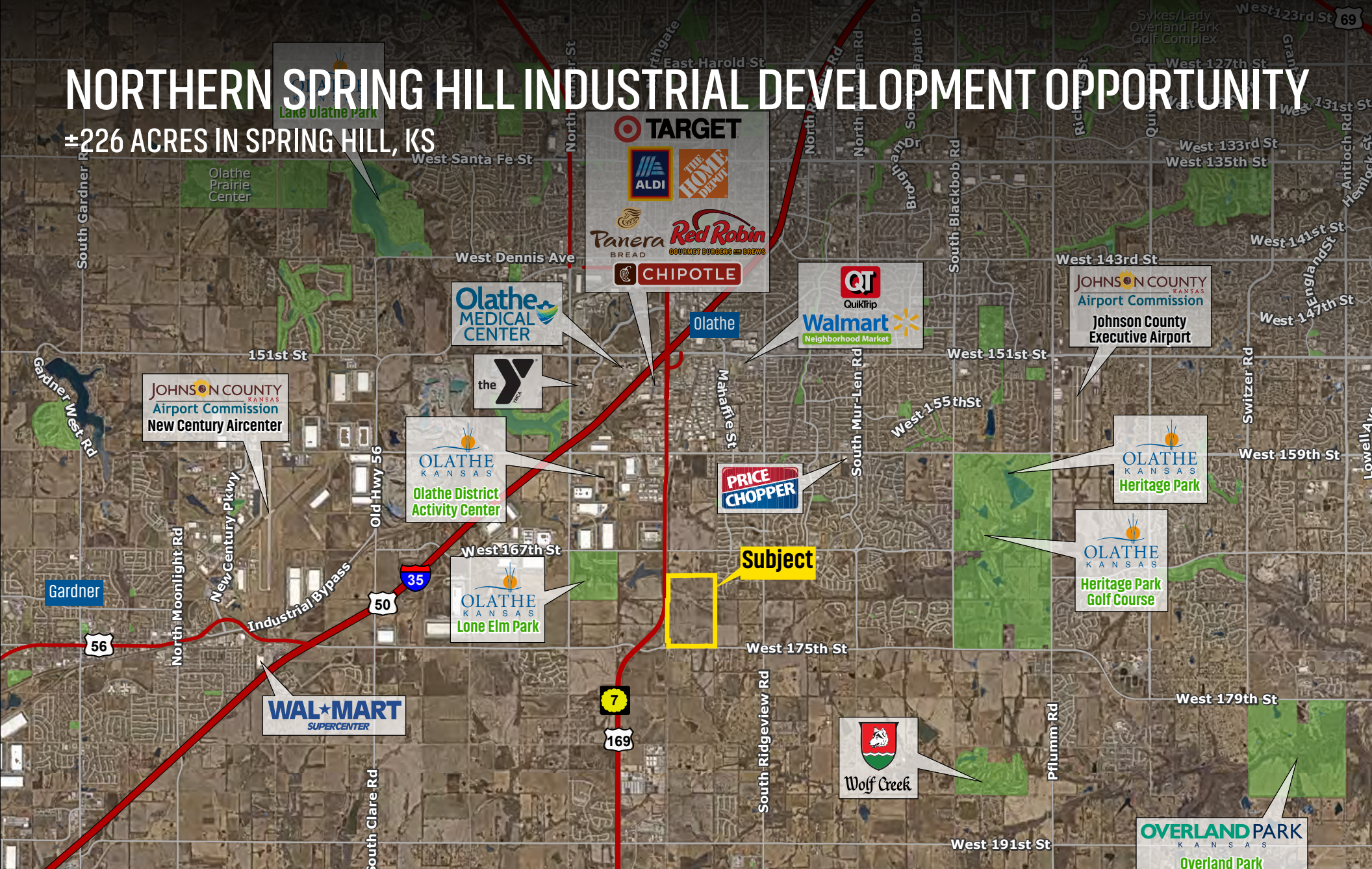


NORTHERN SPRING HILL INDUSTRIAL DEVELOPMENT OPPORTUNITY

±226 ACRES IN SPRING HILL, KS



CONTACT FOR MORE INFORMATION

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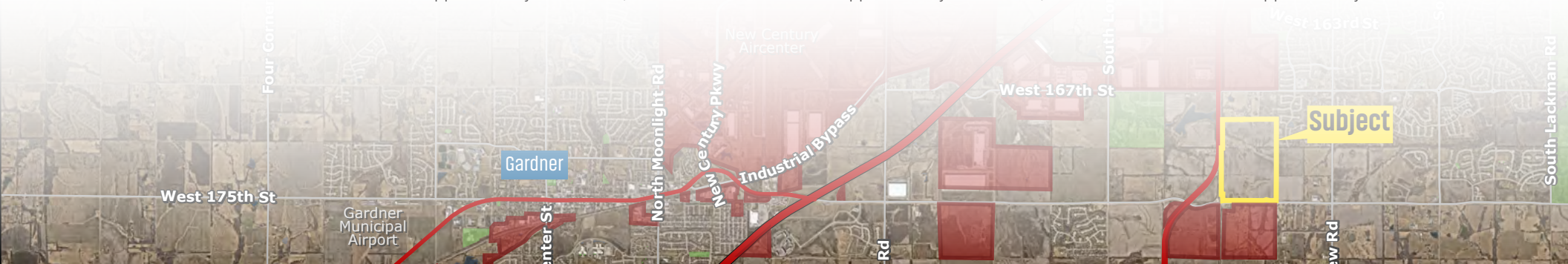
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ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION	The property is located at NEC 175th Street and KS Highway 169, Johnson County, Kansas.
PROPERTY DESCRIPTION	This highly visible, ±226 acres property has been annexed into Spring Hill with industrial zoning. The gently sloping topography is currently used for agriculture. Residential development is adjacent on the northeast corner with more plan to the east. The southern edge of the property is the 175th Street right-of-way.
SIZE	±226 Acres
SCHOOL DISTRICT	Spring Hill USD 230
PRICE	\$10,170,000 (\$45,000/ac)
ZONING	Industrial, City of Spring Hill
LAND USE	Easy highway access and the potential of a railroad spur make this an ideal location for industrial, distribution and/or flex-tech uses. The SWC of the property may be used for commercial uses such as a convenience store, car wash, etc.
LAND SALE CONSIDERATIONS	The city is supportive of a mix of residential types and densities ranging from apartments to single-family detached lots. Commercial or apartment uses will be acceptable on the southernmost 30 to 40 acres of the property along 175th. Two access points will be required onto 175th with an additional connection to the north into the adjacent subdivision.
UTILITIES	Spring Hill is currently (August 2026) constructing the sewer connection from the south with an anticipated completion date of February 2027. WaterOne provides water service at the south edge of the property.
REAL ESTATE TAXES	\$24.91 Average/Acre
PARCELS	0461462402001012000 – approximately 76.86 acres, 0461462402001011000 – approximately 0.90 acres, 0461462403001001010 – approximately 59.98 acres, 0461462403001001000 – approximately 17.85 acres, 0461462403001003000 – approximately 70.00 acres, 0461462403001002010 – approximately 0.69 acres



