

THE FUTURE OF MIXED USE + TIMELESS
EXPERIENCES + STATE OF THE ART SPORTS
PARK + BEST IN CLASS SHOPPING +
A GENUINE THIRD PLACE.

EVERYTHING AND THEN SOME.



THE BOUNDARY
AT BLUHAWK
OVERLAND PARK, KANSAS

WHAT IS BLUHAWK?

Located in Overland Park, Kansas, and created by Kansas City's century-old, family-owned company Price Brothers, Bluhawk is 277 acres of mixed-use development. But even more than that, **it's a serendipitous, first-of-its-kind sum of retail, dining, multifamily, office, healthcare, entertainment, and youth sports**, all of which will be **anchored by the state-of-the-art AdventHealth Sports Park at Bluhawk**. Step outside the sports park and immediately step into a lifestyle center; it is the apex of adjacency and the absolute in accessibility. **For the special day and the everyday, the sports tournament and the shopping trip, there's never been anything like it before, in Kansas or anywhere else.** And it is therefore uniquely well-positioned to take Overland Park, over the top. In short, it represents the best of the Kansas City area and its brightest future.

ADVENTHEALTH SPORTS PARK AT BLUHAWK

420,000 SF indoor sports facility;
first phase to open
October 2024

THE RESIDENCES AT BLUHAWK

180 single-family homes
200 apartment units

RETAIL PHASE I: THE MARKETPLACE AT BLUHAWK

270,000 SF,
grocery-anchored,
supplemented by retailers

THE OFFICES AT BLUHAWK

110,000 SF, *NOW LEASING!*

RETAIL PHASE II: THE BOUNDARY AT BLUHAWK

200,000 SF
of best-in-class retail, dining
and entertainment

ADVENTHEALTH SOUTH OVERLAND PARK

24/7 ER, orthopedic surgery,
labor & delivery, advanced
imaging center, and more



INTRODUCING **THE** BOUNDARY

THE LATEST ADDITION TO BLUHAWK, OVERLAND PARK'S ONE-OF-A-KIND MIXED-USE DEVELOPMENT THAT YOU NEVER KNEW YOU WERE WAITING FOR — *AND SOON CAN'T LIVE WITHOUT.*

OUTFIELDERS OUTFITS & OUT TO DINNER

Bluhawk broke new ground when it dared to dream that a best-in-the-league multi-sport complex, the AdventHealth Sports Park at Bluhawk, could coexist with a lifestyle center. And, with The Boundary at Bluhawk, it's going to break all boundaries, all over again. Amazing retail, delicious food & beverage, and thrilling entertainment will fuse and transform Bluhawk into a can't-miss adventure and Overland Park into a gotta-see-it destination. It's offering everything, and then some; it's saying, "Dream big, and then dream even bigger." Because, at The Boundary at Bluhawk, the possibilities know no bounds.



EVERYTHING AND THEN SOME.



The Boundary at Bluhawk is where Overland Park takes flight. It's a first-of-its-kind concept, thrillingly brought to life courtesy of Kansas City legends Price Brothers.

The AdventHealth Sports Park at Bluhawk and The Boundary at Bluhawk, in combining a sports park with a lifestyle center, are boldly introducing a concept that's not just new to the Kansas City area, but to the entire country. And they're giving Overland Park residents something worthy of their city's sterling reputation — a genuine third place, an honest-to-goodness destination, and a shopping/dining/sports hybrid which will quite literally change the world.

Advent Health
SPORTS PARK
at BLUHAWK

TICKETS

**THE NATION'S FIRST YOUTH SPORTS
& EVENTS COMPLEX TO ANCHOR A
LIFESTYLE CENTER**

Opening October 2024



- 8 Hardwood Basketball Courts
- 16 Volleyball Courts
- 1 Indoor Turf Field
- NHL Regulation Ice Rink
- Sports Performance Training Center
- Family Entertainment Center
- Flexible Meeting and Event Spaces
- Restaurant and Grab-n-Go Café

STRIKES SPIKES & SKATES EVERYTHING AND THEN SOME

Upon opening in October 2024, the state-of-the-art AdventHealth Sports Park at Bluhawk will anchor the Bluhawk complex through events of all sizes, daily play, and tournaments for sports including basketball, volleyball, hockey, ice skating, dance, cheer, pickleball, 5v5 soccer, wrestling, gymnastics, bowling, and so much more. It will draw families with ample income and from all over the Kansas City MSA and the Midwest, providing them with a place to spend significant amounts of dwell time (not to mention dollars) and a chance to make lifelong memories.



