

# Metcalfe 97

9701 Metcalfe, Overland Park, KS

## Mixed-Use Development Land For Sale and Ground Lease **4 Lots Remaining!**



# MARKET OVERVIEW

**Overland Park**, named the second happiest city in America, is consistently recognized as one of the best suburbs in the nation in regards to quality of life and business environments.

This city is home to over 200,000 residents, ranking it as the second most populated city in both Kansas and the wider metropolitan Kansas City area.

## RECENT OVERLAND PARK ACCOLADES

*“Happiest Cities in the U.S.”*



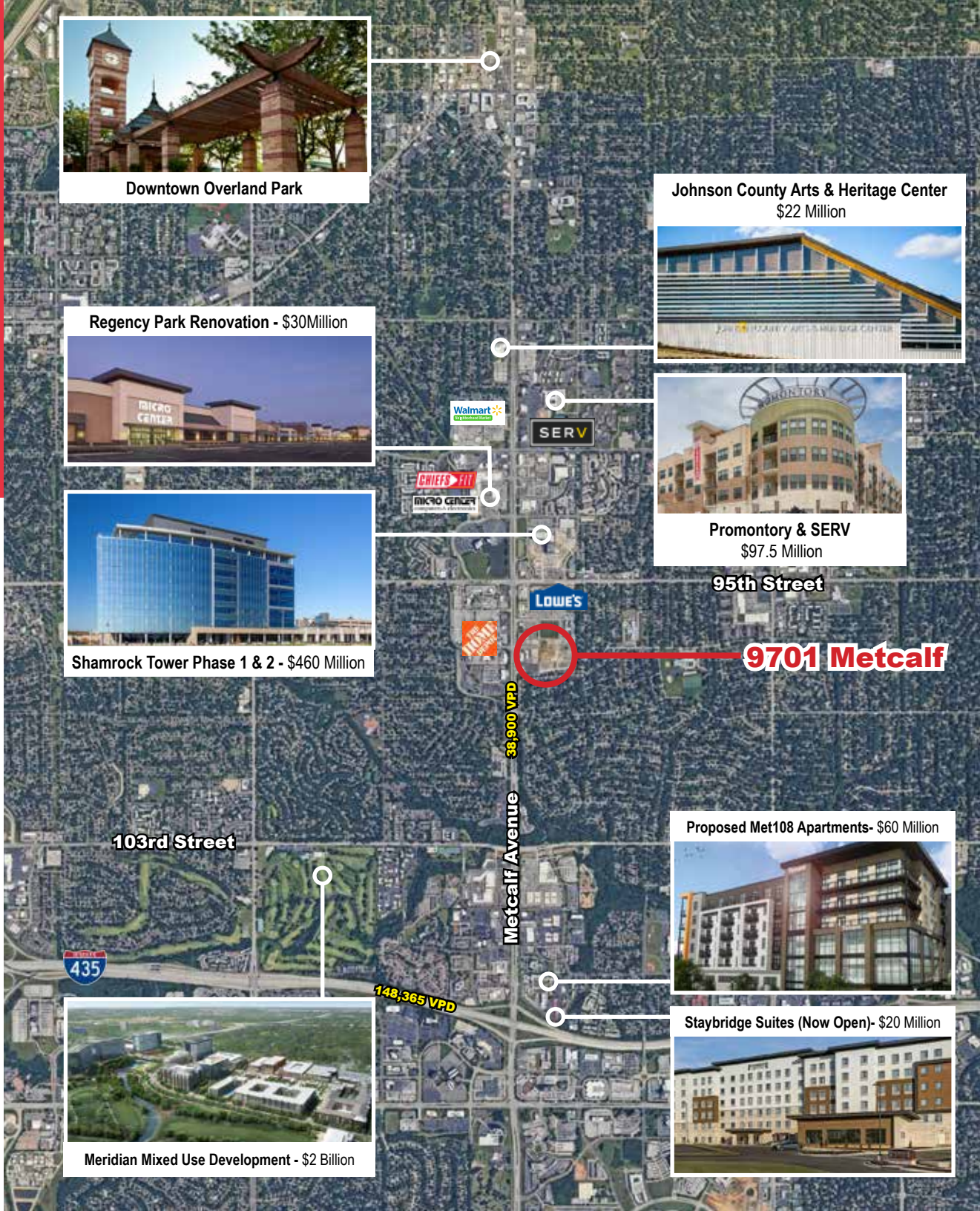
*“10 Best Places to Live for Families”*



*“Best Place to Raise a Family”*



*“Best Places to Live”*  
**Money**



Downtown Overland Park

Johnson County Arts & Heritage Center  
\$22 Million



Regency Park Renovation - \$30Million



Promontory & SERV  
\$97.5 Million



Shamrock Tower Phase 1 & 2 - \$460 Million



95th Street

**9701 Metcalf**

103rd Street

Metcalf Avenue 38,900 VPD

Proposed Met108 Apartments- \$60 Million



Meridian Mixed Use Development - \$2 Billion

148,365 VPD

Staybridge Suites (Now Open)- \$20 Million



# PROPERTY DETAILS

Demographics	1 Mile	3 Miles	5 Miles
Population Density	11,182	95,370	261,843
Daytime Population	12,127	129,406	314,130
Average Household Income	\$95,099	\$133,448	\$111,652

- 4 pad sites remain in impossible to find north of I-435
- 9.78 Acres Recently Sold to Thompson Thrift with 300+ planned luxury units
- Zoned CP-2 (Planned General Business District)