SPRING HILL, KANSAS GROWTH SUMMARY



Spring Hill has emerged as one of the fastest-growing communities in the south Kansas City metro over the past five years. Growth has extended well beyond housing, with measurable expansion in schools, infrastructure, and commercial activity reinforcing the city's long-term trajectory. The data below outlines the key drivers shaping Spring Hill's market position heading into 2026.

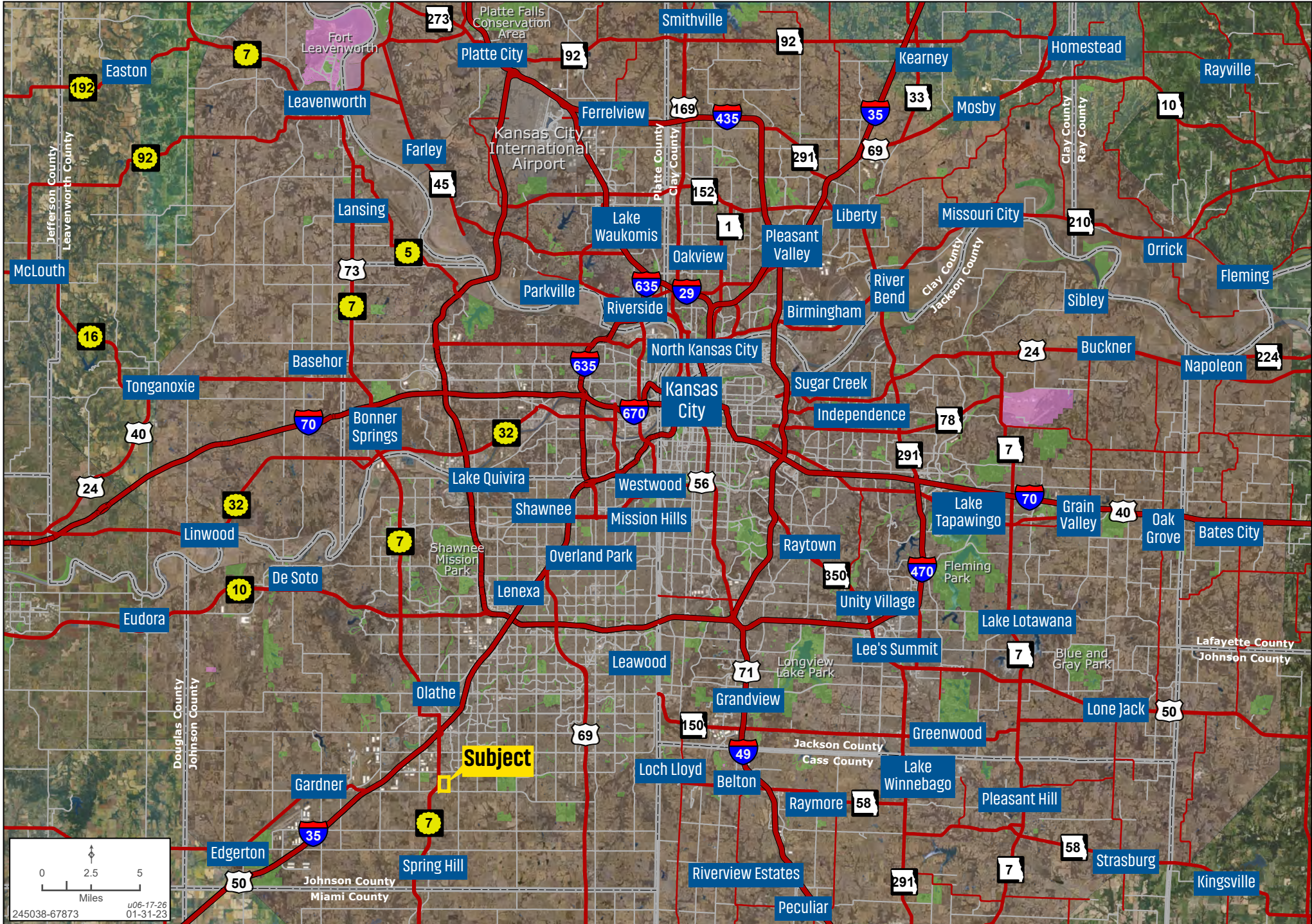
Key Points

- Population grew from 7,964 residents in 2020 to 10,777 in 2025, an increase of approximately 35.3%. Spring Hill's growth rate outpaced all other southern Kansas City metro suburbs on a percentage basis.
- Approximately 1,800 new dwellings have been permitted over the last four to five years.
- City financial materials indicated double-digit tax base growth, including about 12% growth for tax year 2023 and roughly 14% average annual growth over the prior four years.
- USD 230 reported 19% student growth over the past three years, and voters approved a \$60 million bond in 2025 to expand capacity.
- The city's capital plans include approximately \$90 million in wastewater projects and about \$19.5 million in transportation projects within the 2024–2028 Capital Improvement Plan.

