

# Cedar Creek Corporate Park

Cedar Creek Parkway and K-10, Olathe, Kansas



## Class A Headquarters Development Site

As exclusive agents, we are pleased to offer the following property for sale:

- ◆ Master planned mixed use development
- ◆ 21.63 acres available
- ◆ Visibility to 63,400 cars-per-day on K-10 Hwy.
- ◆ Directly accessible to K-10 via Cedar Creek Pkwy. exit
- ◆ Adjacent to Cedar Creek residential development, well established with over 1,200 existing families
- ◆ Home to award winning Shadow Glen Golf Course
- ◆ Beautifully landscaped streets and sidewalks create excellent corporate location
- ◆ Zoned C-2 (office)
- ◆ All utilities in place
- ◆ For sale at \$5,120,000 or \$5.50/sf

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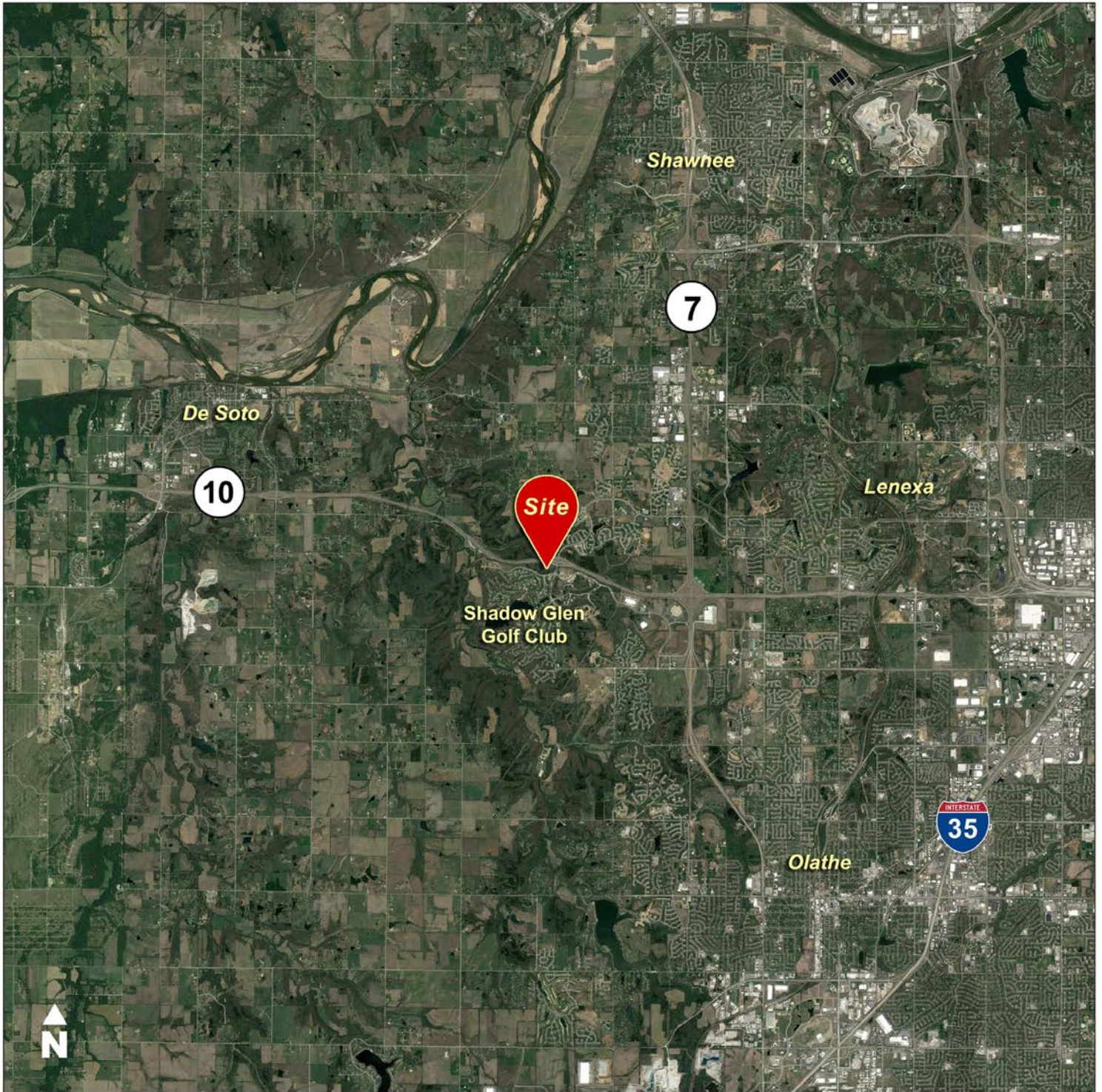
1220 Washington Street, Kansas City, Missouri  
Independently owned and operated

