

INVESTMENT OPPORTUNITY

Crossings

OF SPRING HILL



191ST ST

WOODLAND RD

169

INVESTMENT OVERVIEW



COMPASS REALTY GROUP

NAI Heartland

100 / 200
LOTS / UNITS



26.88 AC
LOT SIZE



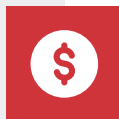
R-2
ZONING



\$250-350K
FINISHED UNIT PRICING



\$2,575,000
ASKING PRICE



\$12,875
PRICE PER UNIT



NAI Heartland and Compass Realty Group are pleased to present The Crossings of Spring Hill, a 200 planned-unit duplex development at the southwest corner of 191st Street and Woodland Road in Spring Hill, Kansas. The property consists of 100 duplex lots on 26.88 acres with 2 planned units per lot. Adequate utilities including water (WaterOne), sewer, electricity (Evergy), and gas (Atmos Energy) are available to the surrounding areas of the site. Approximately half of the site was improved with sanitary sewers, storm sewers, utility crossings, and curbs. The property is zoned R-2 or Two-Family Residential District and completed units are projected to sell in the \$250,000-\$350,000 range. The Crossings of Spring Hill is nestled in a vibrant, growing area of the Kansas City metro, within the award winning Johnson County. This prime location offers convenient access to the county's renowned amenities and top-rated schools, making it an ideal place to live.



LOCATION AERIAL



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NEW RESIDENTIAL DEVELOPMENTS

1. WISWELL FARMS - 387 SINGLE FAMILY + 180 MULTI-FAMILY LOTS
2024-2028 CONSTRUCTION • \$287K+
2. ESTATES OF WOLF CREEK - 219 LOTS • \$400K-\$500K+
3. FOX HOLLOW SUBDIVISION - 13 LOTS • 1,000-2,700 SF • \$362K+
4. BOULDER SPRINGS SUBDIVISION - 36 LOTS • \$300K-\$500K+
5. GARRETT RANCH - 113 SINGLE FAMILY + 255 TOWNHOMES •
\$550K-\$750K
6. AVONDALE MEADOWS - 146 LOTS • \$400K+
7. OAK WOODS TOWNHOMES - 49 LOTS • 1,200-1,800 SF • RENTALS
8. PRAIRIE RIDGE - 219 LOTS • 2,400-3,800 SF • \$500K+

AREA OVERVIEW



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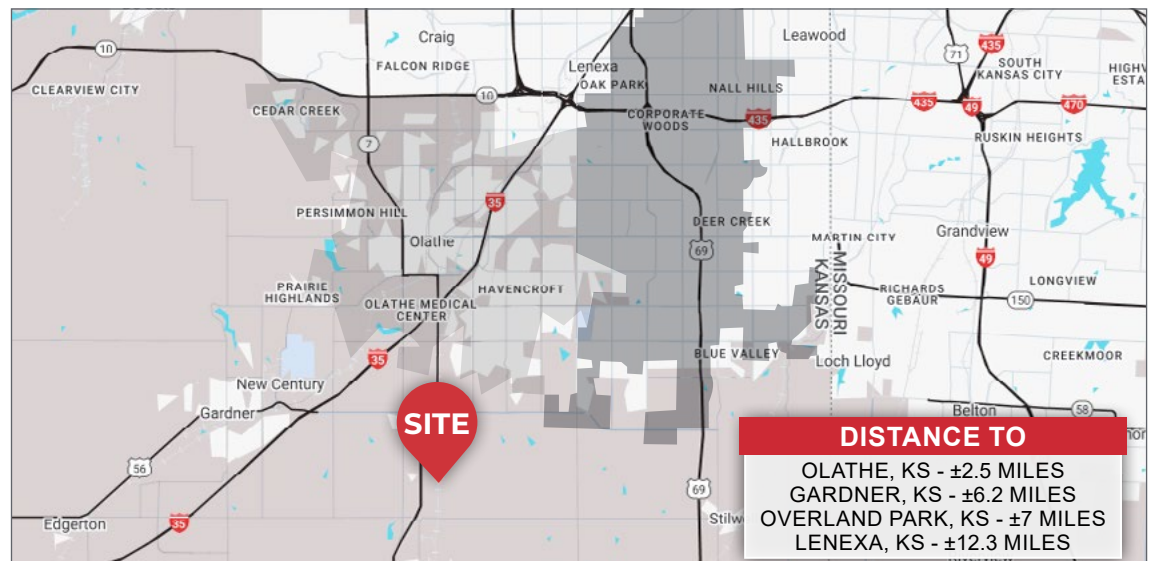
Spring Hill, Kansas, is a growing city located in both Johnson and Miami counties and part of the Kansas City metropolitan area. Initially a farming community, the city has been one of the fastest-growing in the region due to its close proximity to more established and expensive communities like Overland Park and Olathe. Spring Hill is connected to the larger KC metro via US Route 169 and other major highways, making it accessible for commuters. Plus, the Spring Hill School District is well-regarded and also a big attraction for families moving to the area.



Overland Park is the second largest city in Kansas with consistent growth and earning awards as one of the best places to live in the country. This is due to the top-rated public and private schools, strong economy, low crime rate, and overall quality of life. Numerous technology firms, healthcare companies, and businesses, including corporate headquarters for Black & Veatch, Bushnell Corporation, Compass Minerals, Tallgrass Energy Partners, Waddell & Reed, and T-Mobile call Overland Park home. The area is one of the major economic centers in Kansas.

Olathe is the fourth largest city in Kansas, boasts a robust economy, and a family-friendly atmosphere. Olathe's economy is driven by a mix of industries including education, healthcare, manufacturing, and technology. Garmin, the global leader in GPS technology, is headquartered in Olathe, providing numerous jobs and contributing to the local community. The Olathe Public School District is one of the largest in the state and is highly regarded for its academic performance and extracurricular activities.

SPRING HILL DEMOGRAPHICS	2024	2010
Population:	8,919	5,452
Households:	3,110	1,928
Median Household Income:	\$102,720	\$68,500
Median Age:	36.8	32.2



Crossings

OF SPRING HILL

SWQ of 191st St & S Woodland Rd | Spring Hill, KS

FOR MORE INFORMATION:

BRANDON HECK

+1 913 940 0323

bheck@nai-heartland.com

HALEY EPPS

+1 913 558 5958

haley.epps@compass.com



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