Bottom line

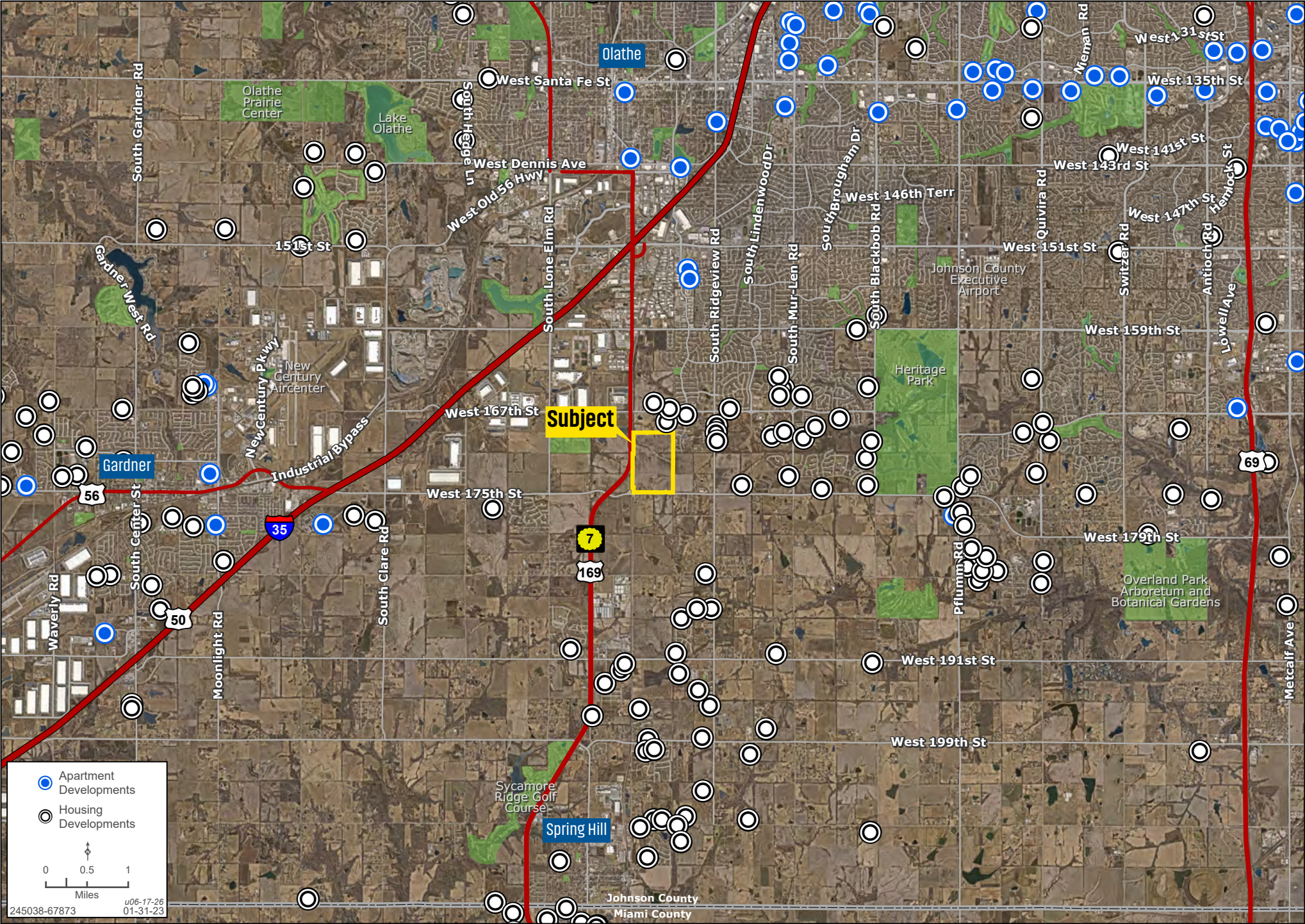
- Sustained, above-market population and permitting growth signals durable demand for residential land in Spring Hill relative to peer south metro suburbs.
- Expanding school capacity (Dayton Creek Elementary, USD 230 bond) alongside rising commercial and industrial permitting shows the community scaling services and employment together with residential rooftops, supporting mixed-use and commercial site demand.
- Multi-year capital investment in wastewater, transportation, and utility infrastructure (2024–2028 CIP, WaterOne extension, corridor improvements) indicates the city is actively preparing for continued long-term growth, a favorable signal for land positioning and phasing decisions.

