

FOR SALE

BOULDER CREEK COMMERCIAL PAD SITES

SW corner of 167th & Mur-Len in Olathe KS | Overland Park, KS 66062



PROPERTY DESCRIPTION

- Pad sites available from 0.50 to 1.74 acres
- Prime Mur-Len Road frontage adjacent to the new Boulder Creek residential community (169th Place and Mur-Len)
- Located in a rapidly developing corridor surrounded by new residential growth, including Stonebridge Trails, Parkside Reserve, and The Courts at Stonebridge
- High-demand area for families with strong new-construction momentum
- Minutes from major attractions including Heritage Park (1,200+ acres), Lone Elm Park, and the Overland Park Arboretum and Botanical Gardens
- Quick access to I-35, 69, and 169 highways
- Join established commercial neighbors: Phillips 66, Kiddie Kollege, and Grace Church

GRATA
DEVELOPMENT

CARY TAYLOR
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M (312) 804-3822

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



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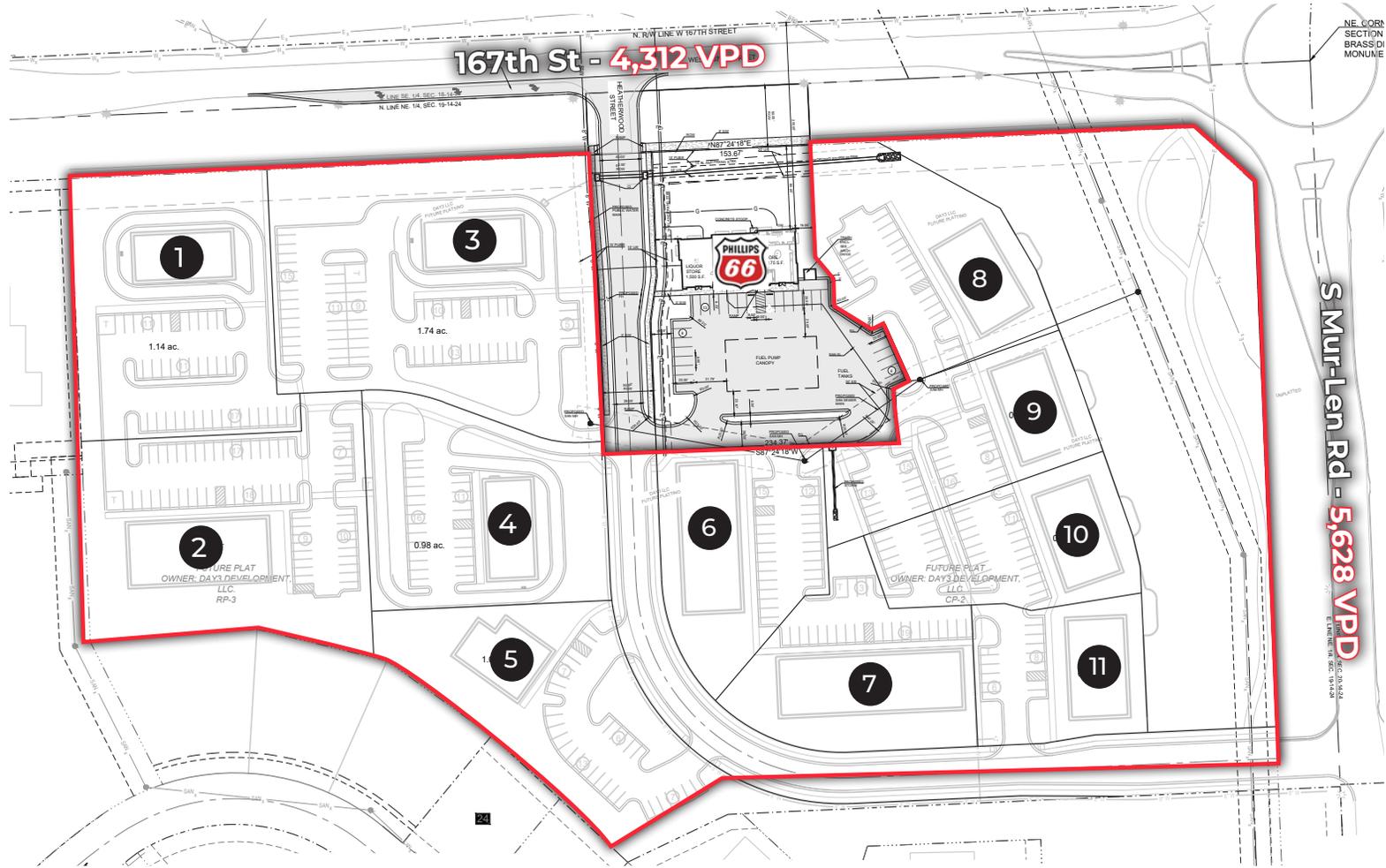
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PROPOSED PLAN



