

Build to Suit
Pad Site For Sale
151st Street & Blackbob Road
Olathe, Kansas 66062



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PAD SITE

151ST AND BLACKBOB ROAD

CONFIDENTIALITY STATEMENT

THIS MUST BE READ PRIOR TO A REVIEW OF THE MATERIALS CONTAINED HEREIN

This Offering Memorandum was prepared by Woodson Partners, LLC (“Broker”) solely for the use of prospective purchasers of the real property commonly known as Prairie Trails West Shopping Center in Olathe, Kansas (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were prepared and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and will not provide, Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation(s) to any entity reviewing the Offering Memorandum and/or making an offer to purchase the Property unless and until Owner approves such offer of the Property as evidenced by the signature of Owner affixed to a Real Estate Purchase Agreement prepared by Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or Broker.

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SITE FEATURES

- Retail / office parcel ready to build to suit
- Approximately 20,813 square feet (+/- 1/2 acre)
- Zoned C2 commercial
- Located on hard corner of 151st Street and Blackbob Road
- Easy Access to I-35 & US 69 Highways
- Great high growth residential area
- Nearby retail tenants include Starbuck's, First National Bank, Jersey Mike's Edward Jones, FedEx Kinko's McDonald's, Sonic and many other convenient retail shops

AREA FEATURES

- Prestigiously located in Johnson County, Kansas.
- Just minutes from the Johnson County Regional Airport.
- Highly educated area, 46% + with Bachelors Degree or higher.
- Olathe is ranked #24 fastest growing cities in the nation and ranked #11 best places to live by CNN Money Magazine.
- Traffic count at 151st Street & Blackbob Road is 39,000 cars per day.

2010 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	13,548	69,796	162,400
Number of Households	5,033	22,425	57,126
Average Household Income	\$110,631	\$108,231	\$107,090
Average Age	32	32	32

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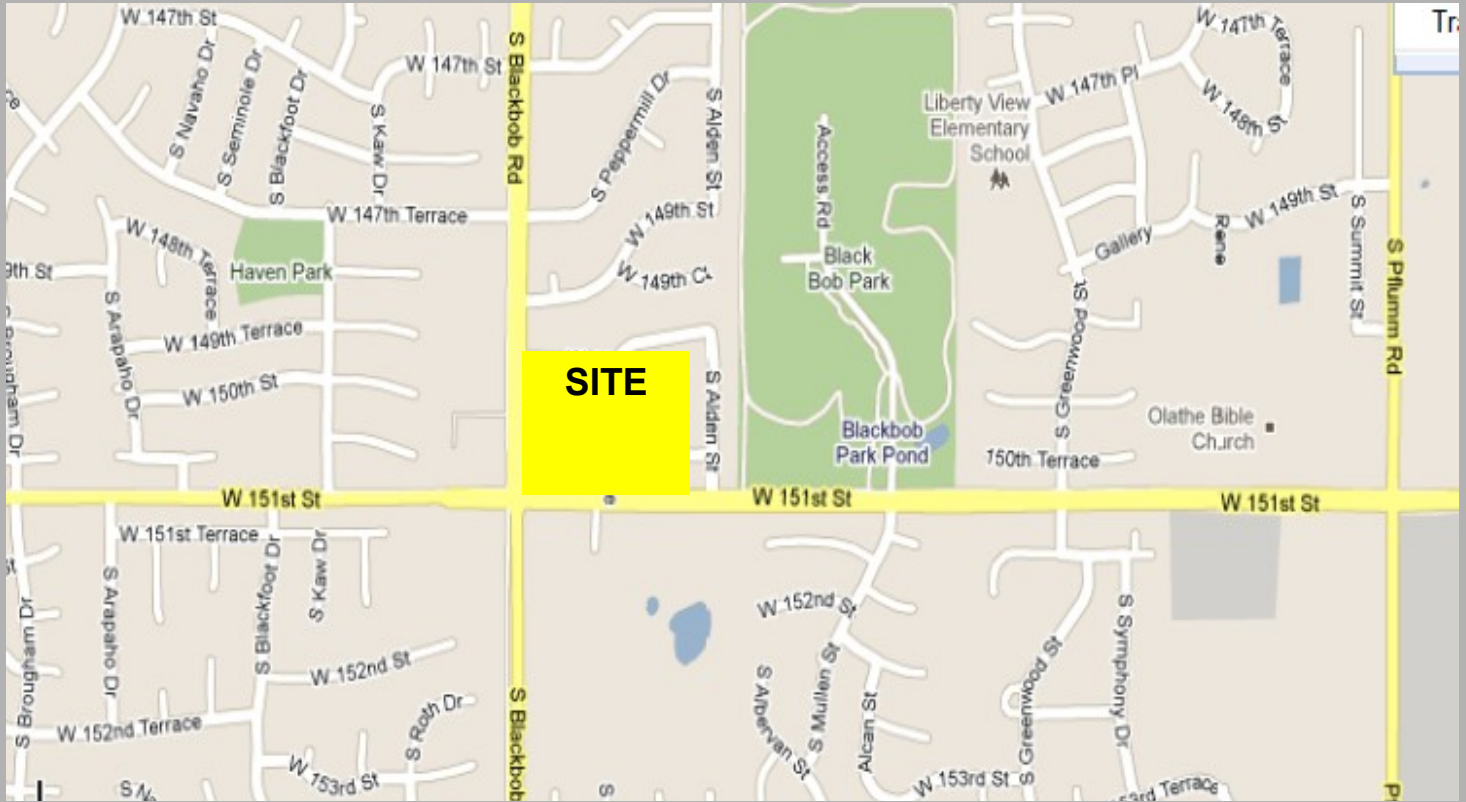
AERIAL VIEW