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HOUSING AND DEVELOPMENT

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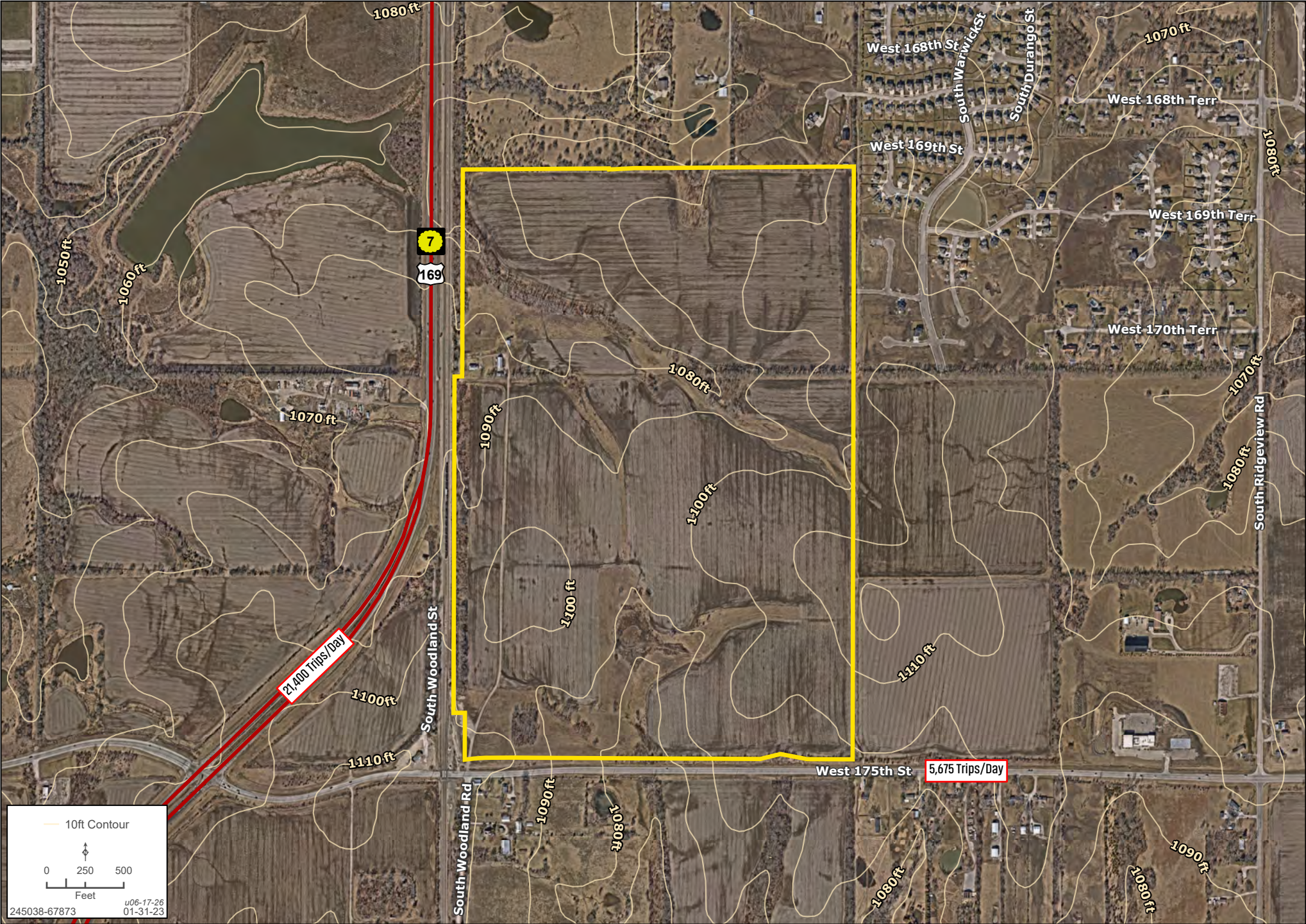


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PROPERTY DETAIL & CONTOURS

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Demographic and Income Profile

Report
Spring Hill, Kansas
Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	82,605	89,515	92,411
Total Households	27,981	31,106	32,417
Family Households	21,826	23,838	24,706
Average Household Size	2.91	2.84	2.81
Owner Occupied Housing Units	21,736	24,344	25,523
Renter Occupied Housing Units	6,245	6,762	6,894
Median Age	36.2	37.5	38.0

Trends 2026 - 2031	Area	State	National
Population	0.60%	0.20%	0.50%
Households	0.80%	0.40%	0.70%
Family Population	0.70%	0.20%	0.60%
Owner Occupied Housing Units	1.00%	0.50%	0.00%
Median Household Income	2.80%	2.40%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,708	6.9%	5,848	6.5%	5,929	6.4%
5-9	6,576	8.0%	6,580	7.3%	6,338	6.9%
10-14	7,074	8.6%	6,867	7.7%	6,741	7.3%
15-19	6,366	7.7%	6,705	7.5%	6,332	6.8%
20-24	4,365	5.3%	5,786	6.5%	5,678	6.1%
25-29	4,255	5.2%	5,040	5.6%	6,363	6.9%
30-34	5,459	6.6%	4,941	5.5%	5,605	6.1%
35-39	6,474	7.8%	6,076	6.8%	5,430	5.9%
40-44	6,300	7.6%	6,949	7.8%	6,527	7.1%
45-49	5,870	7.1%	6,457	7.2%	6,852	7.4%
50-54	5,304	6.4%	5,883	6.6%	6,238	6.8%
55-59	5,081	6.2%	5,119	5.7%	5,296	5.7%
60-64	4,287	5.2%	4,842	5.4%	4,684	5.1%
65-69	3,547	4.3%	4,134	4.6%	4,410	4.8%
70-74	2,723	3.3%	3,283	3.7%	3,688	4.0%
75-79	1,553	1.9%	2,509	2.8%	2,761	3.0%
80-84	895	1.1%	1,456	1.6%	2,098	2.3%
Age 85+	768	0.9%	1,038	1.2%	1,441	1.6%