LOT	ACRES	SQ. FT.	PRICE
1	1.14	49,658	\$595,900
2	1.30	56,628	\$679,536
3	1.74	75,794	\$909,533
4	0.98	42,689	\$512,266
5	1.03	44,867	\$538,402
6	0.71	30,928	\$371,131
7	0.76	33,106	\$397,267
8	0.82	35,719	\$428,630
9	0.69	30,056	\$360,677
10	0.64	27,878	\$334,541
11	0.50	21,780	\$261,360

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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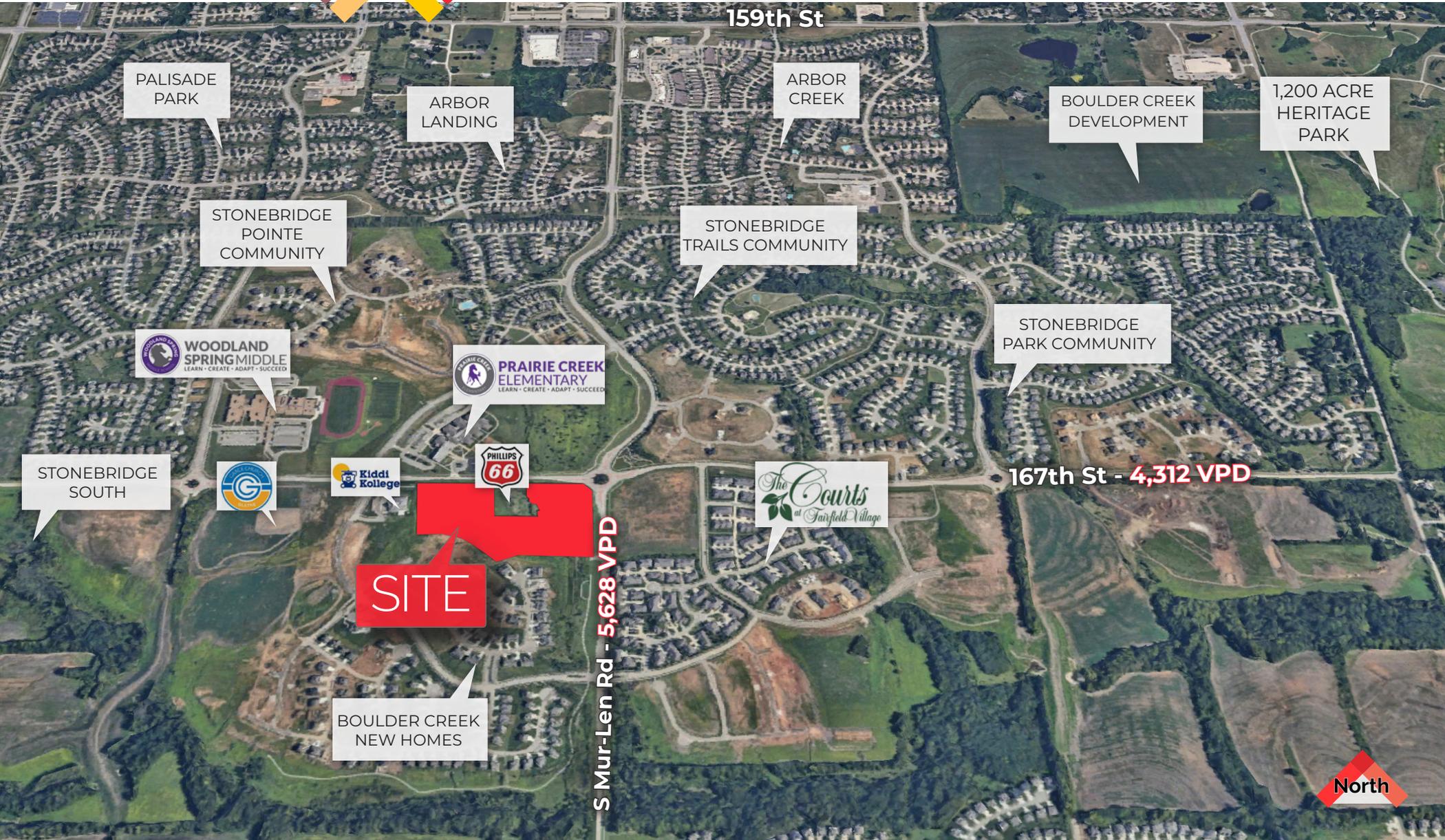
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PALISADE PARK

ARBOR LANDING

ARBOR CREEK

BOULDER CREEK DEVELOPMENT

1,200 ACRE HERITAGE PARK

STONEBRIDGE POINTE COMMUNITY

STONEBRIDGE TRAILS COMMUNITY

STONEBRIDGE PARK COMMUNITY

WOODLAND SPRING MIDDLE
LEARN • CREATE • ADAPT • SUCCEED

PRAIRIE CREEK ELEMENTARY
LEARN • CREATE • ADAPT • SUCCEED

STONEBRIDGE SOUTH



Kiddi Kollege



The Courts at Fairfield Village

167th St - 4,312 VPD

SITE

BOULDER CREEK NEW HOMES

S Mur-Len Rd - 5,628 VPD



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