- Positioned along Metcalf Avenue, a dominant retail street with some of the highest non-highway traffic counts in Johnson County with nearly 50,000 cars per day
- Great access and circulation from 95th Street to the north.
- Located next to a Lowe's Home Improvement with 476k visits (2023) per Placer, a 134-unit Novel Place Senior Living community, and new Tap Ins Restaurant and Mini Golf complete - complete with two miniature golf courses
- Adjacent to a new Texas Roadhouse, QuikTrip, Panera, Dutch Bros, Chick-Fil-A, Whataburger, Andy's Frozen Custard, and LongHorn Steakhouse
- Located south of Shamrock Trading's 3 building campus expansion, \$262M development totaling 916,680 SF of office space
- Over \$1.6 billion invested and proposed in the surrounding area (2.5 mile radius) in the last 3 years including:
  - 1.7 million SF of office
  - 498,000 SF of retail
  - 1,750+ residential units



TAP INS

SOLD!!

Lot 6 - 0.558 AC

Lot 7 - 1.522 AC

Lot 1B - .635 AC

Lot 4 - SOLD!!

Lot 5 - .563 AC

Chick-Fil-A

Panera Bread

Dutch Bros

Lot 3 - SOLD!!

TEXAS ROADHOUSE

Lot 1A - SOLD!!

Lot 2 - SOLD!!

QT

Metcalf Avenue



# PROPERTY AERIAL



Tap Ins Restaurant and Miniature Golf  
36 Holes Total - 18 covered

Metcalf Avenue

W 95th Street

38,900 VPD

QT

Lot 2 - SOLD!!

Lot 1A - SOLD!!

Lot 1B - .635 AC

Lot 6 - 0.558 AC

Lot 4 - SOLD!!

Lot 5 - 0.563 AC

Lot 7 - 1.522 AC

Lot may be subdivided

9.78 AC  
Under Construction

SOLD!!

TEXAS  
OUTLET

Lot 3 - SOLD!!