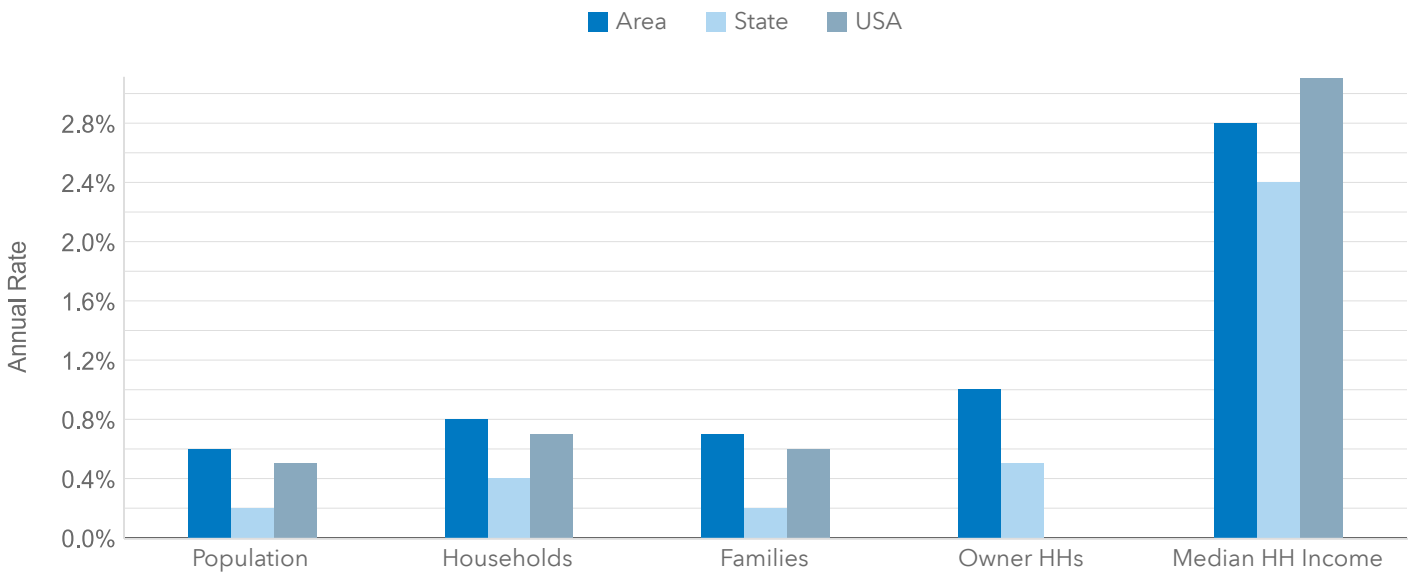
Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	735	2.4%	634	2.0%
\$10,000-14,999	404	1.3%	323	1.0%
\$15,000-19,999	323	1.0%	246	0.8%
\$20,000-24,999	392	1.3%	316	1.0%
\$25,000-29,999	596	1.9%	472	1.5%
\$30,000-34,999	588	1.9%	460	1.4%
\$35,000-39,999	826	2.7%	681	2.1%
\$40,000-44,999	728	2.3%	608	1.9%
\$45,000-49,999	697	2.2%	601	1.9%
\$50,000-59,999	1,023	3.3%	858	2.6%
\$60,000-74,999	1,983	6.4%	1,691	5.2%
\$75,000-99,999	3,518	11.3%	3,183	9.8%
\$100,000-124,999	3,482	11.2%	3,231	10.0%
\$125,000-149,999	3,215	10.3%	3,408	10.5%
\$150,000-199,999	5,938	19.1%	7,166	22.1%
\$200,000-249,999	2,659	8.6%	3,333	10.3%
\$250,000-299,999	1,478	4.8%	2,024	6.2%
\$300,000-399,999	1,060	3.4%	1,483	4.6%
\$400,000-499,999	642	2.1%	564	1.7%
\$500,000+	821	2.6%	1,135	3.5%
Median Household Income	\$126,667	-	\$145,669	-
Average Household Income	\$152,758	-	\$172,326	-
Per Capita Income	\$53,386	-	\$60,770	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	61,894	74.9%	65,817	73.5%	66,379	71.8%
Black Alone	4,014	4.9%	4,579	5.1%	4,804	5.2%
American Indian	405	0.5%	498	0.6%	512	0.6%
Asian Alone	3,418	4.1%	3,862	4.3%	4,381	4.7%
Pacific Islander	57	0.1%	60	0.1%	62	0.1%
Some Other Race	4,344	5.3%	4,990	5.6%	5,532	6.0%
Two or More Races	8,473	10.3%	9,709	10.8%	10,743	11.6%
Hispanic (Any Race)	10,430	12.6%	11,961	13.4%	13,278	14.4%

