

PROPERTY REPORT

310 N Marion St, Olathe, KS 66061



Presented by

Kenene Dorian



310 N Marion St, Olathe, KS 66061

● Active

* Active: 8/21/2023

List Price

\$1,900,000

Active Date: 8/21/2023

Listing ID: 2451002

Price Per Sq Ft

\$97

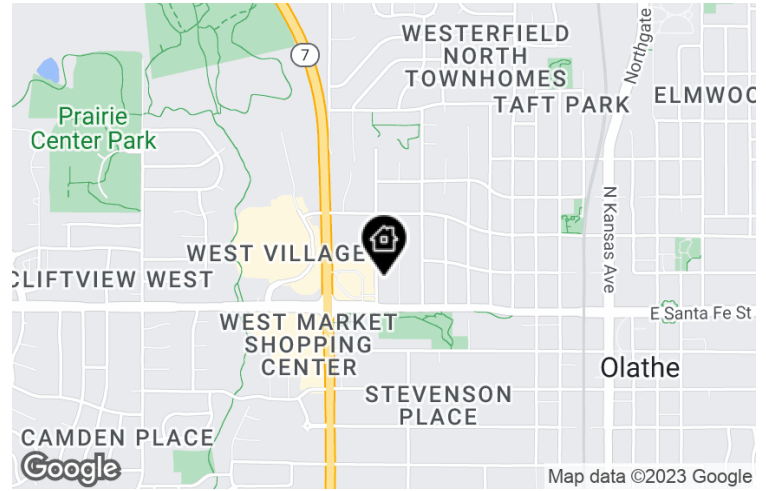
Property Facts

Public Facts

Listing Facts

Property Facts	Public Facts	Listing Facts
Property Type	Office	Commercial
Property Subtype	Commercial Office (General)	Commercial
Number of Units	1	-
Number of Stories	1	1
Building Area (sq ft)	6,060	19,538
Lot Size	1.22 acres	3.77 acres
Lot Dimensions	1.22 AC	-
Year Built	1965	1962
Heating	Yes	-
Cooling	Packaged Unit	-
Garage (spaces)	0	-
Construction	Frame	-
Exterior Walls	Metal	-

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Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
HISONIC INC - 9137820012	-	-	-	-

Extended Property Facts

Structure Details

Number of Levels	1
Parking Features	Common Parking, Garage, Other, Parking Lot, Paved Area

Interior Features

Utilities	Electric, Phone, Sanitary Sewer, Water
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Interior Details

Building Perimeter	334 sq ft
Canopy/Awning	144 sq ft

Exterior Features

General	Sign
Road	City Street, Public-Main, Paved
Parking	Common Parking, Garage, Other, Parking Lot, Paved Area
Lot Size Features	Square Feet

Exterior Details

Lot Size - Square Feet	53143 sq ft
Lot Size - Acres	1.220 ac
Neighborhood Code	431.N

Location Details

Directions to Property	From K-7 (N Parker St) head east on W Santa Fe St (W 135th St), north on N Marion St, address is on the right. (hi sonic)
Zoning	M2
Location Features	Free Standing

Other Details

Building Condition	Average
Building Quality	D+
Asphalt Paving	12804

Listing Facts and Details

Listing Details

Listing ID: 2451002

Listing Source: Heartland MLS Inc.

Original List Price: \$1,800,000

Original List Date: 8/21/2023

Current List Price: \$1,900,000

Listing Agreement Type: Exclusive Right to Sell(ER)

Possession: Negotiable

Showing Instructions: Appointment Only, List Agt Present,

Occupied

Age: 51-75 Years

Utilities: Electric, Phone, Sanitary Sewer, Water

Details:

FANTASTIC OPPORTUNITY! Approximately 4 Acre Lot with 2 Large Paved Parking Lots * Vacant Land Surrounds it w/ Room for Expansion * SOOOO Close to DeSoto * Developments * Retail * Residential * Rail System * K-10, K-7, 435, I-35, Vicinity of K-7 and Santa Fe (135th)