ON THE HORIZON FOR THE SPORTS PARK:

- High-tech golf ranges
- Pickleball
- Premium miniature golf





OVERLAND PARK, KS

Year over year, Overland Park just keeps on growing. And it's no wonder why – Travel & Leisure named the city as one of **America's top 10 places to live for families.**

POPULATION
138,024

13.8%
POPULATION GROWTH
AS OF 2020

AVERAGE DISPOSABLE
INCOME PER HOUSEHOLD
\$122,867

TOTAL NUMBER
OF HOUSEHOLDS
50,318
180 SINGLE-FAMILY HOMES &
200 MULTI-FAMILY HOMES IN BLUHAWK

141,417
TOTAL EMPLOYEES
2023

BLUE VALLEY HIGH SCHOOL
U.S. NEWS & WORLD REPORT SCORE OF
97.22/100
#491 IN THE NATION, #2 IN KANSAS

64.5%
BACHELOR'S DEGREE OR GREATER
BACHELOR'S DEGREE 39.5%
POSTGRADUATE DEGREE 25.0%

AVERAGE HOUSEHOLD INCOME
\$177,015

45.2%
OF HOUSEHOLDS EARN
OVER \$150,000

BLUE VALLEY HIGH SCHOOL
98%
GRADUATION RATE
WELL ABOVE STATE MEDIAN

ESRI, 5 miles radius

KEY LANDMARKS WITHIN METRO KANSAS CITY

1. Country Club Plaza || 30 min || 21.4 miles
2. Airport || 35 min || 40 miles
3. Kansas City Chiefs Stadium || 33 min || 26.3 miles
4. Kansas City Royals Stadium || 31 min || 25.2 miles
5. Kansas City Current Stadium || 31 min || 25.3 miles

SCHOOLS || POPULATIONS || DRIVE TIMES

6. Heritage Christian Academy Elementary || 485 || 3 min
7. Blue Valley West High School || 1,514 || 4 min
8. Cedar Hills Elementary School || 594 || 4 min
9. Pleasant Ridge Middle School || 599 || 4 min
10. Sunset Ridge Elementary School || 407 || 5 min
11. Blue Valley High School || 1,487 || 6 min
12. Blue Valley Southwest High School || 1,071 || 10 min
13. Olathe South High School || 1,841 || 15 min
14. Olathe East High School || 1,898 || 17 min
15. Blue Valley Northwest High School || 1,569 || 12 min

MAJOR CORPORATIONS || NO. OF EMPLOYEES

16. Garmin || 19,900
17. HCA Midwest || 10,051
18. T-Mobile || 4,600
19. Ferrellgas || 4,500
20. UnitedHealth Group || 3,000
21. Blue Valley School District || 2,943
22. Black & Veatch || 2,220
23. Shawnee Mission School District || 2,325
24. Shamrock Trading Corporation || 1,850
25. Johnson County Community College || 1,500
26. SelectQuote || 1,200



SECOND-LARGEST CITY IN KANSAS

Bluhawk is located at the intersection of 159th Street and Highway 69



TOURISM

NAMED BY WALLETHUB AS

**THE SECOND-HAPPIEST
CITY IN THE U.S.**

4.7 MILLION VISITORS
IN 2022

\$852 MILLION

TOURISM DOLLARS SPENT IN OVERLAND PARK IN 2022





A CENTURY—LONG LEGACY CONTINUES

Family-owned for over three generations, Price Brothers is as essential to Kansas City as our BBQ. With a history spanning decades and a portfolio encompassing an entire metropolis, their contributions to the Kansas City area – in retail and residential alike – are literally immeasurable. But, with Bluhawk, this legacy of more than 100 years will be taken to new heights. And we couldn't be prouder to be along for the ride.



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