

DEVELOPMENT LAND FOR SALE

19209 Pflumm Road
Spring Hill, KS

38 +/- ACRES | RESIDENTIAL DEVELOPMENT OPPORTUNITY

PFLUMM RD

191st ST

QUIVIRA RD

199th ST

FOR SALE | \$1,500,000

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Disclaimer: Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale of lease or withdrawal without notice.

PROPERTY OVERVIEW

OPPORTUNITY SUMMARY

This offering presents a rare opportunity to acquire approximately 38± acres in the rapidly expanding southern Johnson County growth corridor. Located along Pflumm Road, the property offers exceptional long-term residential development potential in one of the Kansas City metropolitan area's fastest-growing markets.

With continued population growth, expanding infrastructure, and strong demand for new housing, the property is well-positioned for developers, builders, and land investors seeking future residential inventory.

AREA DEMOGRAPHICS

2026 Projections	3 mile	5 mile	10 mile
Avg Household Income	\$263,548	\$224,326	\$170,930
2025 Population	8,058	44,932	290,058
Daytime Employees	5,700	32,382	274,002

Source: Esri 2026

INVESTMENT HIGHLIGHTS



38 +/- Acre Residential Development Opportunity



Prime location within the south Johnson County growth corridor



Excellent road frontage and visibility



Strong demographics and continued residential expansion



Suitable size for phased residential development



Attractive natural setting with mature trees and open pasture



Located within a highly desirable school district

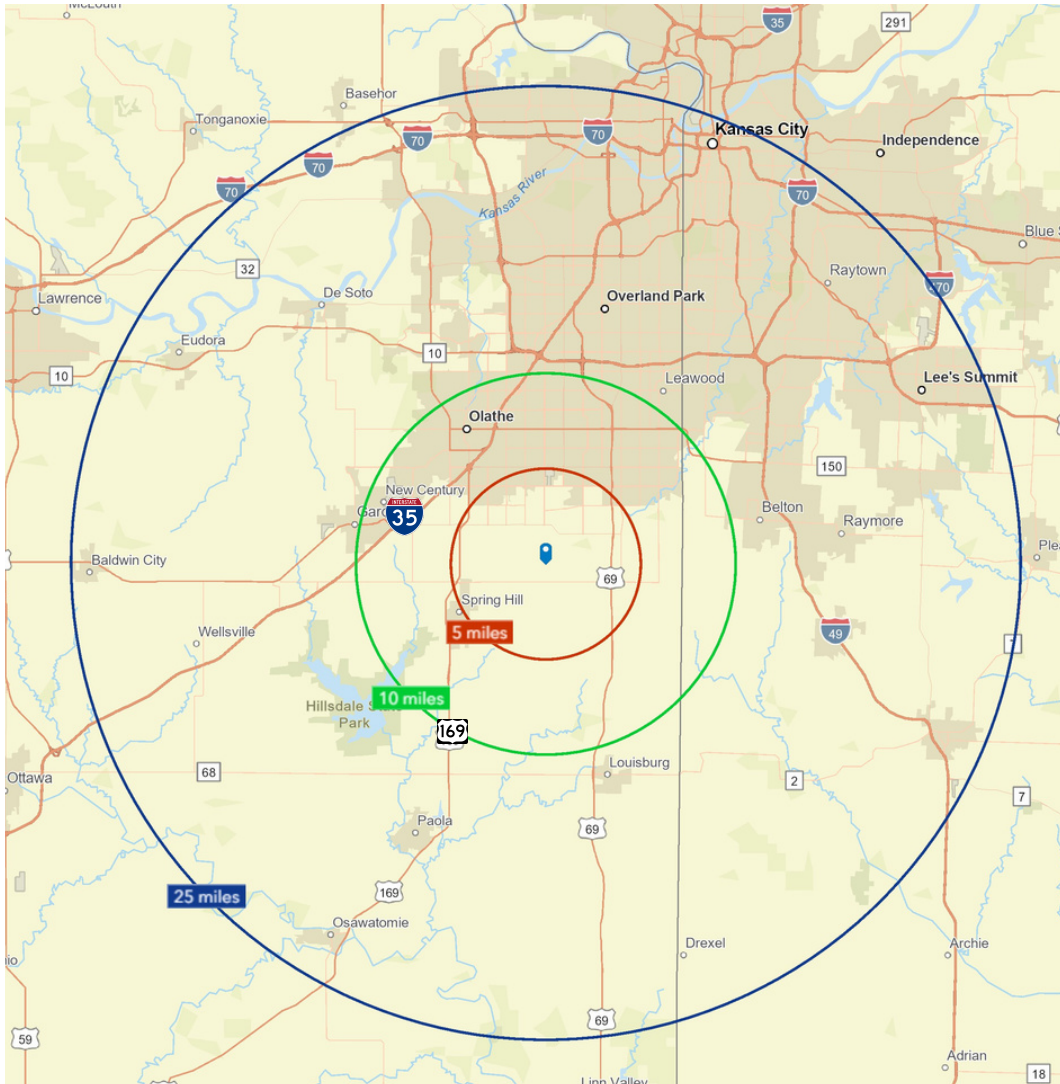
LOCATION HIGHLIGHTS

Olathe, KS	12 miles
Overland Park, KS	18 miles
Lenexa, KS	22 miles
Downtown Kansas City, MO	35 miles
Kansas City Int'l Airport (MCI)	50 miles
Lawrence, KS	30 miles



Strategically located in South Johnson County growth corridor with convenient access to major employment centers and the Kansas City metropolitan area.

REGIONAL LOCATION



DISTANCE TO KEY DESTINATIONS

Olathe, KS	12 miles 5 min
Overland Park, KS	18 miles 25 min
Lenexa, KS	22 miles 30 min
Downtown Kansas City, MO	35 miles 40 min
Kansas City Int'l Airport (MCI)	50 miles 55 min
Lawrence, KS	30 miles 35 min

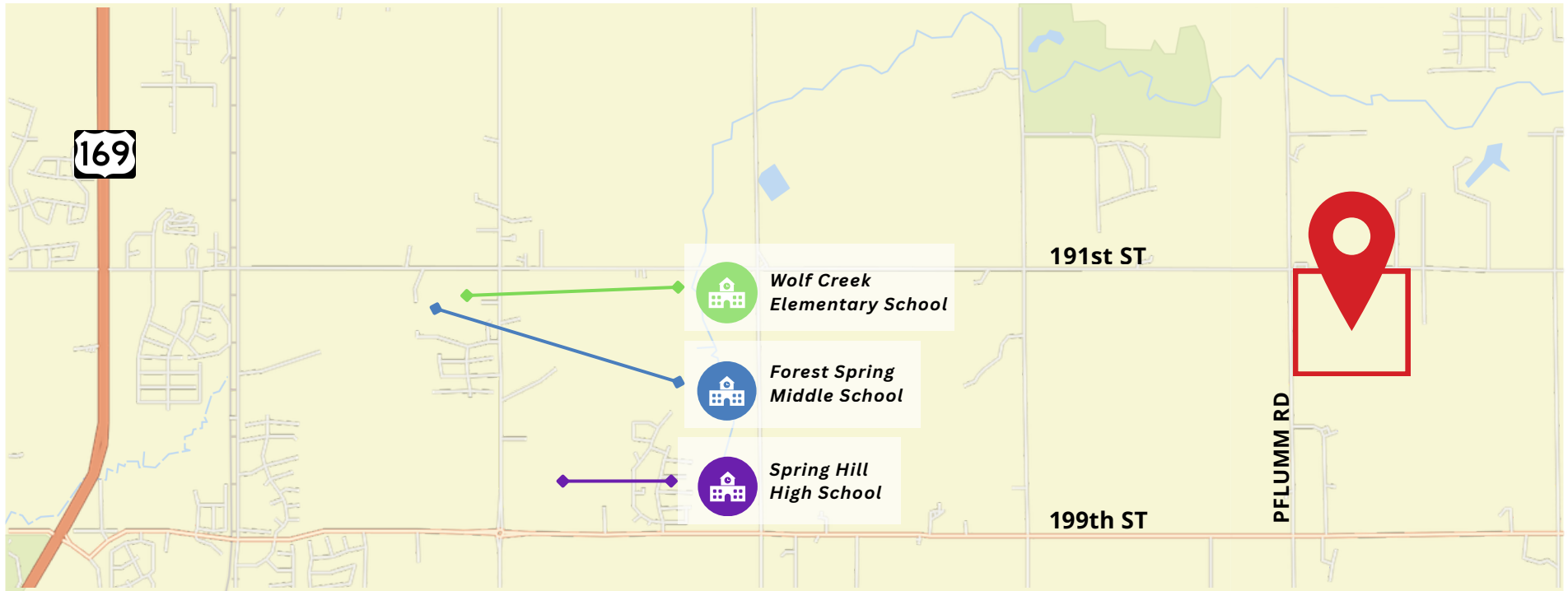
TRANSPORTATION ACCESS

- ✓ Direct access to Pflumm Road
- ✓ Minutes to US-169 and I-35
- ✓ Convenient access to the entire Kansas City Metro
- ✓ Close proximity to New Century AirCenter



Ideal location combining a quiet, natural setting with exceptional access to amenities, schools and employment centers.