Legal:

DIST:D CITY/MUNI/TWP:OLATHE SEC/TWN/RNG/MER:SEC 26 TWN 13S RNG 23E 26-13-23 W 325.55' S 1/2 NE 1/4 SW 1/4 SW 1/4 EX S 163.80 1.24 ACS M/L OLC-0210 0007 MAP REF:MAP J26

Price Change History

Change Date	Description	New List Price	% Change
8/21/2023	Price Change	\$1,900,000	+5.56%
8/21/2023	Active	\$1,800,000	-

Public Facts

Owner Information

Owner Name	HISONIC, INC
Mailing Address	Po Box 1130 Olathe KS 66051-1130
Vesting	Company/Corporation
Number of Tenants	1

Legal Description

APN	DF231326-2006
Tax ID	R6822
FIPS Parcel Number	20091DF231326-2006
Census Tract	200910528.031009
Abbreviated Description	DIST:D CITY/MUNI/TWP:OLATHE SEC/TWN/RNG/MER:SEC 26 TWN 13S RNG 23E 26-13-23 W 325.55' S 1/2 NE 1/4 SW 1/4 SW 1/4 EX S 163.80 1.24 ACS M/L OLC-0210 0007 MAP REF:MAP J26
City/Municipality/Township	Olathe, KS 66061
Building Name	HISONIC INC
General Use	Office Building
Overall Use	OFFICE BUILDINGS

Assessed Values

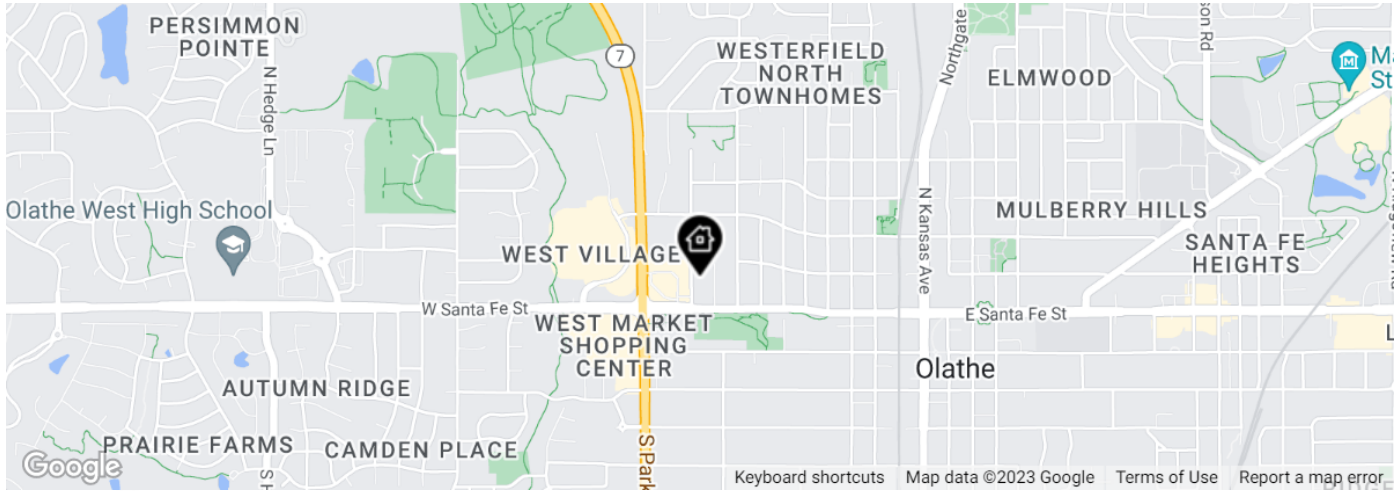
Date	Improvements	Land	Total	Tax
2022	\$21,370	\$46,380	\$67,750	\$8,152
2021	\$24,433	\$43,068	\$67,501	\$8,438
2020	\$19,433	\$43,068	\$62,501	\$7,885
2019	\$14,183	\$43,068	\$57,251	\$7,272
2018	\$12,933	\$43,068	\$56,001	\$7,165

