

Property Fact Sheet
SWC of 135th 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 135th 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 (2006): (Assessed as a single Parcel #HF251333-3001) \$2,057.77
 (Assessment based upon current agricultural use)

Specials: The property is a participant in five special districts as listed 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 \$421,000 for the entire tract) at closing.

Storm Water Detention

Street Improvements

Median Cut and Signalization at 135th and Fontana

Third Lane on South Side of 135th, Eastbound (Pending City approval)

Improvement District for Burial of Power Lines (Pending City approval)

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

Offering Price: 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:

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 135th 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 137th Street, which connects to Roe Avenue to the West.

Leawood is among the most affluent cities in the metropolitan area and was recently reaffirmed by Moody's Investors Service with an AA1 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.

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.



ROE AVE

W 132ND ST

GRANTFIELD ST

W 132ND TER

HIGH DR

W 133RD ST

GRANT ST

PAWNEELN

W 135TH ST

MISSION RD

W 137TH ST

W 137TH ST

W 140TH ST

NALLE AVE

W 140TH ST

W 141ST ST

W 142ND ST

W 143RD ST

W 144TH ST

W 145TH ST

W 146TH ST

W 147TH ST

W 148TH ST

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W 197TH ST

W 198TH ST

W 199TH ST

W 200TH ST

W 135TH ST

FONTANA ST

MISSION RD

W 137TH ST

FONTANA ST

W 137TH TER

W 135TH ST

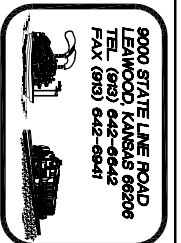
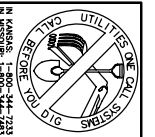
FONTANA ST

W 137TH ST

MISSION RD

FONTANA ST

W 137TH TER



COMMENCING POINT
 NORTHEAST CORNER OF THE NORTHEAST QUARTER OF
 SECTION 33-13S-R25E FND ALUMINUM CAP WITH CROSS ON
 BAR OF UNKNOWN SIZE IN STEEL MONUMENT BOX MONUMENT
 FOUND FROM EXISTING REFERENCE TIES

NORTH LINE OF THE NE 1/4 OF SEC. 33-113S-R25E

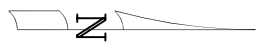
POINT OF BEGINNING - PARCEL 1
 S02°16'26"E 60.00'
 N87°43'34"E 1224.81'
 S87°43'34"E 665.31'
 135TH STREET
 S88°27'36"E 180.35'
 N87°43'34"E 300.00'

TRACT B

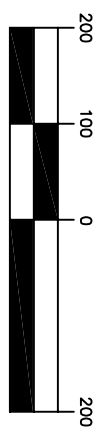
FONTANA STREET

PARCEL 1

LOT 1
 THE VILLAGGIO
 AT LEAWOOD



GRAPHIC SCALE



(IN FEET)

