

8.44 Acres – 125 West Harold Street, Olathe, KS 66061



- 8.44 Acres (367,646 SF)
- Zoning: R-1
- Parcel ID # DF231326-3001

SALE PRICE: \$400,000

Roger Mason

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COMMERCIAL REAL ESTATE

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DESCRIPTION:

8.44 ACRES (367,646 SF)

LOCATED AT SWC HAROLD & NORTHGATE, JUST NORTH OF DOWNTOWN OLATHE, IN A GROWTH AREA.

SITE IS IN A HIGHLY VISIBLE HIGH TRAFFIC AREA WITH EASY ACCESS TO DOWNTOWN OLATHE AND I-35 AT 119TH.

POSSIBLE RIGHT IN AND OUT ACCESS FROM HAROLD AND NORTHGATE 600' FROM THE NORTHGATE/HAROLD INTERSECTION

ALL UTILITIES TO THE SITE.

ZONING:

R-1 TODAY
UNDEFINED FUTURE USE

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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DEMOGRAPHIC EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2010 Population	12,092	68,503	141,007
2020 Population	12,902	76,344	159,064
2023 Population	12,963	77,686	163,458
2028 Population	12,874	79,545	167,126
2010-2020 Annual Rate	0.65%	1.09%	1.21%
2020-2023 Annual Rate	0.15%	0.54%	0.84%
2023-2028 Annual Rate	-0.14%	0.47%	0.44%
2023 Male Population	50.3%	49.8%	49.6%
2023 Female Population	49.7%	50.2%	50.4%
2023 Median Age	34.7	34.7	35.6
In the identified area, the current year population is 163,458. In 2020, the Census count in the area was 159,064. The rate of change since 2020 was 0.84% annually. The five-year projection for the population in the area is 167,126 representing a change of 0.44% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.			
Median Age			
The median age in this area is 35.6, compared to U.S. median age of 39.1.			
Race and Ethnicity			
2023 White Alone	67.7%	68.7%	73.8%
2023 Black Alone	9.6%	7.1%	5.9%
2023 American Indian/Alaska Native Alone	0.6%	0.7%	0.5%
2023 Asian Alone	3.8%	3.6%	4.8%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	6.7%	7.3%	4.6%
2023 Two or More Races	11.5%	12.5%	10.3%
2023 Hispanic Origin (Any Race)	15.8%	17.8%	12.2%
Persons of Hispanic origin represent 12.2% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.8 in the identified area, compared to 72.1 for the U.S. as a whole.			
Households			
2023 Wealth Index	78	96	126
2010 Households	4,174	24,745	50,472
2020 Households	4,384	27,236	57,779
2023 Households	4,441	28,071	59,809
2028 Households	4,448	28,932	61,663
2010-2020 Annual Rate	0.49%	0.96%	1.36%
2020-2023 Annual Rate	0.40%	0.93%	1.07%
2023-2028 Annual Rate	0.03%	0.61%	0.61%
2023 Average Household Size	2.89	2.72	2.70
The household count in this area has changed from 57,779 in 2020 to 59,809 in the current year, a change of 1.07% annually. The five-year projection of households is 61,663, a change of 0.61% annually from the current year total. Average household size is currently 2.70, compared to 2.72 in the year 2020. The number of families in the current year is 43,263 in the specified area.			

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	17.9%	21.0%	20.0%
Median Household Income			
2023 Median Household Income	\$85,738	\$84,583	\$100,946
2028 Median Household Income	\$92,286	\$93,569	\$108,534
2023-2028 Annual Rate	1.48%	2.04%	1.46%
Average Household Income			
2023 Average Household Income	\$100,316	\$107,297	\$129,001
2028 Average Household Income	\$112,140	\$120,804	\$143,667
2023-2028 Annual Rate	2.25%	2.40%	2.18%
Per Capita Income			
2023 Per Capita Income	\$34,826	\$38,844	\$47,319
2028 Per Capita Income	\$39,220	\$44,020	\$53,133
2023-2028 Annual Rate	2.40%	2.53%	2.34%
GINI Index			
2023 Gini Index	33.5	36.8	34.6
Households by Income			
Current median household income is \$100,946 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$108,534 in five years, compared to \$82,410 for all U.S. households.			
Current average household income is \$129,001 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$143,667 in five years, compared to \$122,048 for all U.S. households.			
Current per capita income is \$47,319 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$53,133 in five years, compared to \$47,525 for all U.S. households.			
Housing			
2023 Housing Affordability Index	129	111	116
2010 Total Housing Units	4,382	26,288	53,078
2010 Owner Occupied Housing Units	3,129	16,138	36,110
2010 Renter Occupied Housing Units	1,045	8,607	14,364
2010 Vacant Housing Units	208	1,543	2,606
2020 Total Housing Units	4,521	28,276	59,931
2020 Vacant Housing Units	137	1,040	2,152
2023 Total Housing Units	4,616	29,299	62,271
2023 Owner Occupied Housing Units	3,272	18,639	42,591
2023 Renter Occupied Housing Units	1,169	9,432	17,218
2023 Vacant Housing Units	175	1,228	2,462
2028 Total Housing Units	4,652	30,154	64,142
2028 Owner Occupied Housing Units	3,294	19,144	43,738
2028 Renter Occupied Housing Units	1,154	9,788	17,925
2028 Vacant Housing Units	204	1,222	2,479
Socioeconomic Status Index			
2023 Socioeconomic Status Index	51.5	52.1	58.0

Currently, 68.4% of the 62,271 housing units in the area are owner occupied; 27.7% renter occupied; and 4.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 59,931 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.19%. Median home value in the area is \$336,136, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.24% annually to \$357,516.

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