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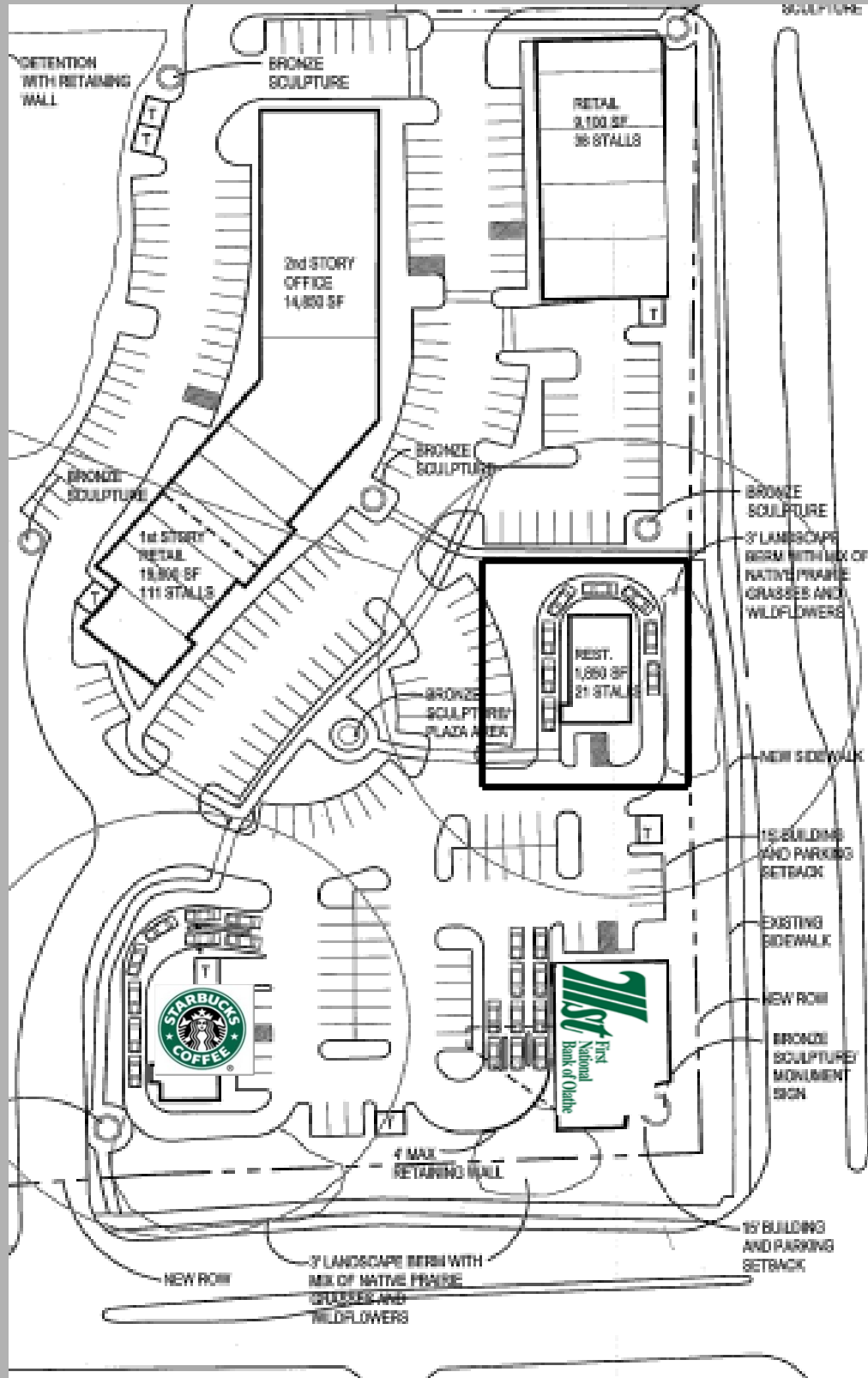
STREET VIEW



