

Land for Sale

4.22 Acres

13801 Metcalf Avenue
Overland Park, Kansas



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Property Profile



High-Traffic Street Frontage

- 740± front feet along Metcalf Avenue
- 340± lineal feet along 138th Street

Amenities Nearby

- Adjacent to Corbin Park and Corbin Crossing Luxury Apartments
- Prairiefire mixed-use development and Nicklaus Golf Club 0.5 mile to the east
- Lifetime Fitness across the street



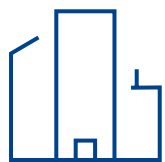
4.22
Acres



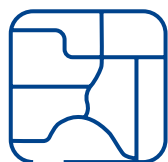
25,200 VPD
Traffic Count



School District: Blue
Valley (USD #229)



Ideal location for
medical and service
office tenants



CP1 & CPO
Zoned for up to 65,559 SF
office/service uses



Just south of Corbin
Park, 1.1 million SF
mixed-use village



Population

1 mile	13,205
3 mile	91,673
5 mile	186,758



Households

1 mile	5,770
3 mile	35,787
5 mile	74,459



Median Household Income

1 mile	\$99,504
3 mile	\$123,887
5 mile	\$120,403



Median Age

1 mile	37.2
3 mile	39.7
5 mile	41.0



Per Capita Income

1 mile	\$59,781
3 mile	\$62,966
5 mile	\$60,833



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Utilities

Parcel Number	0460793202001002030
Electric	Evergy, Kansas Metro
Gas	Kansas Gas Service
Sewer	Johnson County Wastewater
Water	WaterOne
Cable	Spectrum, Google Fiber, AT&T
Stormwater*/ Public Works	City of Overland Park

* stormwater service is automatic, no setup is required



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