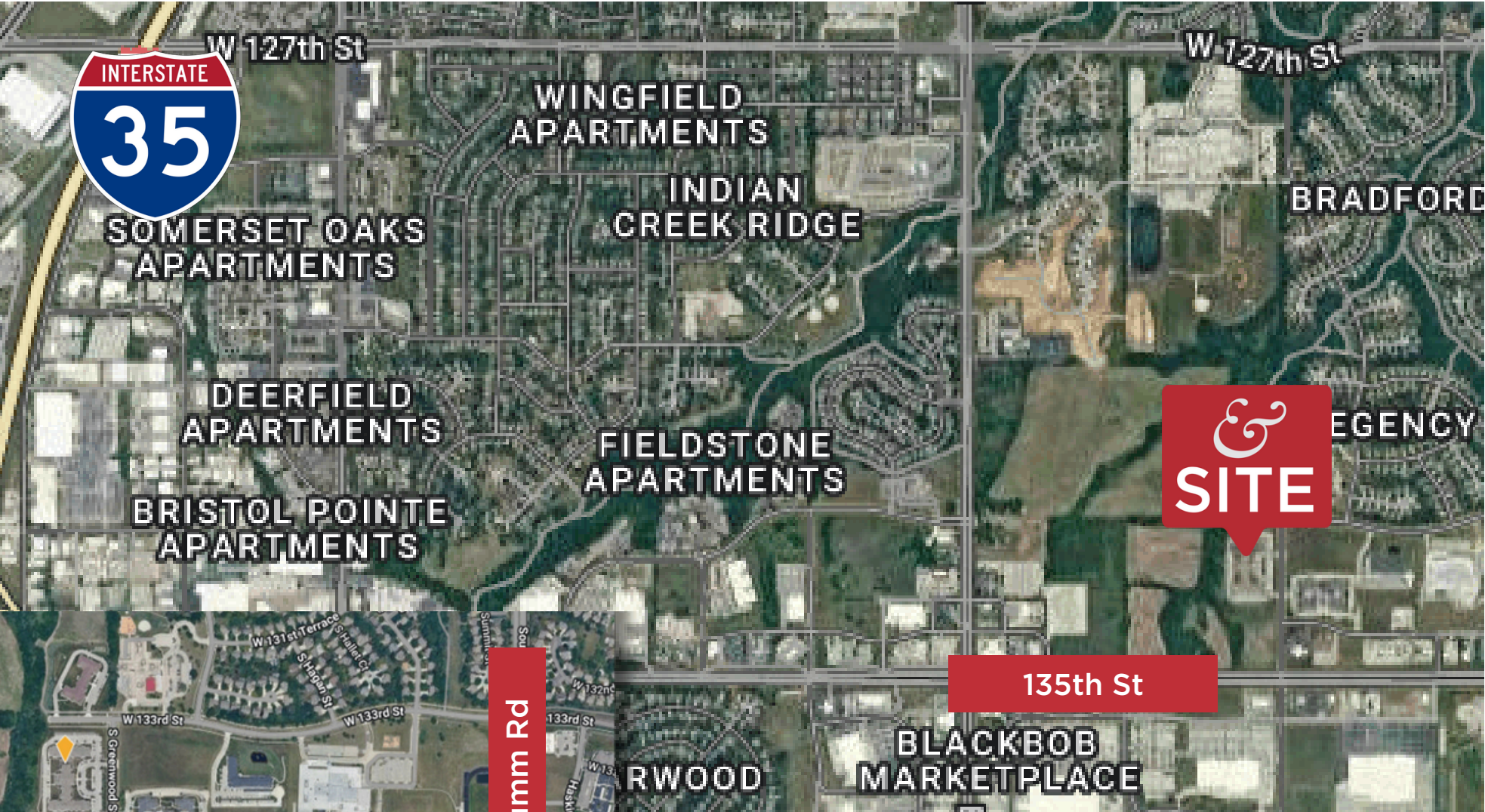
# DEMOGRAPHICS



Demographics	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	4,051	36,571	86,878
MEDIAN HOUSEHOLD INCOME	\$112,102	\$95,651	\$98,474



# AERIAL VIEW





For additional confidential information please contact John Sweeney at [john@reececommercial.com](mailto:john@reececommercial.com) for a confidentiality agreement.

## John Sweeney

Broker

**C:** 913.461.6326 | **D:** 913.945.3718

[john@reececommercial.com](mailto:john@reececommercial.com)

---



**REECE**

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

Reece Commercial, a Berkshire Hathaway Affiliate  
11601 Granada Lane Leawood, KS 66211  
[ReeceCommercial.com](http://ReeceCommercial.com)