

Offering Memorandum

SW Corner 191st Street & Ridgeview Road

Spring Hill, Kansas 66083 | Johnson County

8.74 Acres | Dual-Zoned | CP-2 + RP-4 | Asking Price: \$1,395,000

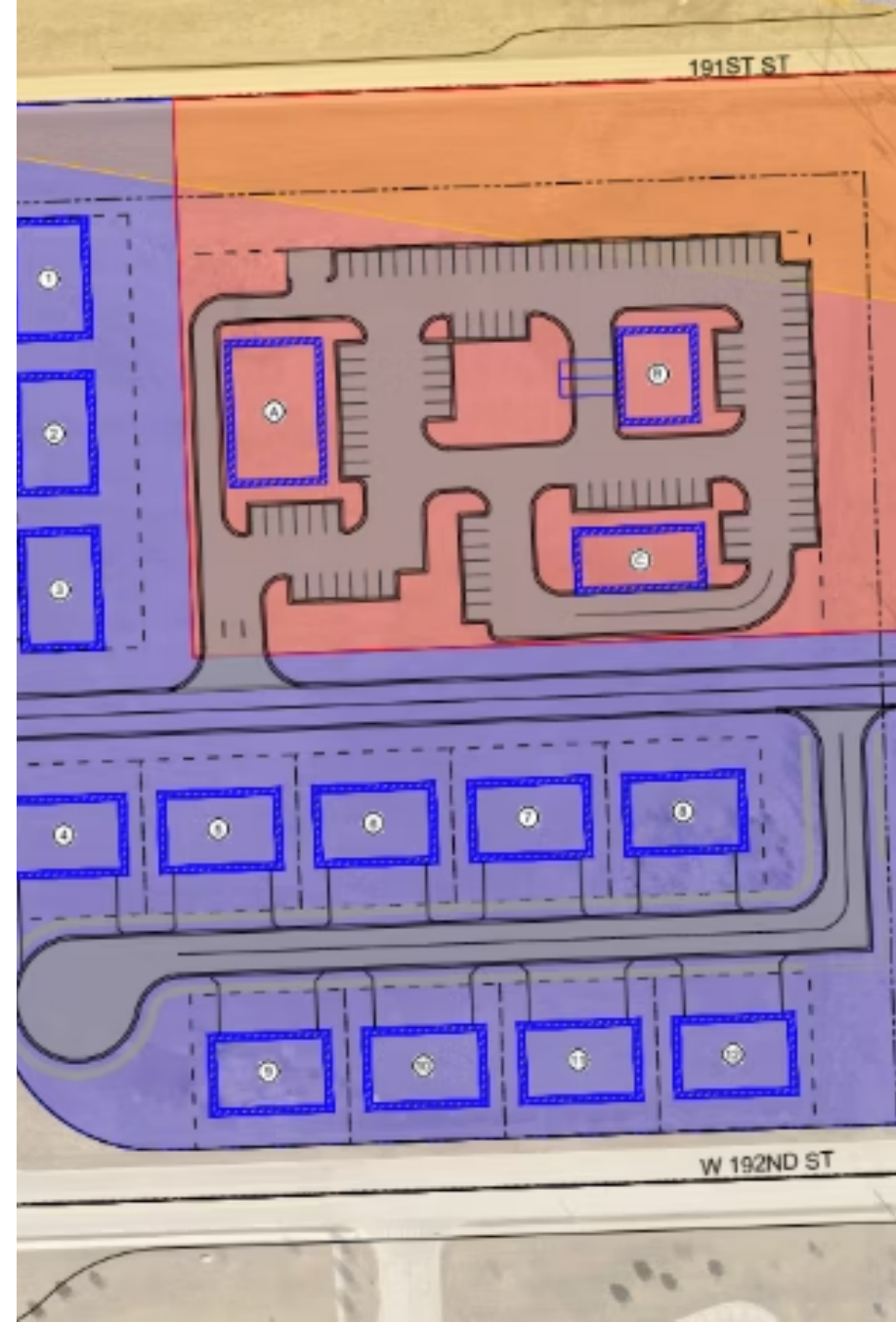


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This Offering Memorandum is prepared for qualified purchasers only. A Confidentiality Agreement is required prior to receiving the full due diligence package.

