

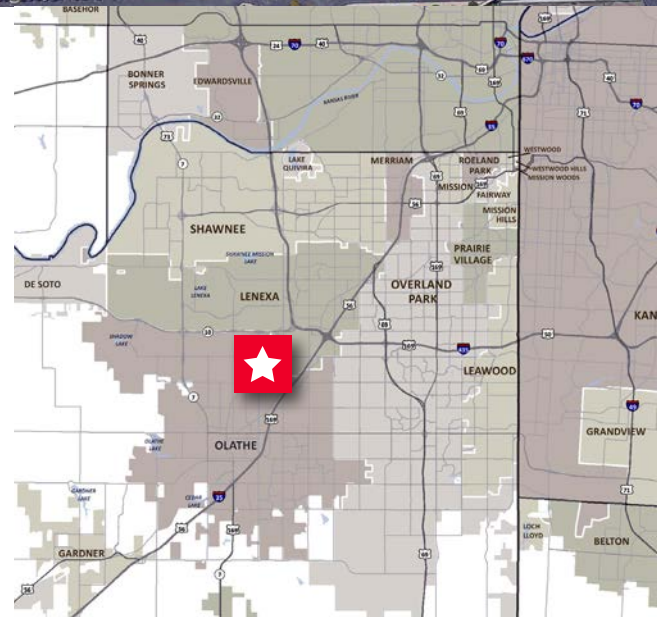


64± Acres Available Call Broker for Pricing

Property Highlights

- 64± acres commercial, multi-family, retail, mixed-use
- Preliminary site plan approved for mixed-use development
- Proposed use includes 360,000 SF of retail/restaurant space and 370 residential units
- Quick, easy access to I-35, I-435 and K-10
- Full access to Renner Road and 119th Street
- Strong, growing demographics
- Infill, highly desirable Johnson County location
- Potential incentives available
- Taxes: \$86,388 (2022) - including special assessments
- Utilities:
 - » Sewer City of Olathe
 - » Water WaterOne
 - » Gas Atmos Energy
 - » Electric KCPL

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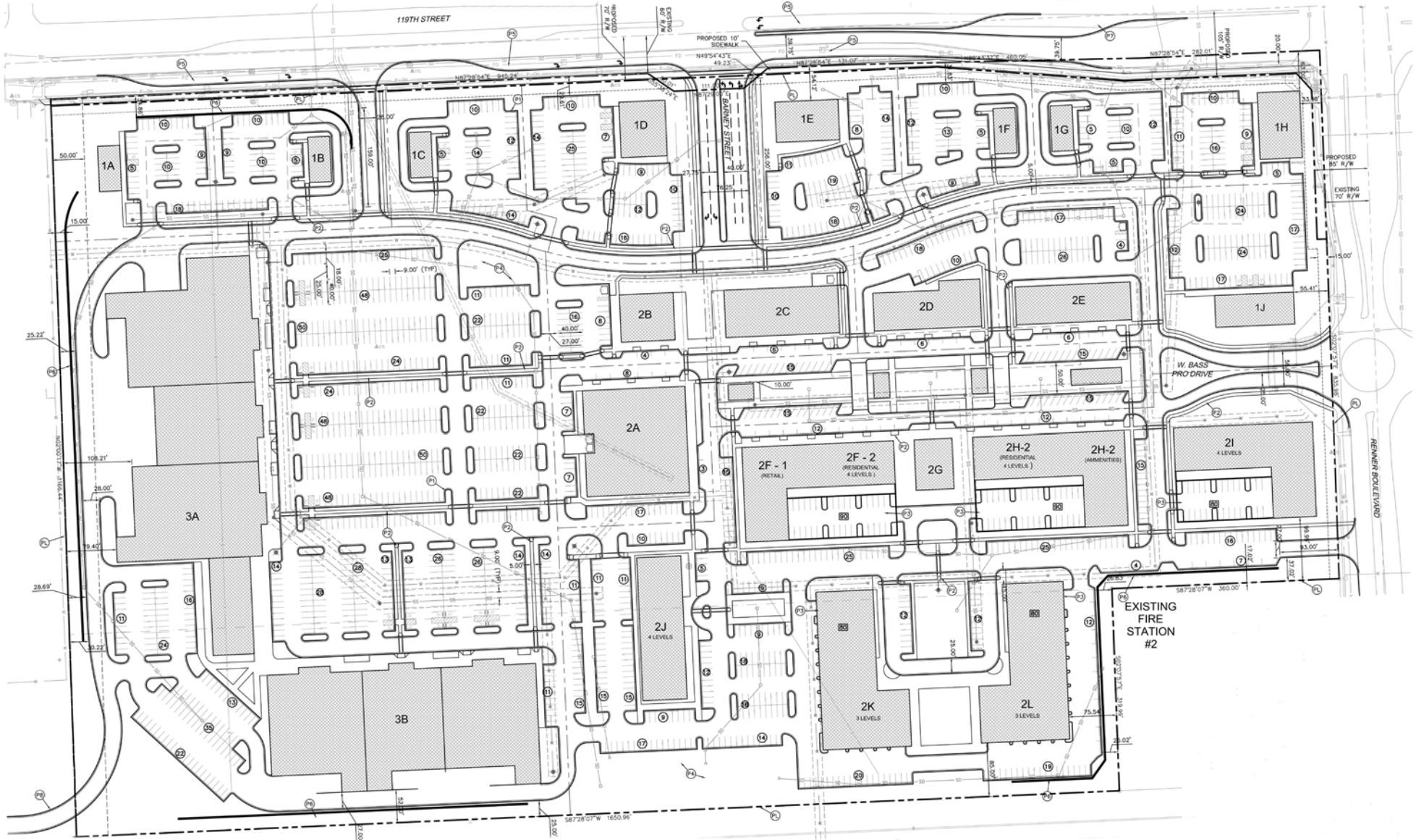