SCHOOLS & GROWTH DRIVERS



TOP-RATED SCHOOLS

The property is located within the highly regarded Spring Hill USD 230, one of the Kansas City metro's fastest-growing school districts. Nearby schools include Wolf Creek Elementary, Forest Spring Middle School, and Spring Hill High School, all within approximately five miles of the property. The continued expansion of the district reflects the area's strong residential growth and makes the location attractive to homebuilders and families.

WHY SPRING HILL?

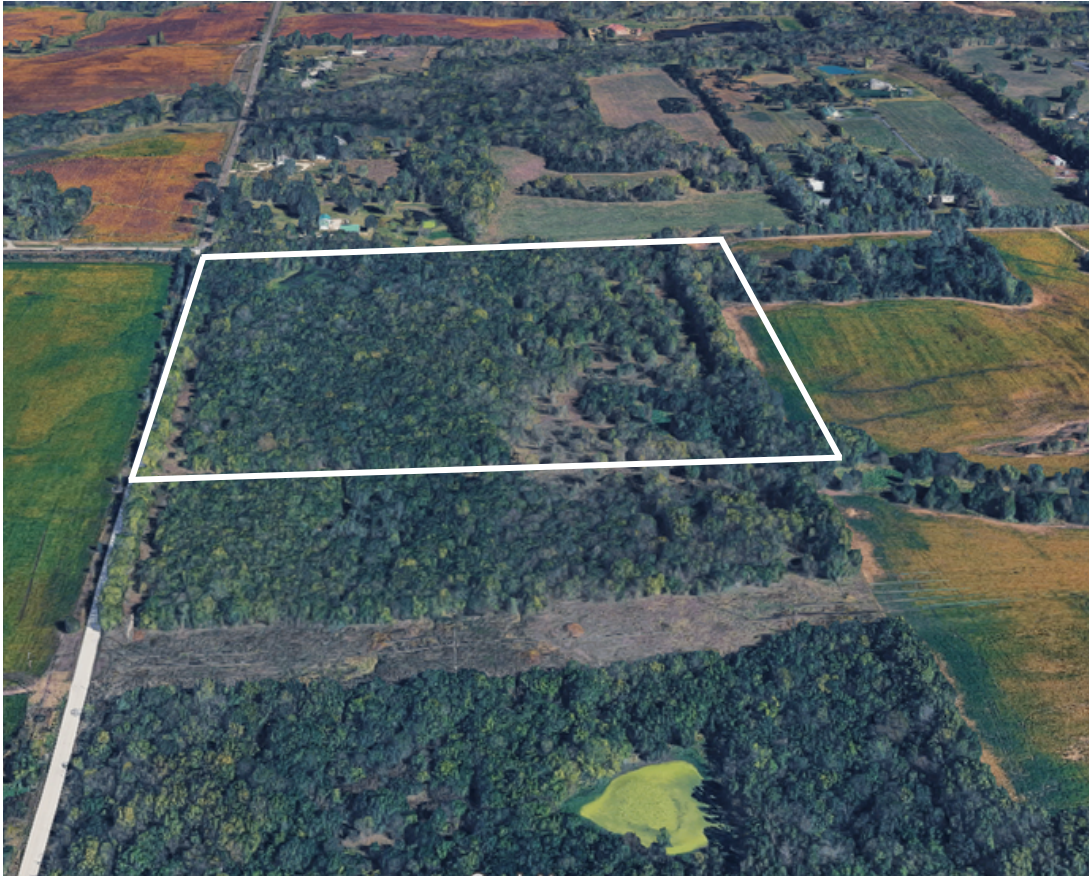
- ✓ One of the fastest-growing communities in Johnson County
- ✓ Expanding residential development
- ✓ Strong household incomes
- ✓ Highly rated USD 230 schools
- ✓ Access to employment centers and major corridors



Strong community growth, excellent schools and quality of life make Spring Hill a premier location for residential development.

DEVELOPMENT OPPORTUNITY

A rare 38+/- acre tract in a high-growth corridor with outstanding potential for residential development.



38+/- Acres of developable land



Ideal for single-family residential subdivisions, estate lots or build-to-rent



Excellent road frontage on Pflumm Road



Natural setting with mature trees and open pasture



Long-term hold potential in a highly desirable market

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