2017	\$15,495	\$39,755	\$55,250	\$7,144
2016	\$15,495	\$39,755	\$55,250	\$6,970
2015	\$15,745	\$39,755	\$55,500	\$6,999
2014	—	—	—	\$6,306
2013	\$34,435	\$16,565	\$51,000	\$6,398
2012	—	—	\$51,000	—
2011	—	—	—	\$6,352
2009	\$31,373	\$19,878	\$51,251	—

Financial Details

Adjusted Prop. Value	\$271,000
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	42
Property Use Reliability Score	42
Property Use Risk Score	B
Financial Risk Score	42
Local Area Credit Risk Score	C
Special Risk Characteristics	NO SPECIAL RISK FEATURES

Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos





PROPERTY REPORT

249 N Troost St, Olathe, KS 66061



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Kenene Dorian

**Better
Homes**
and Gardens.
REAL ESTATE

**KANSAS CITY
HOMES**

249 N Troost St, Olathe, KS 66061

■ Off Market

* Public Record

Property Facts

	Public Facts	Listing Facts
Property Type	Industrial	-
Property Subtype	Heavy Manufacturing	-
Number of Units	0	-
Lot Size	0.6 acres	-
Lot Dimensions	26086 SF	-
Garage (spaces)	0	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	26086 sq ft
Lot Size - Acres	0.599 ac
Neighborhood Code	431.N

Other Details

Asphalt Paving	17200
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Public Facts

Owner Information

Owner Name	HISONIC, INC
Mailing Address	Po Box 1130 Olathe KS 66051-1130
Vesting	Company/Corporation

Legal Description

APN	DP43000000 0010
Tax ID	R24195
FIPS Parcel Number	20091DP43000000 0010
Census Tract	200910528.031009
Abbreviated Description	LOT:10-11 CITY/MUNI/TWP:OLATHE SUBD:RESURVEY AND RE MCCREARY ADDITION RESURVEY AND REPLAT OF MCCREARY ADDITION LTS 10 & 11 OLC 210 10 MAP REF:MAP J26
City/Municipality/Township	Olathe, KS 66061
Building Sqft Est.	1,221
General Use	Industrial-Heavy
Overall Use	INDUSTRIAL