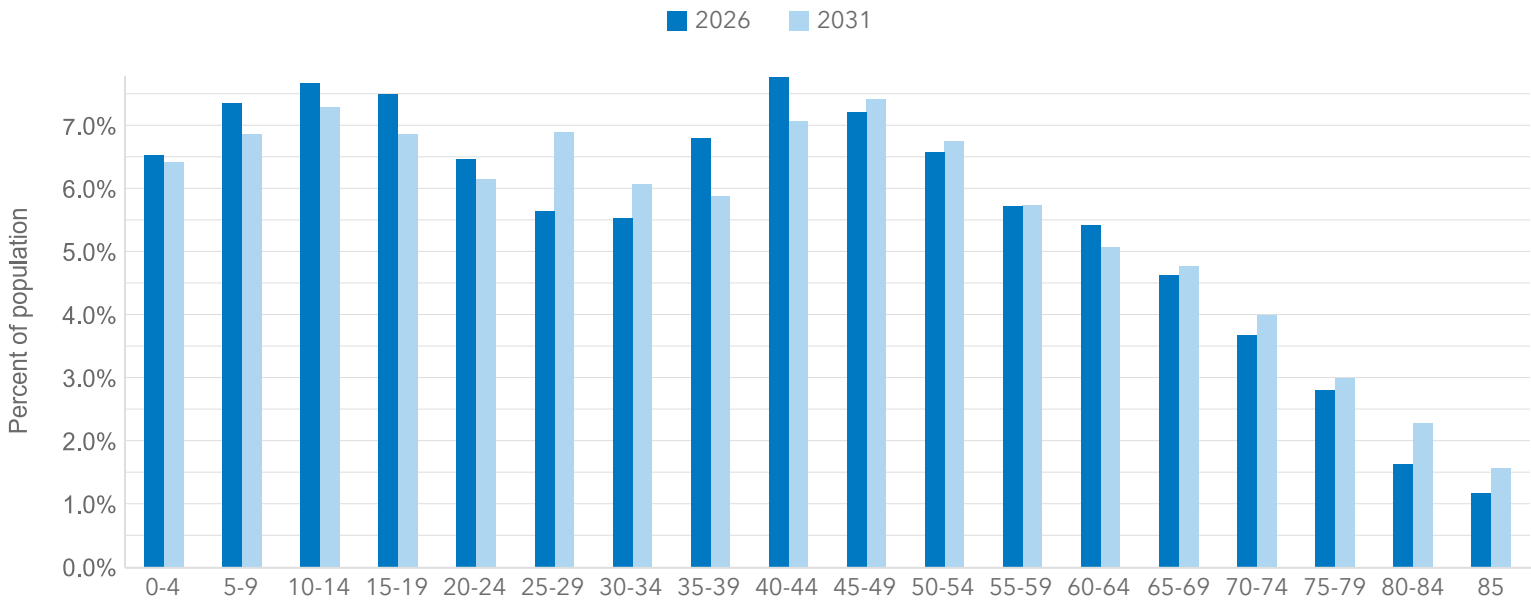
Key Indicators for 2026



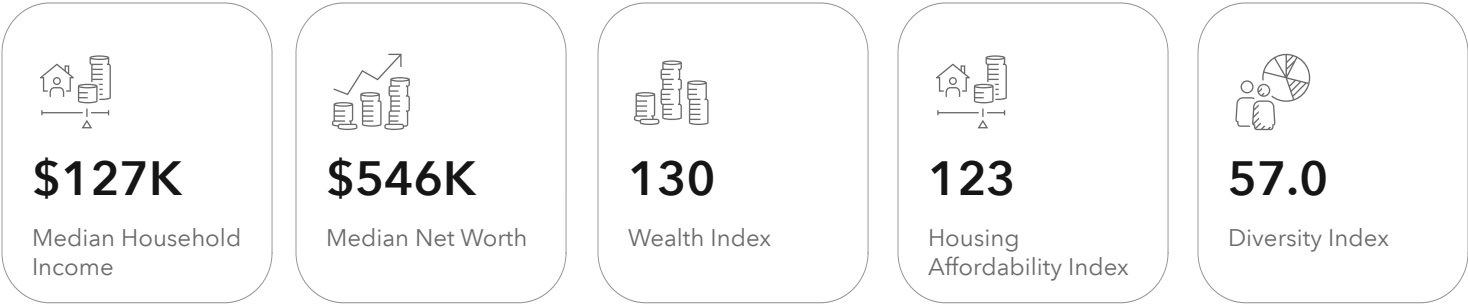
Trends: 2026 - 2031 Annual Rate



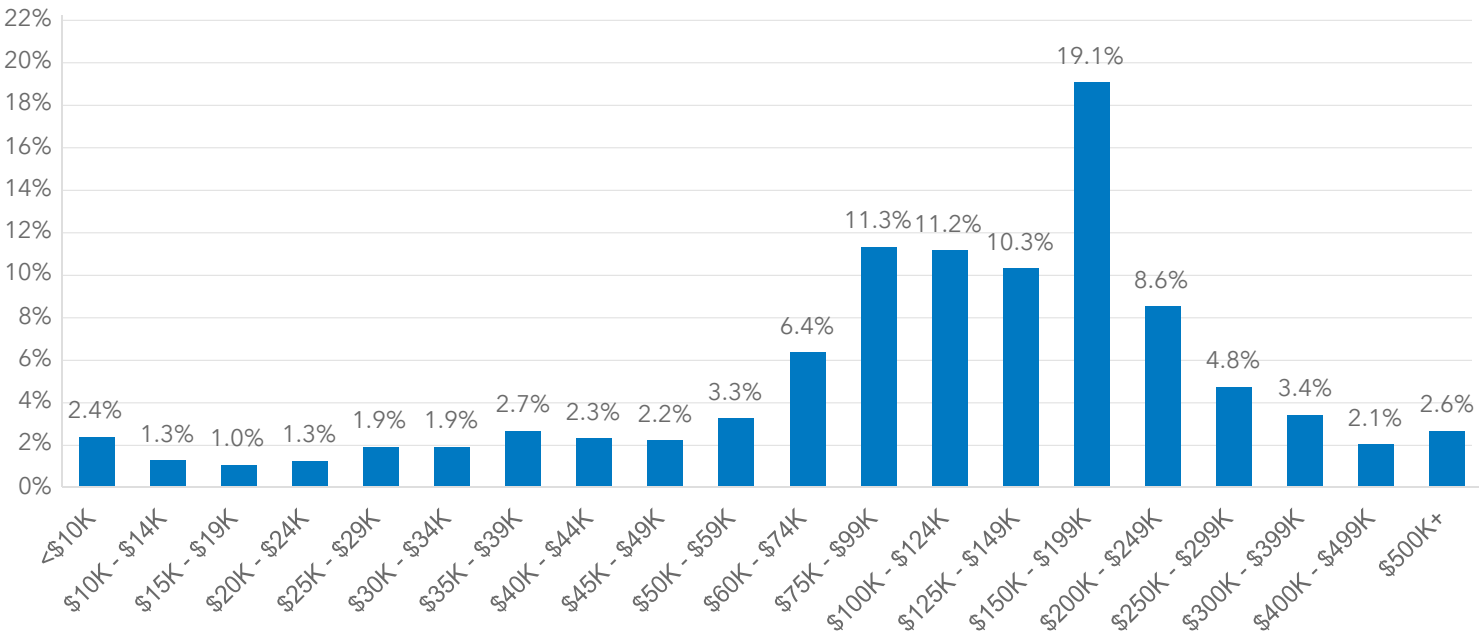
Population by Age



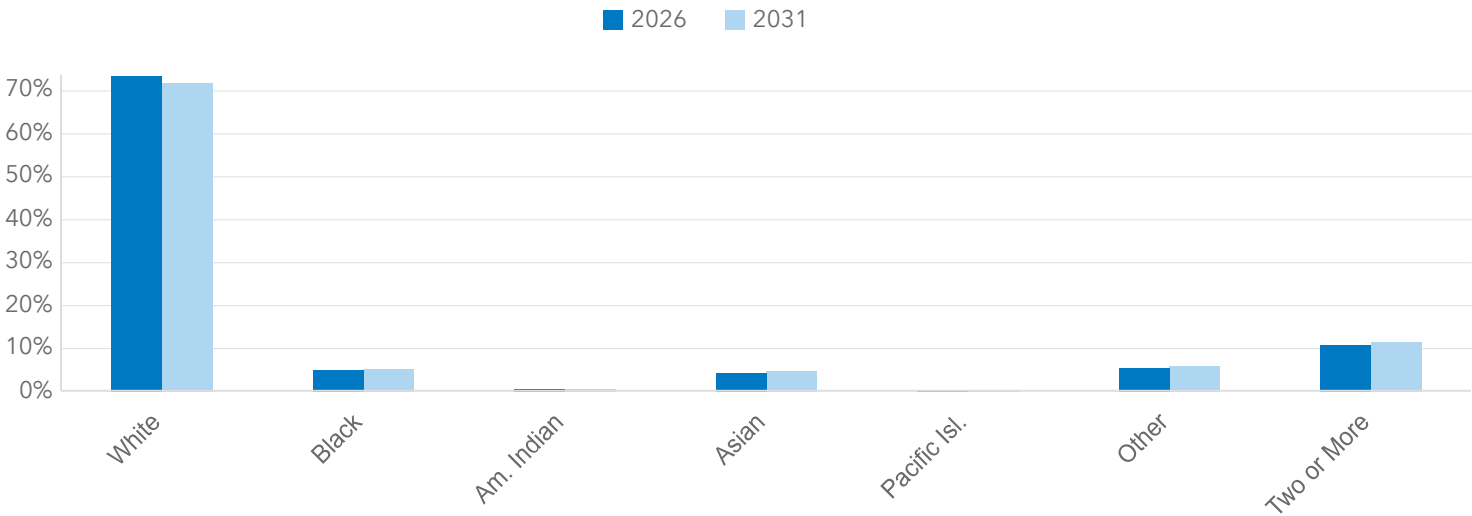
Key Indicators for 2026



Households by Income for 2026



Population by Race



Disposable Income Profile

Report
Spring Hill, Kansas
Ring: 5 mile radius



	Census 2020	2026	2031	2026-2031 Change	2026-2031 Annual Rate
Population	82,605	89,515	92,411	2,896	0.64%
Median Age	36.2	37.5	38.0	0.5	0.27%
Households	27,981	31,106	32,417	1,311	0.83%
Average Household Size	2.91	2.84	2.81	-0.03	-0.21%

2026 Households by Disposable Income	Number	Percent
Total	31,106	100.0%
<\$15,000	1,209	3.9%
\$15,000-\$24,999	1,095	3.5%
\$25,000-\$34,999	1,686	5.4%
\$35,000-\$49,999	2,559	8.2%
\$50,000-\$74,999	3,963	12.7%
\$75,000-\$99,999	4,618	14.8%
\$100,000-\$149,999	8,694	27.9%
\$150,000-\$199,999	3,754	12.1%
\$200,000+	3,528	11.3%
Median Disposable Income	\$101,394	
Average Disposable Income	\$112,665	

2026 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	664	4,152	6,692	6,695	5,469	4,279	3,156
<\$15,000	56	13	226	114	303	155	342
\$15,000-\$24,999	96	60	197	65	209	188	281
\$25,000-\$34,999	99	363	237	113	262	369	243
\$35,000-\$49,999	110	361	369	498	286	415	521
\$50,000-\$74,999	169	607	731	752	461	717	526
\$75,000-\$99,999	75	815	1,033	772	807	784	331
\$100,000-\$149,999	48	1,293	2,304	2,074	1,391	1,073	511
\$150,000-\$199,999	6	362	876	1,334	754	262	160
\$200,000+	5	278	719	973	996	316	241
Median Disposable Income	\$45,004	\$94,331	\$107,185	\$118,543	\$110,084	\$82,539	\$57,014
Average Disposable Income	\$50,009	\$100,445	\$117,703	\$133,978	\$129,615	\$95,361	\$80,078

