Metcalf 97

9701 Metcalf, Overland Park, KS

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



VARNUM
ARMSTRONG
DEETER

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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 enviornments.

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."

WalletHub

"10 Best Places to Live for Families"

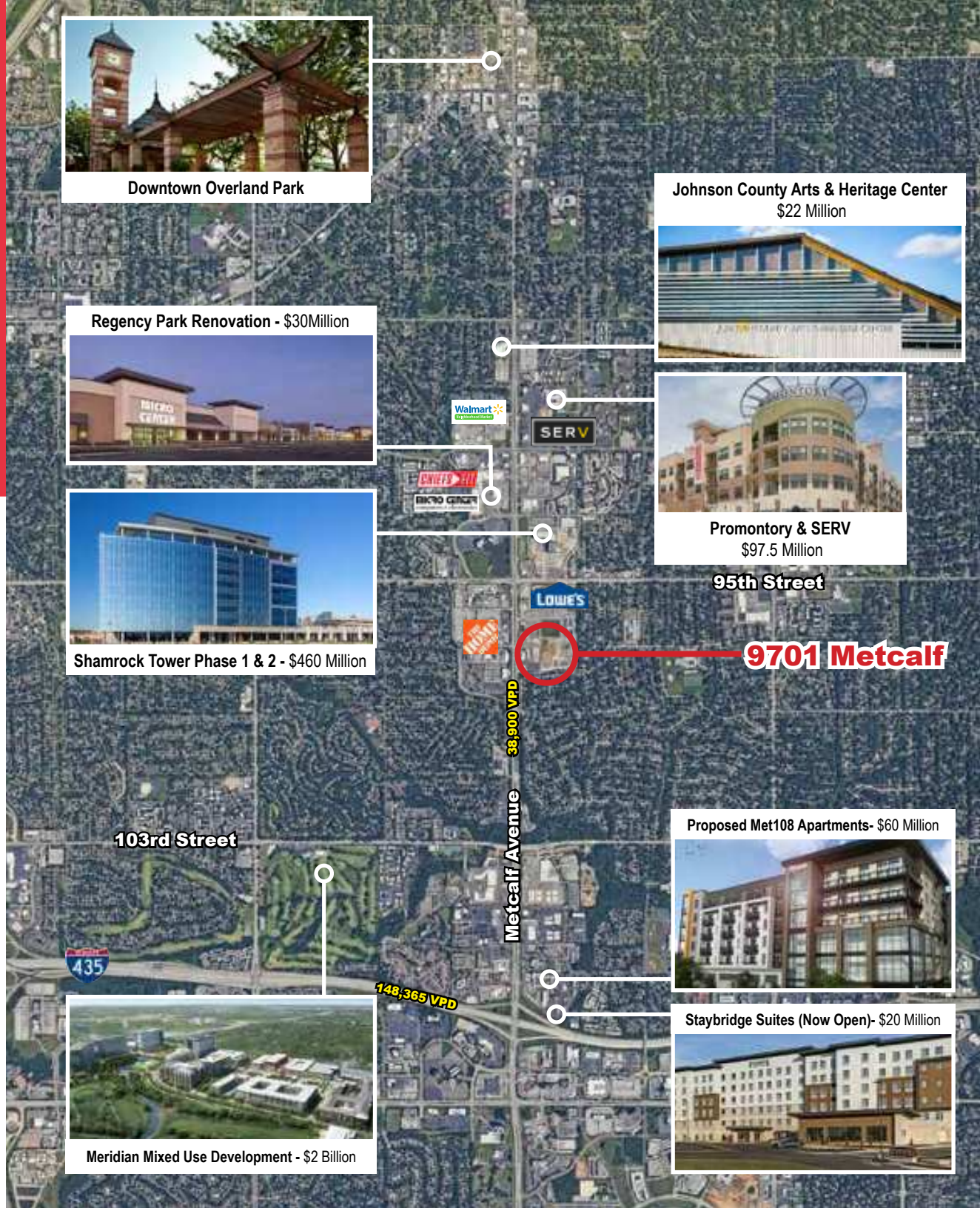
TRAVEL+ LEISURE

"Best Place to Raise a Family"

NICHE

"Best Places to Live"

Money



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
- Canopy Flats currently under construction with 300+ planned luxury units
- Zoned CP-2 (Planned General Business District)
- Positioned along Metcalf Avenue, a dominent 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 ministure 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



PROPERTY AERIAL



SITE PLAN


Lot 1A - SOLD!!
Lot 1B - 0.635 AC
Lot 6 - 0.558 AC
Lot 4 - SOLD!!
Lot 2 - SOLD!!
Lot 7 - Under Contract to High-End Asian Fast Food Concept
SOLD!!
300+Luxury Multifamily Units
Lot 5 - 0.563 AC
Lot 8 - 0.697 AC
Lot 3 - SOLD!!
Metcalf Avenue

CANOPY FLATS RENDERINGS & PROGRESS





CONSTRUCTION PROGRESS AS OF AUGUST 2026



SITE PHOTOS



Monument Signage









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