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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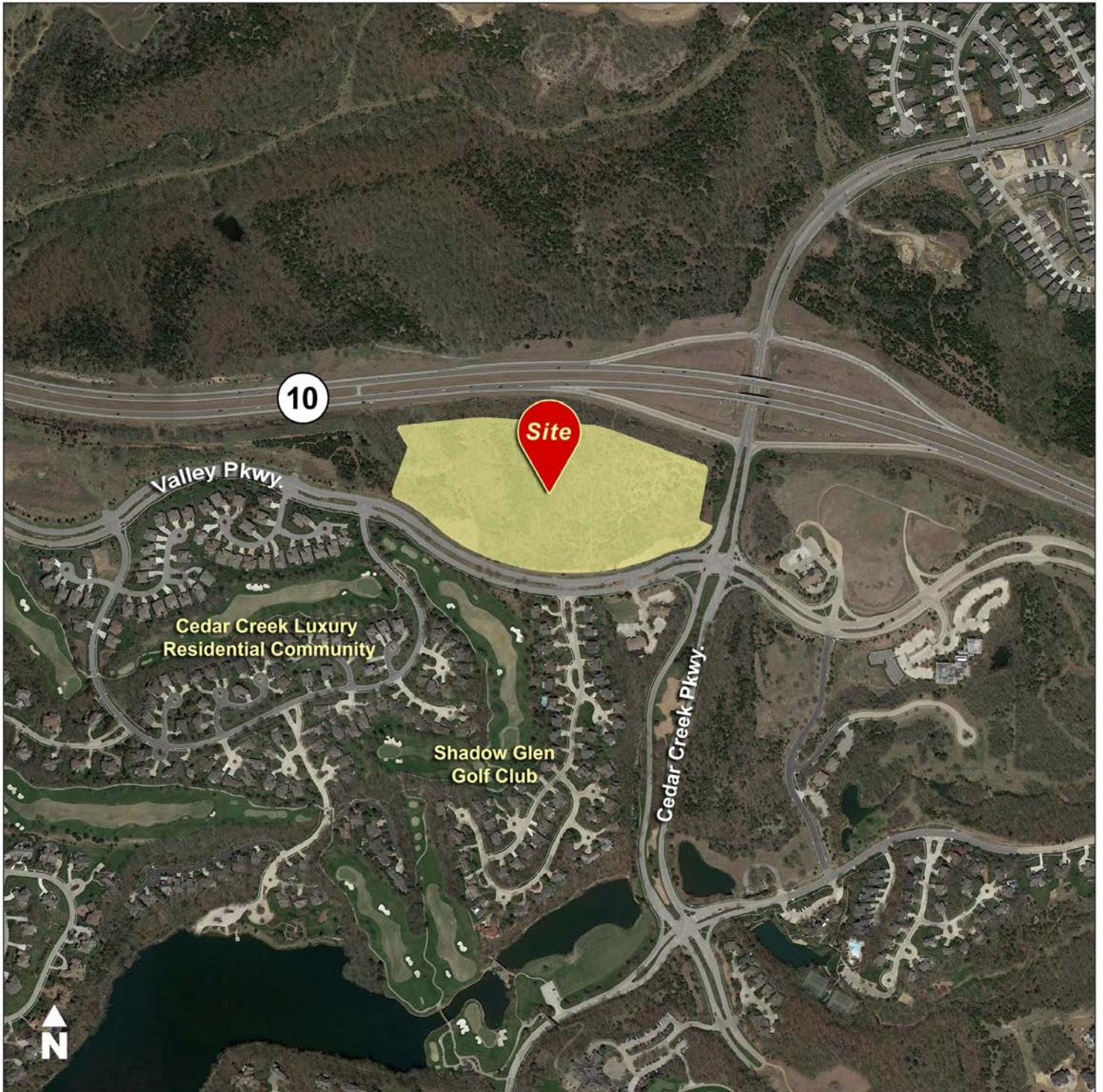
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