Data Note: Disposable Income is after-tax household income and forecasts are based on the Current Population Survey, U.S. Census Bureau.

Market Profile

Report
Spring Hill, Kansas
Rings: 5 mile radii



Population Summary		5 miles
2010 Total Population		72,145
2020 Total Population		82,605
2020 Group Quarters		1,199
2026 Total Population		89,515
2026 Group Quarters		1,197
2031 Total Population		92,411
2026-2031 Annual Rate		0.64%
2026 Total Daytime Population		86,649
Workers		46,946
Residents		39,703
Household Summary		
2010 Total Households		24,484
2010 Average Household Size		2.90
2020 Total Households		27,981
2020 Average Household Size		2.91
2026 Total Households		31,106
2026 Average Household Size		2.84
2031 Total Households		32,417
2031 Average Household Size		2.81
2026-2031 Annual Rate		0.83%
2026 Families		23,838
2026 Average Family Size		3.22
2031 Families		24,706
2031 Average Family Size		3.21
2026-2031 Growth Rate		0.72%
Median Household Income		
2026		\$126,667
2031		\$145,669

Per Capita Income	5 miles
2026	\$53,386
2031	\$60,770

2026 Households by Income	
Household Income Base	31,108
<\$10,000	2.4%
\$10,000-14,999	1.3%
\$15,000-19,999	1.0%
\$20,000-24,999	1.3%
\$25,000-29,999	1.9%
\$30,000-34,999	1.9%
\$35,000-39,999	2.7%
\$40,000-44,999	2.3%
\$45,000-49,999	2.2%
\$50,000-59,999	3.3%
\$60,000-74,999	6.4%
\$75000-99999	11.3%
\$100,000-124,999	11.2%
\$125,000-149,999	10.3%
\$150000-199999	19.1%
\$200,000-249,999	8.6%
\$250,000-299,999	4.8%
\$300,000-399,999	3.4%
\$400,000-499,999	2.1%
\$500,000+	2.6%
Average Household Income	\$152,758

2026 Affordability, Mortgage and Wealth	
Housing Affordability Index	123
Percent of Income for Mortgage	17.7%
Wealth Index	130