Dutch Bros

Panera

Chick-fil-A

LONGSHAW

ARVEST

US Bank

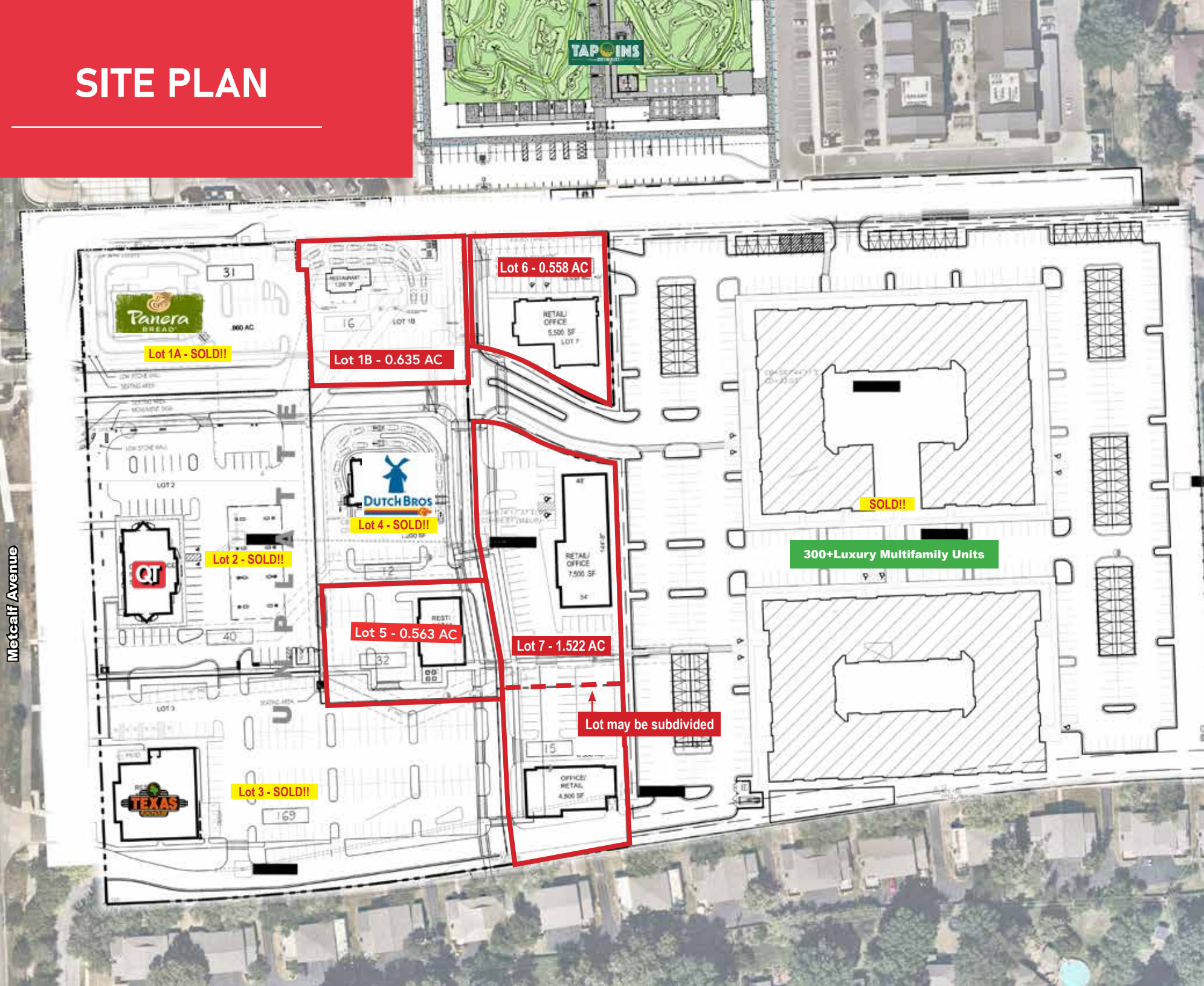
Walmart

LOWE'S

nip  
place



# SITE PLAN



# CANOPY FLATS RENDERINGS



# SITE PHOTOS



Monument Signage

**VARNUM  
ARMSTRONG  
DEETER**

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