

N & W of K-7 Hwy & Spruce St, Olathe, KS  
KS-7 & W Spruce St | Olathe, KS | US | Johnson County  
Available Acres: 2.78 | Sale Price: \$1,600,000



Zoning:	C3
Sale Price:	\$1,600,000
Last Updated:	Jan 31, 2025

Economic Development Contact

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Realtor/Owner Contact

Kevin Tubbesing

Property and Area Description

Divisible up to two commercial lots with K-7 Hwy/N Parker St frontage but ideal for medium box retail or sit-down restaurant Just north of Wal-Mart, ALDI, and the busy K-7 Hwy / Santa Fe interchange Quick, easy access to K-7 Highway; just 10 min. from K-10 Hwy Fastest growing city in Johnson County and fourth largest municipality in the state Outstanding location on primary highway corridor in western JoCo in a pro-growth community Fully developed rough graded lot with detention provided 51093 - Divisible up to 22,500SF of retail/restaurant with K-7 Highway frontage. Just north of Wal-Mart and ALDI in the Stags Ridge Development, these lots are in a prime location with high traffic counts. Safepoint Senior Living is constructing a 100+ units directly wes and StorTropolis Self-Storage will be building a 3-story, climate controlled self-storage facility to the south of Safepoint. The city of Olathe is the county seat for prosperous Johnson County. It was founded in 1857 and flourished as a trailhead for the Santa Fe, California, and Oregon Trails. It became a modern day transportation center with construction of Interstate 35, K-56, K-10 and K-7 Highways It is now the fourth largest city in the state of Kansas and one of the fastest growing cities in the nation. It is home to Garmin International, Honewell, Grundfos, ALDI, Husqvarna, and Farmers Insurance, as well as the Johnson County Executive Airport. A recent addition is the Kansas State University Innovation Campus on College Boulevard focused on protecting the safety of Americas food supply. This pad is ideal for restaurant with alcohol service or medium-box retail. If divided many other uses fit well into this active trade area.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Utilities

Electric: Everyy

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