

FOR SALE:

86.88 ACRE LAND SITE IN RAPIDLY DEVELOPING WESTERN OLATHE SUBMARKET

22400 COLLEGE BOULEVARD | OLATHE, KS 66061

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OLATHE, KS 66061

PROPERTY HIGHLIGHTS:

- 86.88 acre land site in rapidly developing western Olathe submarket
- Full access from College Boulevard
- Future access from a newly proposed access road connecting K-10 Highway to College Boulevard along the north and western side of the property
- Situated directly adjacent to the Kansas Bioscience Park
- Located at the southeast corner of the K-10 Highway and K-7 Highway interchange
- 3 miles west of the newly proposed Chiefs training facility
- 12 miles east of the new \$4 billion Panasonic battery plant built in 2025
- Located in the Olathe School District, one of the top rated public school districts nationwide
- 14.7% population growth rate from 2020 to 2025 in the three mile radius of the property
- \$149,613 median household income

PRICING SUMMARY

SALE PRICE	\$18,922,464
PRICE PER SQUARE FOOT	\$5.00 PSF
PRICE PER ACRES	\$217,800

PROPERTY SUMMARY

ADDRESS	22400 College Boulevard Olathe, KS 66061
ACRES	86.88 ACRES
SQUARE FEET	3,784,492.80
TAX PROPERTY ID	DPO4510000 0001 DPO4510000 0002
ZONING	CTY RUR; RURAL DISTRICT
SEWER	CITY OF OLATHE
WATER	WATERONE
STORMWATER	CITY OF OLATHE
NATURAL GAS	ATMOS ENERGY
ELECTRICITY	EVERGY
SCHOOL DISTRICT	OLATHE (USD 233)
RENTAL INCOME	\$15,900
REAL ESTATE TAXES	\$6,115
INSURANCE	\$1,221

DRONE PHOTOS

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PROPERTY OVERVIEW

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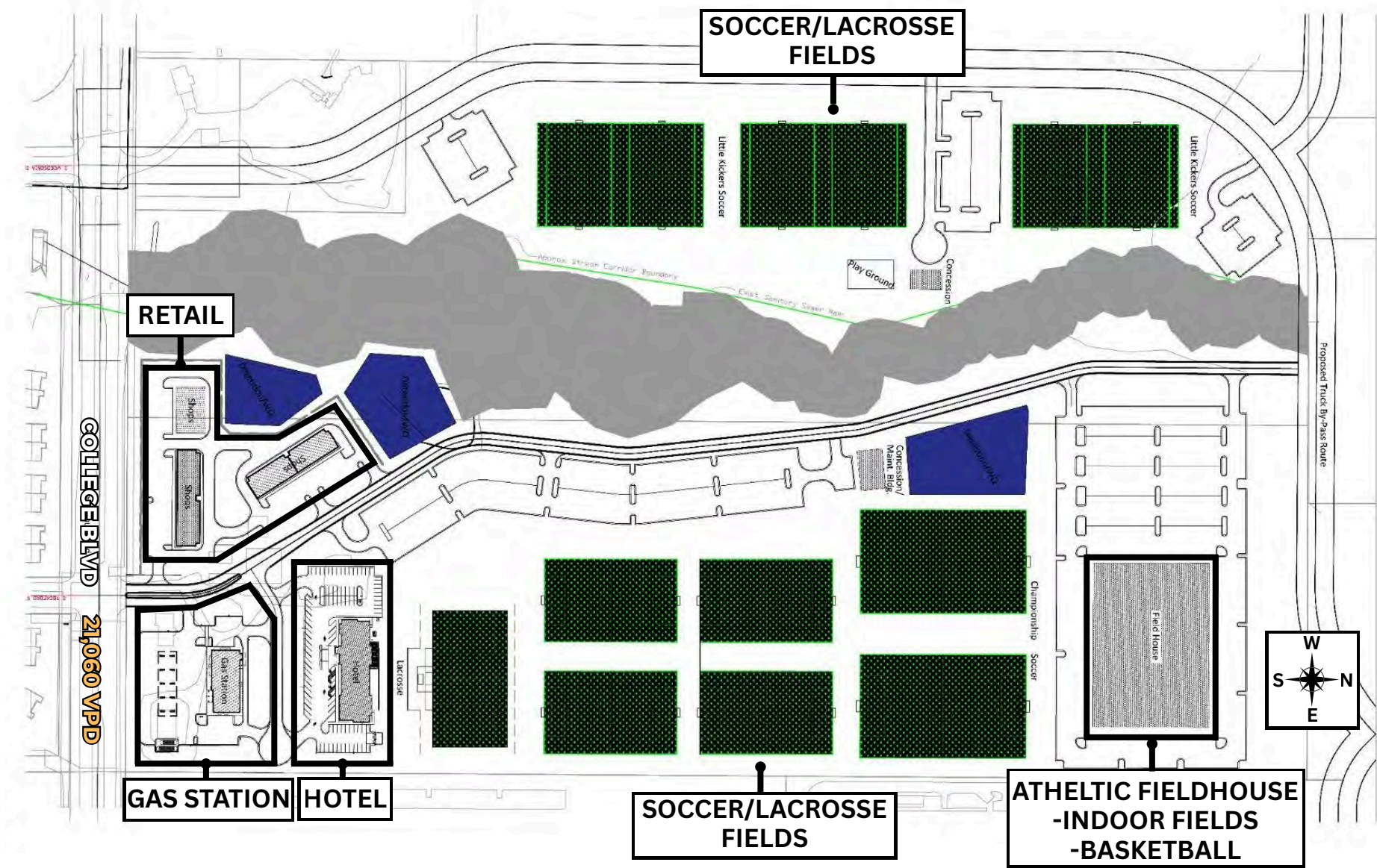
PROPERTY AERIAL

