

**Property Fact Sheet**  
**SWC of 135<sup>th</sup> and Mission Road**  
**Leawood, KS**

**Property Type:** Land that can be sold as one tract or can be divided into two tracts (North tract and South Tract) and sold separately.

**Size:** +/-37 gross acres total (both tracts before roadway dedication)  
 +/-21.36 net acres in the North Tract  
 +/- 10.32 net acres in the South Tract

**Ownership Name:** Perry M. Sharp Trust "C"

**Legal Description:** (entire tract as abbreviated per County records) 33-13-25 N ½ NE ¼ EX W 40' FOR ST EX .068 AC EX 36.96 AC EX 1.7562 AC LYG WITHIN SD EX 4.2338 AC PLATTED EX .023 AC IN ST & EX .057 AC in ST 35.295 ACS M/L LWC 554

**Utility Providers:** **Gas-** by Kansas Gas Service-High pressure main is located along Mission Road on the East property line.  
**Electricity-** by Kansas City Power & Light-Lines are located along the South side of 135<sup>th</sup> Street and along Mission Road.  
**Water-**by WaterOne-Water mains are located along the South side of 135th Street and along West side of Mission Road.  
**Sewer-**by Johnson County Wastewater-Main lines to serve SWC are on site with other mains located on adjacent property (capacity anticipated to serve the entire property).

**Current Zoning:** North Tract: SD-NCR (special development neighborhood commercial retail)  
South Tract: RP-4 (high density residential)

**Master Planned Use:** Master Planned Area called Leawood Market Square (Mixed Use)

**Schools:** Blue Valley North High School  
 Leawood Middle School  
 Mission Trail Elementary

**Taxes (2010):** (Assessed as a single Parcel #HF251333-3001) \$45,614.69  
 (Assessment based upon current agricultural use)

**Specials:** The property is a participant in one special district (see below). The City of Leawood requires a Governmental Financing Guarantee/L.O.C. to be posted upon the creation of a benefit district. Buyer will need to post their pro-rata share (estimated at \$90,288 for the entire tract) at closing.

Storm Water Detention

*Note: This and other estimates are subject to change and should be verified directly with local municipalities. Other fees may apply.*

<b>Offering Price:</b>	Both Tracts sold together:	\$9,660,000 (1,379,981 NSF @ \$/7.00/NSF)
	North Tract alone:	\$7,445,000 (930,442 NSF @ \$8.00/NSF)
	South Tract alone:	\$2,700,000 (449,539 NSF @ \$6.00/NSF)

Broker Cooperation is invited with exclusive representatives.

**Attributes of the Property:**

Leawood is among the most affluent cities in the metropolitan Kansas City area and was recently reaffirmed by Moody's Investors Service with an 'Aaa' bond rating. According to ESRI estimates for 2007 within one mile, household income averaged \$178,516, with median income of \$137,023. Average per capita income was estimated at \$59,342 and the average net worth was over \$940,000. Detailed demographic information is available upon request.

This property is situated on a gently sloping ridge in one of the best corridors for mixed use retail, office and high density residential development in the entire Midwest. The North Tract has excellent frontage on Mission Road and on 135<sup>th</sup> Street, with fantastic visibility and intuitive access to the site. The South Tract is conveniently located on Mission Road with primary access and visibility off 137<sup>th</sup> Street, which connects to Roe Avenue to the West.

ESRI estimates that over 55,000 households are located within five miles of the site and project that number to increase to over 62,000 by 2012. ESRI estimates the current population within 5-miles at over 146,000 people, 48% of whom are over 35 years old. Estimates for 2012 project the population within 5-miles to be 165,000 people, with over 55% being older than 35 years old.

The information contained herein is subject to inspection and verification by all parties relying on it. No liability for inaccuracy, errors or omissions is assumed by The Tidwell Company, LC or by the owner of this property. This is not a proposal to sell on the part of the owner of the property and no contract of sale is intended or will be made unless and until notification in writing of Owner's acceptance of a written contract. Owner reserves the right, at its sole and absolute discretion, to adjust the price and/or remove the property from the market at any time without notice.