

OFFERING MEMORANDUM

Commercial Land Assemblage — 151st Street Corridor



6684 W 151ST STREET & 6760 W 151ST STREET

Overland Park, Kansas 66223 | Johnson County

Co-Listed by Stephen Douglas Fennell & Renee Toynton, All Realty LLC

TOTAL LAND AREA ±0.79 Acres	ZONING CP-1J	ASKING PRICE \$1,000,000
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EXECUTIVE SUMMARY

All Realty LLC is pleased to present an exceptional commercial land assemblage located at 6684 W 151st Street and 6760 W 151st Street in Overland Park, Kansas. Together, the two contiguous CP-1J zoned parcels total approximately 0.79 acres along one of South Johnson County's busiest east-west corridors, positioned near the high-traffic Metcalf Avenue and Antioch Road intersection.

The site falls within the 151st Street Corridor Design Plan, which specifically promotes attractive, small-scale commercial development along this stretch — making the assemblage a strong fit for an owner-user, single-tenant pad development, or small multi-tenant retail, medical, or professional office project. The property is offered as a package, providing a buyer the scale needed for a more substantial development while retaining flexibility for phased site planning.

SALE HIGHLIGHTS

- ±0.79 total acres across two contiguous, assemblable parcels
- Zoned CP-1J — supports neighborhood retail, medical, office, and service uses (subject to City of Overland Park approval)
- Fronts 151st Street, a high-traffic commercial corridor in South Overland Park
- Near the Metcalf Avenue & Antioch Road intersection — surrounded by established residential density and daily consumer traffic
- Located within the 151st Street Corridor Design Plan, supporting small-scale commercial and pad-site development
- Ideal for owner-user, build-to-suit, or investor pad-site development
- Strong surrounding demographics in one of Johnson County's most active growth corridors
- Offered together as an assemblage — flexibility for a single unified development or phased build-out

PROPERTY SUMMARY

Parcel 1 Address	6684 W 151st St, Overland Park, KS 66223-2518
Parcel 1 Size	±0.29 acres
Parcel 2 Address	6760 W 151st St, Overland Park, KS 66223
Parcel 2 Size	±0.47–0.50 acres
Combined Land Area	±0.79 acres
Zoning	CP-1J (Planned Neighborhood Commercial)
Asking Price	\$1,000,000 for both parcels
Submarket	South Overland Park / 151st Street Corridor, Johnson County, KS
Frontage	W 151st Street

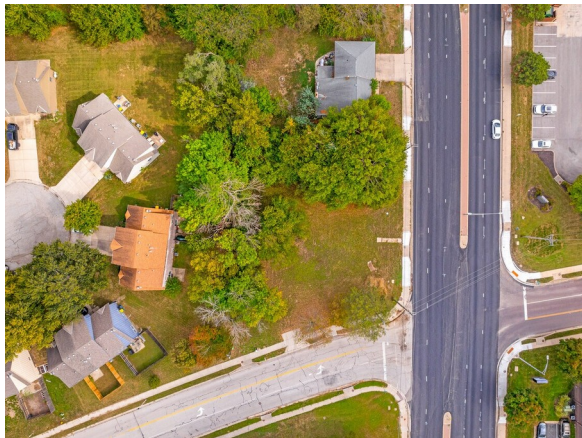
LOCATION OVERVIEW

South Overland Park continues to see sustained commercial and residential growth, with 151st Street serving as a key east-west connector feeding traffic from Metcalf Avenue, Antioch Road, and the broader 151st Street retail and medical corridor. The area supports a dense, affluent residential base within the Blue Valley School District, making it well suited for neighborhood-serving retail, medical office, or service-based concepts.

Suggested Uses:

- Neighborhood retail / small-format strip center
- Medical or dental office
- Professional or service office
- Single-tenant pad site / build-to-suit

SITE PHOTOS



Overhead view — 151st Street frontage



Site aerial — wooded parcel along 151st Street

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