Median Home Value	
2026	\$380,256
2031	\$452,078

2026 Home Value	5 miles
Total Owner Occupied Housing Units	24,346
<\$50,000	2.4%
\$50,000 - \$99,999	0.5%
\$100,000 - \$149,999	1.0%
\$150,000 - \$199,999	2.6%
\$200,000 - \$249,999	5.6%
\$250,000 - \$299,999	10.6%
\$300,000 - \$399,999	34.0%
\$400,000 - \$499,999	17.7%
\$500,000 - \$749,999	20.0%
\$750,000 - \$999,999	3.2%
\$1,000,000 - \$1,499,999	1.0%
\$1,500,000 - \$1,999,999	0.9%
\$2,000,000 +	0.6%
Average Home Value	\$440,590

Housing Unit Summary	
2010 Total Housing Units	25,868
Owner Occupied Housing Units	78.3%
Renter Occupied Housing Units	21.7%
Vacant Housing Units	5.3%
2020 Housing Units	29,012
Owner Occupied Housing Units	77.7%
Renter Occupied Housing Units	22.3%
Vacant Housing Units	3.5%
2026 Housing Units	32,107
Owner Occupied Housing Units	78.3%
Renter Occupied Housing Units	21.7%
Vacant Housing Units	3.1%
2031 Total Housing Units	33,667
Owner Occupied Housing Units	78.7%
Renter Occupied Housing Units	21.3%
Vacant Housing Units	3.7%

2026 Population by Sex		5 miles
Males		45,106
Females		44,409

Median Age	
2010	33.1
2020	36.2
2026	37.5
2031	38.0

2026 Population by Age	
Total	89,513
0 - 4	6.5%
5 - 9	7.3%
10 - 14	7.7%
15 - 24	13.9%
25 - 34	11.2%
35 - 44	14.6%
45 - 54	14.4%
55 - 64	11.1%
65 - 74	8.3%
75 - 84	4.4%
85 +	1.2%
18 +	73.9%

2026 Population 15+ by Marital Status	
Total	70,220
Never Married	28.3%
Married	60.6%
Widowed	3.4%
Divorced	7.8%

2026 Pop 25+ by Educational Attainment		5 miles
Total		57,730
Less than 9th Grade		1.8%
9th - 12th Grade, No Diploma		2.7%
High School Graduate		14.7%
GED/Alternative Credential		2.0%
Some College, No Degree		16.5%
Associate Degree		11.0%
Bachelor's Degree		33.1%
Graduate/Professional Degree		18.1%

2020 Population by Race/Ethnicity	
Total	82,605
White Alone	74.9%
Black Alone	4.9%
American Indian Alone	0.5%
Asian Alone	4.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.3%
Two or More Races	5.3%
Hispanic Origin	12.6%
Diversity Index	54.9

2026 Population by Race/Ethnicity	
Total	89,515
White Alone	73.5%
Black Alone	5.1%
American Indian Alone	0.6%
Asian Alone	4.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.6%
Two or More Races	10.8%
Hispanic Origin	13.4%
Diversity Index	57.0

2026 Employed Pop 16+ by Occupation		5 miles
Total		52,031
White Collar		70.6%
Management/Business/Financial		21.1%
Professional		30.8%
Sales		8.4%
Administrative Support		10.3%
Services		12.7%

2026 Employed Pop 16+ by Occupation		
Total		52,031
Blue Collar		16.7%
Farming/Forestry/Fishing		0.1%
Construction/Extraction		2.6%
Installation/Maintenance/Repair		2.3%
Production		4.6%
Transportation/Material Moving		7.2%
White Collar		70.6%
Management/Business/Financial		21.1%
Professional		30.8%
Sales		8.4%
Administrative Support		10.3%
Services		12.7%

2026 Civilian Population 16+ in Labor Force		
Civilian Population 16+		52,031
Population 16+ Employed		96.7%
Population 16+ Unemployment rate		3.3%
Population 16-24 Employed		15.2%
Population 16-24 Unemployment rate		5.9%
Population 25-54 Employed		60.0%
Population 25-54 Unemployment rate		2.5%
Population 55-64 Employed		15%
Population 55-64 Unemployment rate		3.1%
Population 65+ Employed		6%
Population 65+ Unemployment rate		4.0%

2026 Employed Population 16+ by Industry	5 miles
Total	50,327
Agriculture/Mining	0.4%
Construction	5.7%
Manufacturing	10.9%
Wholesale Trade	2.7%
Retail Trade	10.1%
Transportation/Utilities	5.7%
Information	2%
Finance/Insurance/Real Estate	7.9%
Services	50.8%
Public Administration	3.2%

2026 Consumer Spending	
Apparel & Services: Total \$	\$98,449,751
Average Spent	\$3,164.98
Spending Potential Index	124
Education: Total \$	\$78,812,683
Average Spent	\$2,533.68
Spending Potential Index	126
Entertainment/Recreation: Total \$	\$166,834,174
Average Spent	\$5,363.41
Spending Potential Index	125
Food at Home: Total \$	\$293,717,046
Average Spent	\$9,442.46
Spending Potential Index	120
Food Away from Home: Total \$	\$172,912,593
Average Spent	\$5,558.82
Spending Potential Index	125
Health Care: Total \$	\$304,332,510
Average Spent	\$9,783.72
Spending Potential Index	122
HH Furnishings & Equipment: Total \$	\$110,541,567
Average Spent	\$3,553.71
Spending Potential Index	125
Personal Care Products & Services: Total \$	\$44,569,738
Average Spent	\$1,432.83
Spending Potential Index	126

2026 Consumer Spending		5 miles
Shelter: Total \$		\$1,037,821,406
Average Spent		\$33,364.03
Spending Potential Index		121
Support Payments/Gifts in Kind: Total \$		\$122,708,315
Average Spent		\$3,944.84
Spending Potential Index		129
Travel: Total \$		\$142,619,718
Average Spent		\$4,584.96
Spending Potential Index		125
Vehicle Maintenance & Repairs: Total \$		\$46,981,716
Average Spent		\$1,510.37
Spending Potential Index		122

Top Tapestry Segment

5 miles

Flourishing Families (H1):

This segment is characterized by large Southern and Midwestern suburban families in growing developments.

[Learn more about this segment...](#)

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

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