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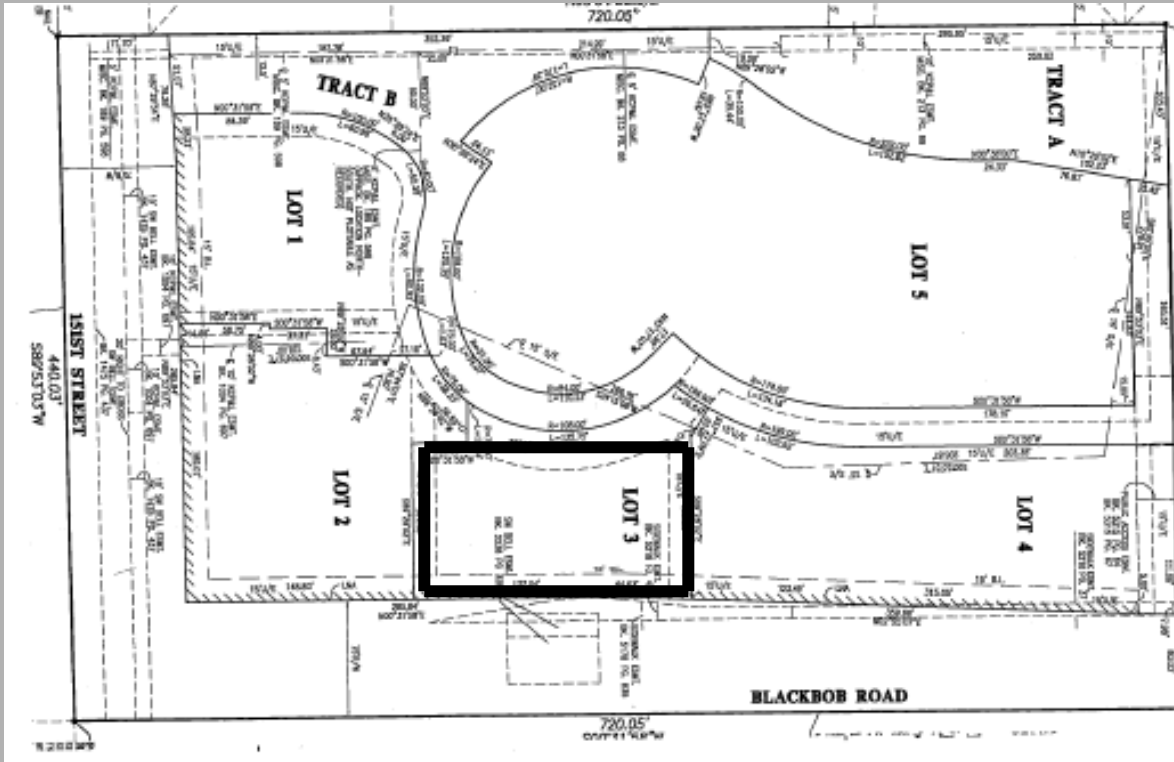
SITE PLAN



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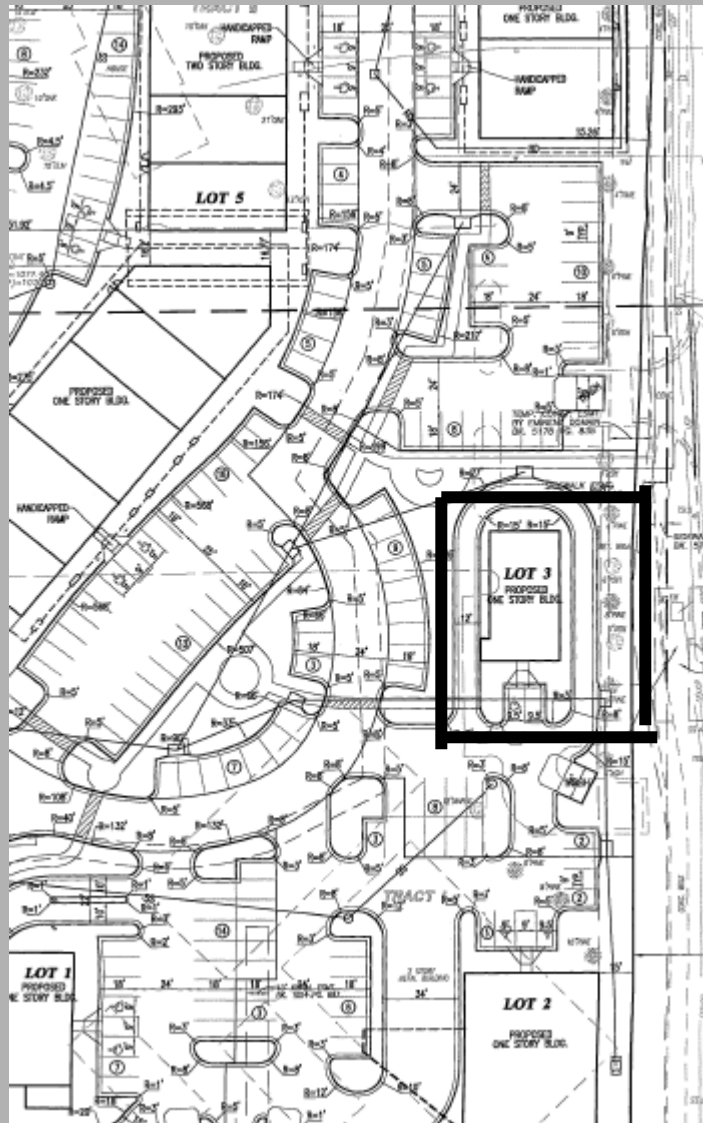
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