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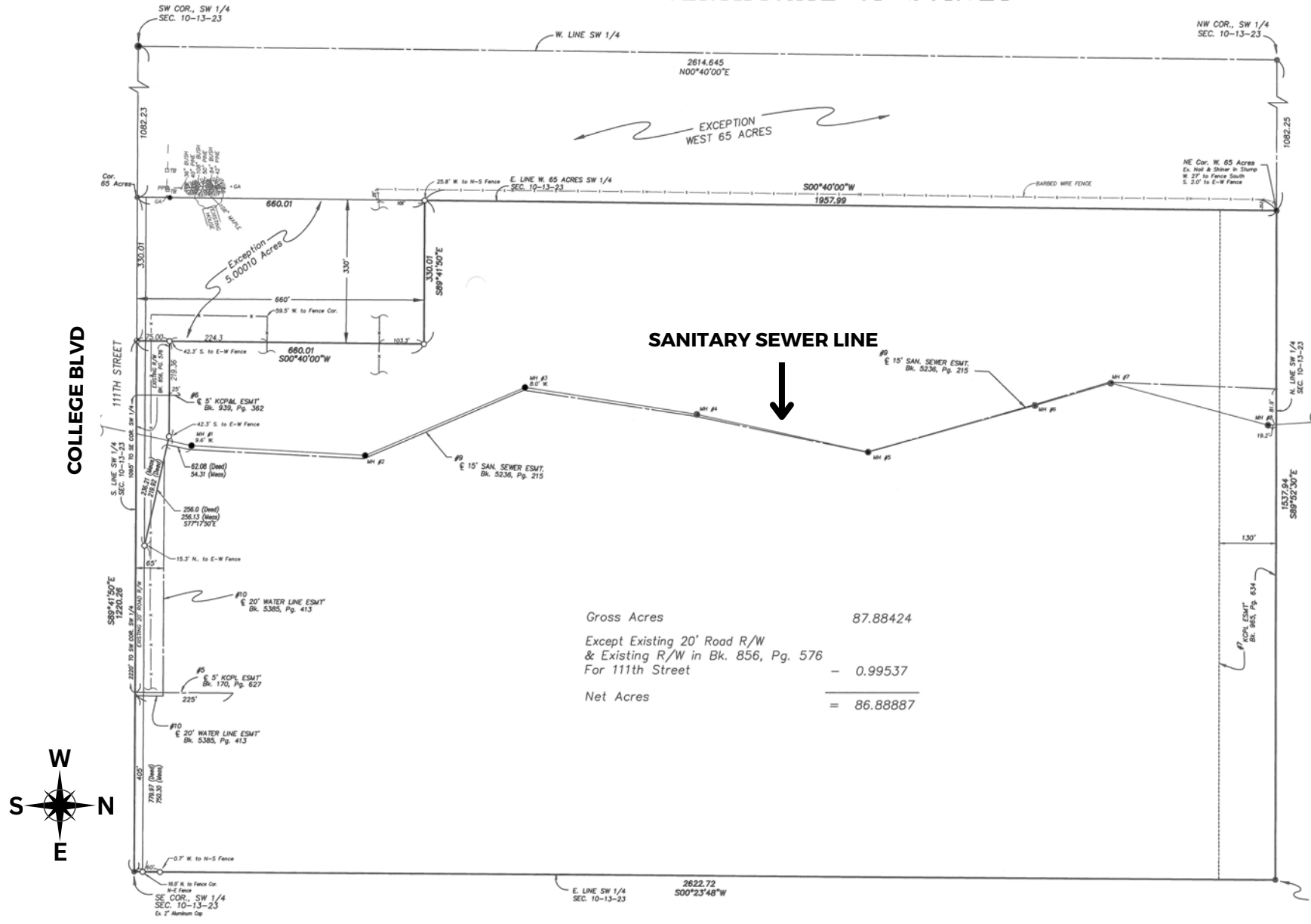