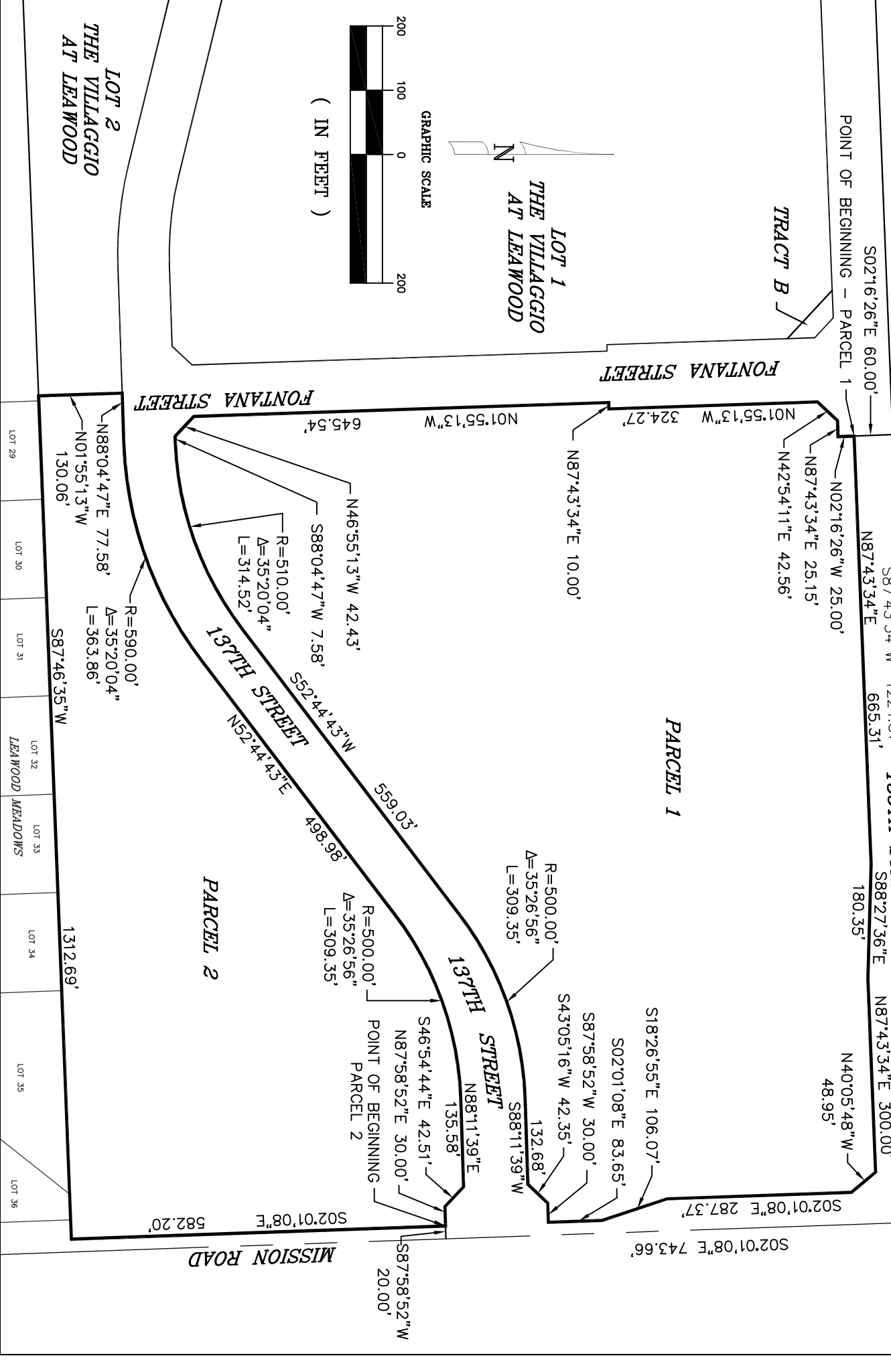
FONTANA STREET

137TH STREET
 N52°44'43"E

PARCEL 2

137TH STREET

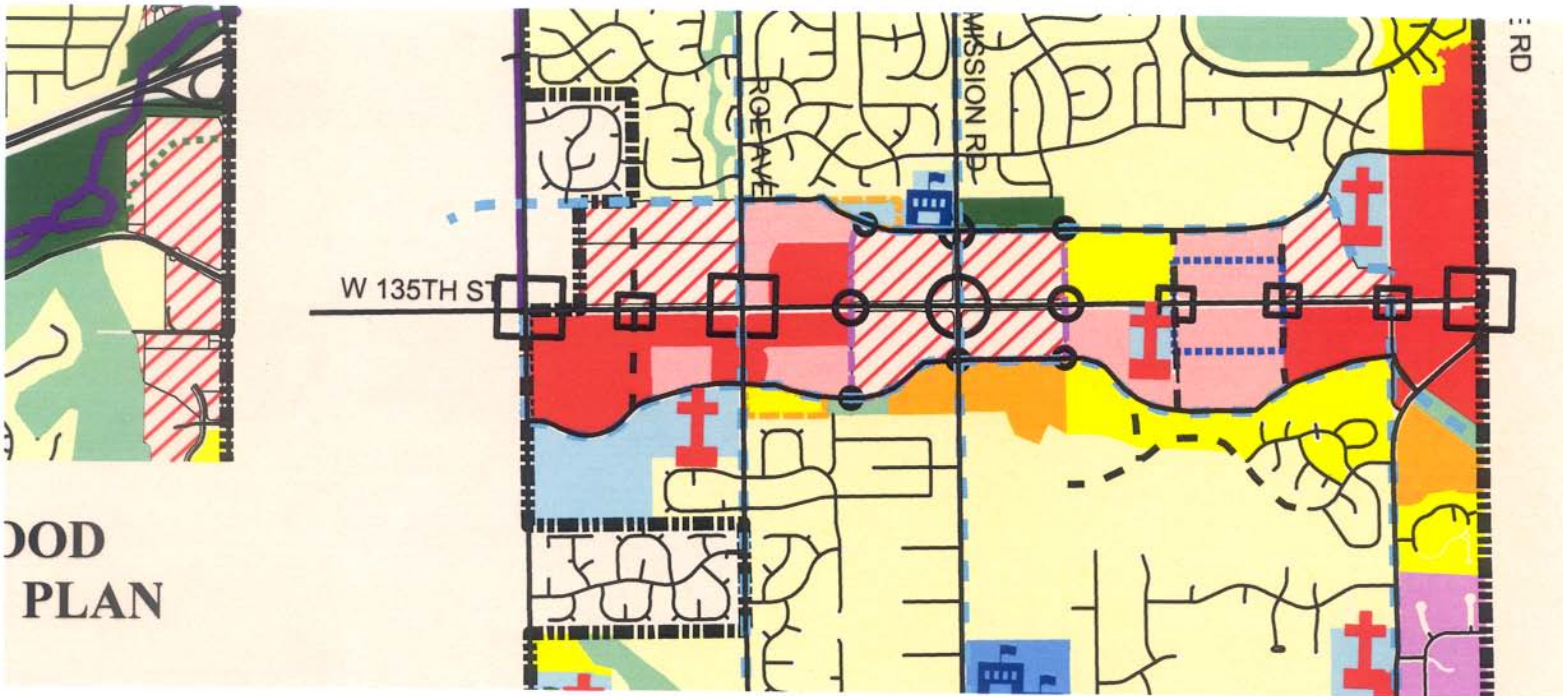
MISSION ROAD



LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	LOT 35	LOT 36
			LEAWOOD MEADOWS				

LOT 2
 THE VILLAGGIO
 AT LEAWOOD

Excerpt from Leawood Comprehensive Plan





(See key on next page)

CITY OF LEAWOOD COMPREHENSIVE PLAN 2004-05




Land Uses

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use - Residential / Office
-  Mixed Use
-  Office
-  Retail
-  Business Park
-  Public
-  Institutional
-  Open Space - Private
-  Open Space - Public

Intersection Development

-  Commercial Intersections
-  Mixed Use Intersections

Land Use Overlays

-  Mixed Use Office & Neighborhood Service / Market Square
-  Mixed Use Office / Bonus
-  Institutional Housing / Continuum Care Retirement

Trails

-  Existing
-  Future
-  Private - Potential

Points of Interest

-  Church
-  City Hall
-  Public School
-  Private School
-  Police Station
-  Fire Station
-  Public Works Facility
-  Future Streets
-  City Limits

February 27, 2006

CONTINENTAL
CONSULTING
ENGINEERS, INC.

FEB 28 2006

Mr. Brian Lavery, P.E.
Continental Consulting Engineers, Inc.
9000 State Line Road
Leawood, Kansas 66206

Re: The Villaggio at Leawood Sanitary Service – East area

Dear Mr. Lavery –

We have reviewed the service areas in the vicinity of 135th and Mission. The 30.29 acres shown on your attached map for Villaggio may be served to manhole BRM1(32)014 or BRM1(32)013 at your discretion.

If you have any other questions, please let us know.