Property at a Glance

Metric	Value
Asking Price	\$1,395,000
Price Per Gross Acre	\$159,611/acre
Total Site Acreage	8.74 Acres
Net Developable Acreage	7.35 Acres
Zoning	CP-2 (2.73 AC) + RP-4 (4.62 AC)
Commercial Program	11,600 SF across 3 buildings
Residential Program	36 Units (Planned Multifamily)
Utilities	All utilities available nearby
Intersection	Signalized — 191st St & Ridgeview Rd
County	Johnson County, Kansas
APN	EF231501-3001
RHID Eligible	Yes — Spring Hill precedent established

Location Overview



Property Highlights

A clean mixed-use corner site in Spring Hill's primary growth corridor, offering a rare combination of zoning, visibility, infrastructure, and residential demand.

Dual-Zoned Platform

One of the last remaining mixed-use corner sites in Spring Hill with CP-2 commercial and RP-4 multifamily zoning already in place.

Signalized Corner at a High-Growth Intersection

Full-corner position at 191st Street & Ridgeview Road with 12,000–18,000 VPD on 191st and a newly installed traffic signal driven by surrounding residential growth.

All Utilities Available Nearby

Water, sewer, electric, gas, and telecom are all available nearby — removing a major cost and timeline hurdle for the incoming developer.

1,000+ Rooftops in the Immediate Trade Area

Garrett Ranch, Fox Hollow, Wiswell Farms, and Estates of Wolf Creek are actively delivering homes from \$309K–\$576K within direct proximity.

Johnson County's Fastest-Growing City

Spring Hill has grown 295% since 2000, with average household income within 1 mile at \$132,819.

RHID Eligible — Precedent Already Set

The City of Spring Hill has already approved an RHID on this exact corridor, reducing approval risk for a qualifying residential developer.

Property Overview

Location & Access

- SW corner of 191st Street & Ridgeview Road, Spring Hill, Kansas 66083
- Signalized intersection with dual-street frontage
- 191st Street: 12,000–18,000 VPD
- Ridgeview Road: 5,000–10,000 VPD
- Direct access from both streets

Site Characteristics

- 8.74 total acres | 7.35 net developable acres
- Generally level topography — minimal grading required
- Site cleared and in ready-to-develop condition
- Low flood risk
- All utilities available nearby: sanitary sewer at east and north corners; water main at Forest Spring Middle School to the west; electric, natural gas, and telecom — verify all connection points prior to close

Market Overview — Spring Hill, Kansas

295%

Population growth since
2000

\$132,819

Average household income
(1-mile trade area)

1,000+

Active rooftops in immediate
trade area

\$1,815/mo

Average apartment rent
(RentCafe, 2026)

Residential Growth Pipeline

Development	Builder
Garrett Ranch	Arise Homes
Fox Hollow	Ashlar
Wiswell Farms	Lennar
Estates of Wolf Creek	—
Total Active Pipeline	—

Why Spring Hill, Why Now

- Fastest-growing city in the Kansas City metro area
- Johnson County average HHI: \$109,357 — highest in Kansas
- 35.9% household growth projected 2026–2031
- City has committed to major infrastructure: wastewater plant expanded from 5M to 30M GPD
- Residential days on market: 41 days — sustained demand signal

Zoning & Entitlements

CP-2 — Planned General Business District

2.73 Acres

- Highest-intensity commercial designation in Spring Hill
- Conceptual site plan engineered for 3 buildings with drive-through lanes and 105-space shared parking field
- Front setback: 15 ft | Rear: 10 ft | Street side: 15 ft | Interior side: None
- Max height: 45 ft / 3 stories | Parking: 4 spaces per 1,000 SF GBA
- Front/street side setbacks reducible to 0 ft for urban main-street character design