ATHLETIC FIELD CONCEPT PLAN

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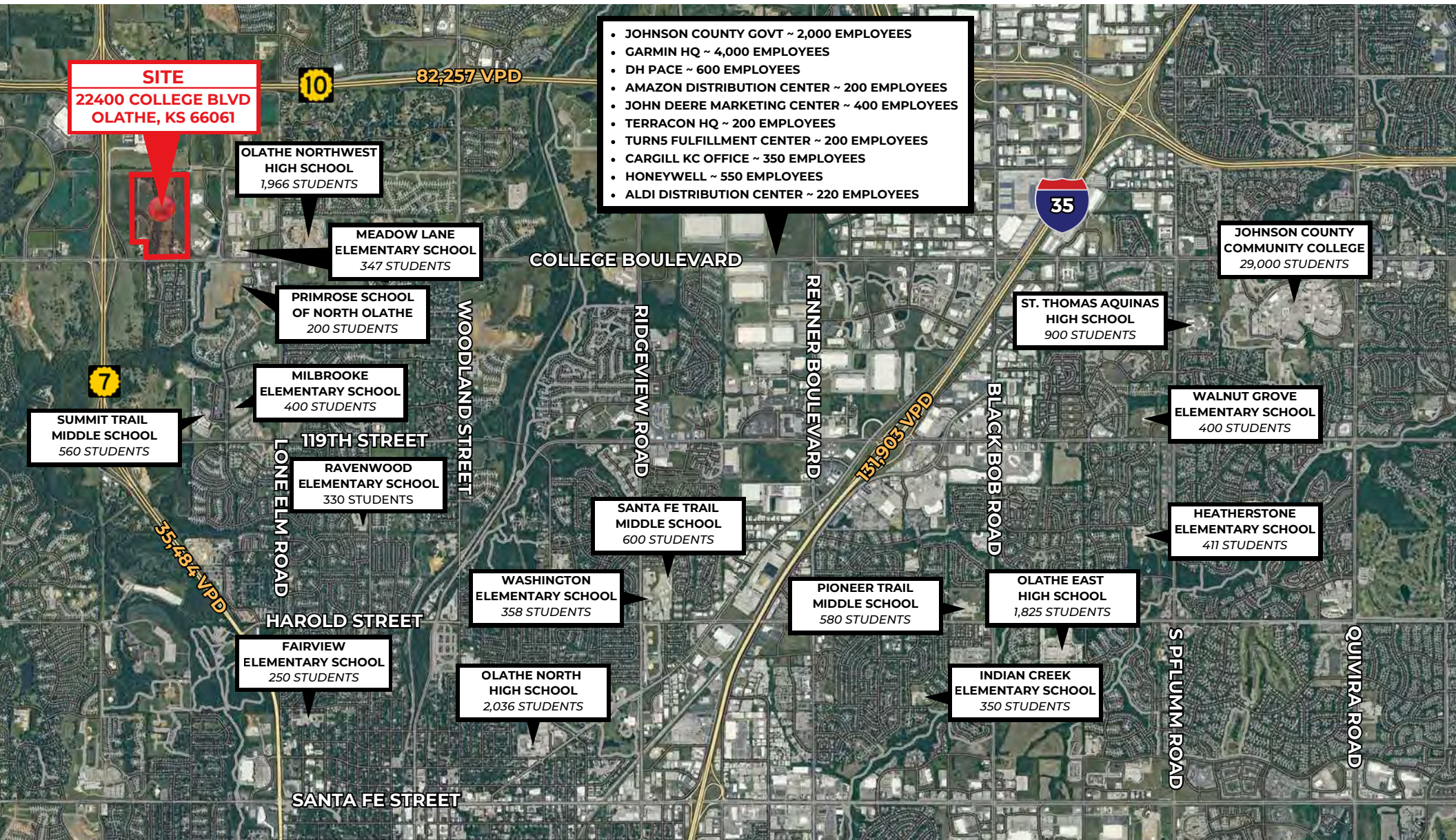


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SURROUNDING SCHOOLS & EMPLOYERS

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MARKET OVERVIEW

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Olathe, Kansas is a premier suburban market within Johnson County and the Kansas City metropolitan area, known for strong demographics, sustained population growth, and a diverse economic base. The city benefits from a highly educated workforce, above-average household incomes, and consistent demand driven by healthcare, professional services, logistics, and retail employment. Strategically located along I-35 and US-169, Olathe offers excellent regional connectivity and access to major employment centers. The College Boulevard corridor is one of the market’s primary commercial arteries, supporting a mix of office, retail, and corporate users. Combined with a high quality of life, strong school systems, and ongoing residential growth, Olathe remains a stable and attractive environment for long-term investment and owner-user occupancy.

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	10,939	73,737	207,744
Projected Population (2029)	12,038	76,220	210,660

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$116,479	\$119,430	\$137,999
Average Household Income (2029)	\$119,907	\$120,125	\$137,907
Census Average Household Income (2010)	\$70,037	\$73,453	\$87,205

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	255	3,118	7,012
Total Employees	7,175	47,761	110,839
Adj. Daytime Demographics Age 16 Years or Over	9,260	64,871	158,108