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Olathe Gateway II

12088 S Renner Road / Olathe, KS

Site Plan - Concept



Elevations

Building 2B South Elevation



Building 2C South Elevation



Building 2D South Elevation



Building 2E South Elevation



Elevations

Building 2F North Elevation



Building 2G North Elevation



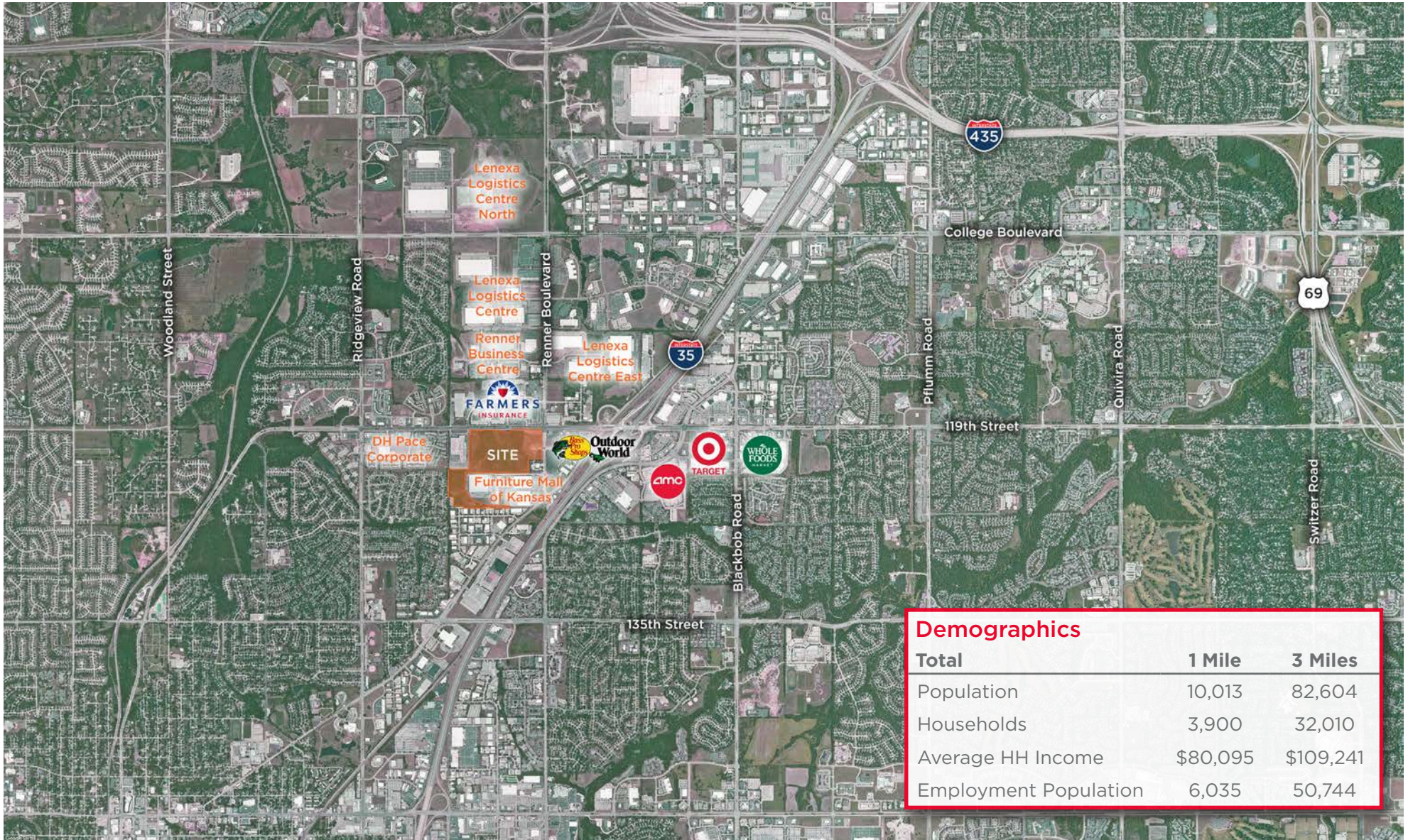
Building 2H North Elevation



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12088 S Renner Road / Olathe, KS

Location Aerial - Amenities



Demographics		
Total	1 Mile	3 Miles
Population	10,013	82,604
Households	3,900	32,010
Average HH Income	\$80,095	\$109,241
Employment Population	6,035	50,744

Olathe Gateway II

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Location Aerial