Sincerely,



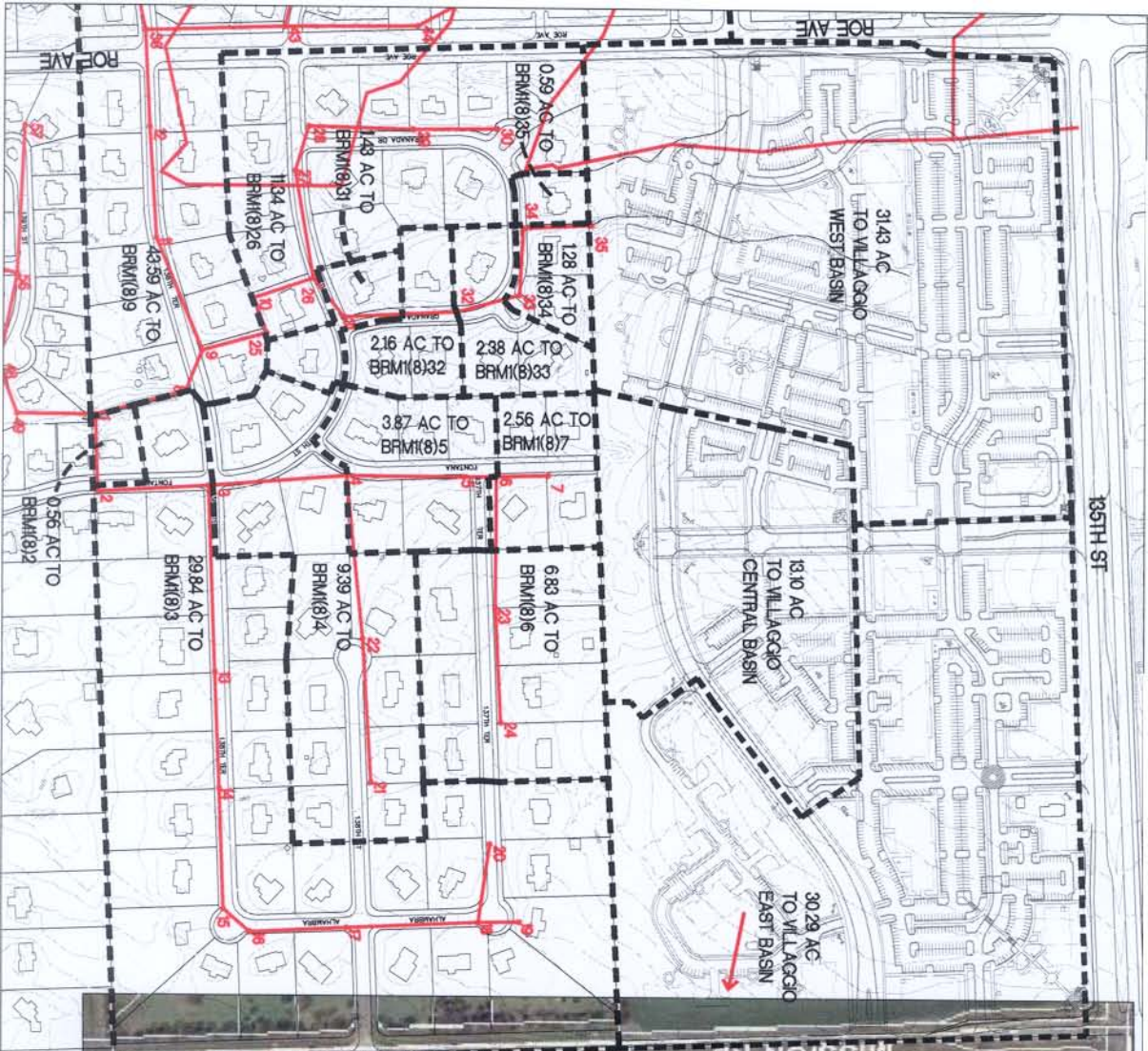
Jennifer Harder, P.E.
Senior Development Engineer

Enclosure

cc: Matt Ridpath, Engineering Technician

VillaggioEastService2-06





VILLAGGIO AT LEAWOOD
SANITARY SERVICE MAP