RP-4 — Planned Multi-Family District

4.62 Acres

- Spring Hill's highest-density residential designation
- 36-unit (12-building distributed) and 96-unit (4-building consolidated) concept plans prepared and included in due diligence package
- Permitted uses: Single-family, duplex, multifamily, agriculture, church/place of worship, parks & recreation, minor utilities
- Flexible unit mix and building configuration through negotiated site plan process

- ❏ Conceptual site plans prepared by a licensed engineer (July 2026) are available to qualified purchasers upon execution of a Confidentiality Agreement.

CP-2 Permitted & Conditional Uses

Per Spring Hill UZO Section 17.326

Permitted Uses By Right

- Retail (limited & general)
- Restaurants & food service
- Banks / financial institutions
- Medical services
- General office
- Personal care services
- Personal improvement services
- Convenience store
- Printing / copying (limited & general)
- Vocational school
- Wholesale / business services
- ATMs
- Funeral home
- Church / place of worship
- Parks & recreation
- Minor utilities

Conditional Uses Requiring CUP

- Service station
- Car wash
- Hotel / motel
- Vehicle sales & repair
- Self-service storage
- Tavern / drinking establishment
- Microbrewery
- Indoor / outdoor recreation
- Communication tower
- Day care
- Freeway sign
- Hospital / nursing home
- Congregate care / retirement housing
- Bed & breakfast
- Boarding / lodging home
- Broadcast / recording studio
- Class A & B clubs
- General animal care
- Mineral extraction

RP-4 Permitted Uses

Planned Multifamily District — Per Spring Hill UZO (Equivalent: R-4)

Permitted Uses By Right

- Single-family, duplex & multifamily dwellings
- Agriculture (grains, feed crops, fruits, nuts, berries)
- Church / place of worship
- Parks & recreation
- Minor utility

No commercial or industrial uses permitted by right.

What This Means for This Site

- The 36-unit and 96-unit multifamily concepts are permitted by right under RP-4 — no rezoning required
- Flexible unit mix and building configuration through negotiated site plan process
- Highest-density residential designation in Spring Hill
- RHID eligible — Spring Hill precedent established on this corridor

RP-4 Development Standards

RP-4 (Planned) vs. R-4 (Standard) — Per Spring Hill UZO

Development Standards — RP-4 vs. R-4

Standard	RP-4 (Planned)	R-4 (Standard)
Min. lot size — Multifamily	3,000 SF/unit	3,000 SF/unit
Front setback	15 ft	35 ft
Rear setback	20 ft (30 ft for 3+ unit bldgs)	25 ft
Interior side setback	5 ft (10 ft MF; 20 ft between bldgs)	10 ft
Street side setback	25 ft	25 ft
Max building height	50 ft / 4 stories	35 ft / 2 stories
Parking	2 spaces/unit	2 spaces/unit
Open space	15% net land area	Not specified
Density	3,000 SF/unit min. lot area	6 units/acre max intent

Key Advantages of RP-4 vs. Standard R-4

- 4-story / 50 ft height allowance vs. 2-story / 35 ft under standard R-4
- Front setback reduced to 15 ft vs. 35 ft — more efficient site coverage
- Smaller minimum lot sizes enable higher unit density on constrained parcels
- 36-unit concept at ~5,576 SF/unit is well above the 3,000 SF/unit minimum — program is code-compliant by right
- Open space requirement (15%) is defined and manageable for a planned development

Entitlement Process & Timeline

Rezoning or Conditional Use Permit — Spring Hill, Kansas

01	02	03
Application Filed	Public Notice Published	On-Site Sign Posted
Application submitted minimum 20 days before Planning Commission hearing	City publishes public notice minimum 20 days prior to hearing	Applicant posts sign on property minimum 15 days prior to hearing
04	05	06
Certified Letters Sent	Planning Commission Hearing	Protest Period
Sent to property owners within 200 ft (city) / 1,000 ft (unincorporated) minimum 20 days prior	Public hearing held; Planning Commission issues recommendation	14-day protest period follows Planning Commission hearing
07		
Governing Body Action		
Final action taken by City Council / Governing Body		

 Estimated total timeline: 60–90 days minimum for rezoning or CUP approval.

Disclosures & Due Diligence Items

School Proximity Restriction

- Per Spring Hill UZO Section 17.326.E.3: Any use serving alcoholic or cereal malt beverages is prohibited within 200 feet of a school
- Forest Spring Middle School is immediately west of the CP-2 parcel — actual distance must be measured and confirmed on the ground
- Adult business establishments prohibited within 1,000 feet of any school per Section 17.336.A.17.c — stated as a blanket exclusion

Transmission Line Easement

- A transmission line easement is visible on the site map exhibit
- Buyers should review the recorded easement document during due diligence to confirm permitted uses within the easement corridor

- ❏ Prospective purchasers are responsible for independently verifying all regulatory restrictions, easements, and setback requirements through their own due diligence and legal counsel.

Development Program

Commercial Program — CP-2 (2.73 Acres)

Building A — Multi-Shop Retail

- 5,400 SF
- Drive-through end unit
- Multi-tenant inline retail

Building B — Bank / Financial Pad

- 3,000 SF
- Drive-through configuration
- Pad-ready for financial or medical user

Building C — QSR / Fast Food

- 3,200 SF
- Drive-through configuration
- Purpose-built for national QSR operator

Total Commercial GBA: 11,600 SF | 105-Space Shared Surface Parking | Drive-Through Lanes on All Three Buildings

Site Plans & Development Program

Lower Density — 12-Building Distributed



- 12-building distributed layout
- 36 units

Higher Density — 4-Building Consolidated



- 4-building consolidated layout
- 96 units total

❑ Commercial Program (both plans): CP-2 | 3 Buildings | 11,600 SF GBA | Bldg A: 5,400 SF Retail | Bldg B: 3,000 SF Bank/Financial | Bldg C: 3,200 SF QSR | 105-Space Shared Parking | Drive-Through on All 3 Buildings

❑ Site Plan Disclaimer: Preliminary concept only. Subject to ALTA survey, final engineering, and regulatory approval.

Residential Program — RP-4 (4.62 Acres)

Program Highlights

- Planned Multi-Family District — highest-density residential designation in Spring Hill
- Targeted at high-income workforce households arriving with surrounding residential growth
- Average apartment rent in Spring Hill: \$1,815/month (RentCafe, 2026)
- RHID eligible — Spring Hill precedent established on this corridor

Utility Providers

- Sewer: City of Spring Hill — sanitary sewer available at east and north corners of site (verify connection points prior to close)
- Water: WaterOne — water main located at Forest Spring Middle School to the west (verify exact tap location and service lateral requirements)
- North Sewer Benefit District — confirm whether this parcel is assessed

 Residential Exhibit Disclaimer: Conceptual only — represents one possible development program under existing RP-4 zoning. Subject to final development plan approval, ALTA survey, and final engineering.

Transaction Parameters

Asking Price	\$1,395,000
Price Per Gross Acre	\$159,611/acre

 Offers are to be submitted to Logan Freeman and Parker Williams at Midwest CRE Advisors. A Confidentiality Agreement is required prior to receiving the full due diligence package.

Contact Us

To Execute a Confidentiality Agreement & Receive the Full Due Diligence Package

Logan Freeman and Parker Williams

Midwest CRE Advisors

816-499-3442

mwcreadvisors.com

Midwest CRE Advisors will cooperate with procuring brokers. Contact the listing agent for co-broke terms.





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