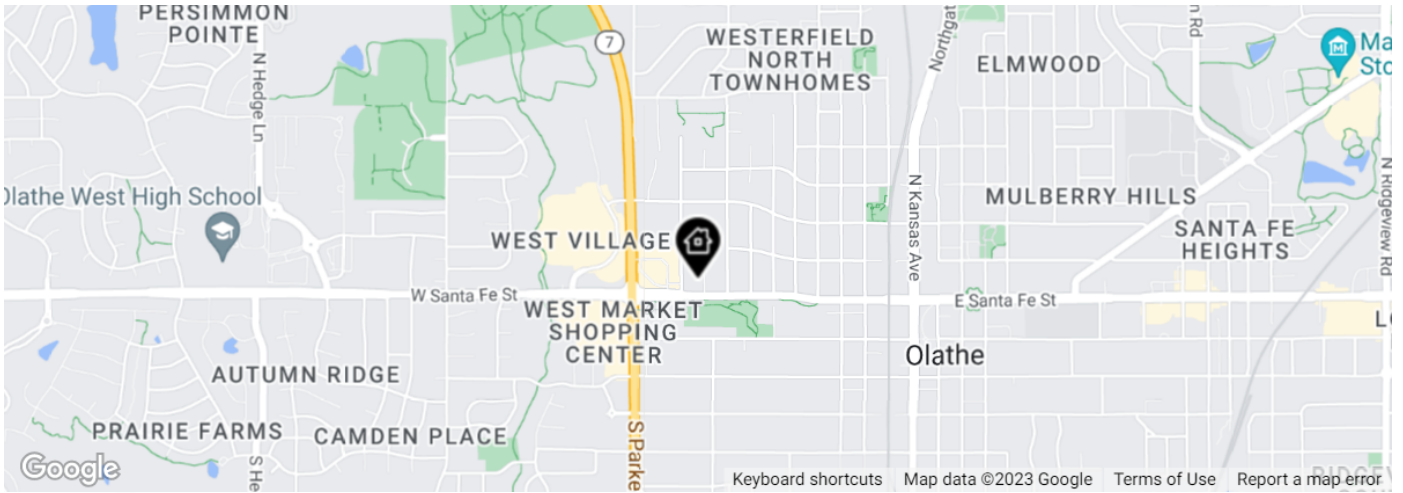
Assessed Values

Date	Improvements	Land	Total	Tax
2022	\$5,573	\$22,825	\$28,398	\$3,417
2021	\$4,463	\$21,195	\$25,658	\$3,208
2020	\$4,425	\$21,195	\$25,620	\$3,232
2019	\$4,323	\$21,195	\$25,518	\$3,241
2018	\$4,470	\$21,195	\$25,665	\$3,284
2017	\$4,470	\$19,565	\$24,035	-
2016	\$4,078	\$19,565	\$23,643	\$2,982
2015	\$4,443	\$19,565	\$24,008	\$3,028
2014	-	-	-	\$2,767
2013	\$4,203	\$13,043	\$17,246	\$2,163
2012	-	-	-	-
2009	-	-	-	-

Financial Details

Adjusted Prop. Value	\$113,590
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	52
Property Use Reliability Score	52
Property Use Risk Score	C
Financial Risk Score	52
Local Area Credit Risk Score	C
Special Risk Characteristics	NO SPECIAL RISK FEATURES

Maps



Legend:  Subject Property



Legend:  Subject Property



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■ Off Market

* Public Record

Property Facts	Public Facts	Listing Facts
Property Type	Industrial	-
Property Subtype	Heavy Manufacturing	-
Number of Units	1	-
Number of Stories	1	-
Building Area (sq ft)	13,476	-
Lot Size	1.23 acres	-
Lot Dimensions	1.23 AC	-
Year Built	1969	-
Heating	Space/Suspended	-
Cooling	Packaged Unit	-
Garage (spaces)	0	-
Construction	Frame	-
Exterior Walls	Metal	-

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Extended Property Facts

Interior Details

Building Perimeter	420 sq ft
Building Perimeter	240 sq ft
Building Perimeter	40 sq ft
Building Perimeter	26 sq ft
Building Perimeter	24 sq ft
Porch/Stoop	416 sq ft

Exterior Details

Lot Size - Square Feet	53579 sq ft
Lot Size - Acres	1.230 ac
Neighborhood Code	431.N

Other Details

Building Condition	Average
Building Quality	C-
Asphalt Paving	24200
Concrete Paving	210

Public Facts

Owner Information

Owner Name	HISONIC, INC
Mailing Address	Po Box 1130 Olathe KS 66051-1130
Vesting	Company/Corporation

Legal Description

APN	DF231326-2005
Tax ID	R6821
FIPS Parcel Number	20091DF231326-2005
Census Tract	200910528.031009
Abbreviated Description	DIST:D CITY/MUNI/TWP:OLATHE SEC/TWN/RNG/MER:SEC 26 TWN 13S RNG 23E 26-13-23 S 163.80' W 325.55' S 1/2 NE 1/4 SW 1/4 SW 1/4 1.23 ACS M/L OLC-0210 0006 MAP REF:MAP J26
City/Municipality/Township	Olathe, KS 66061
General Use	Industrial-Heavy
Overall Use	INDUSTRIAL

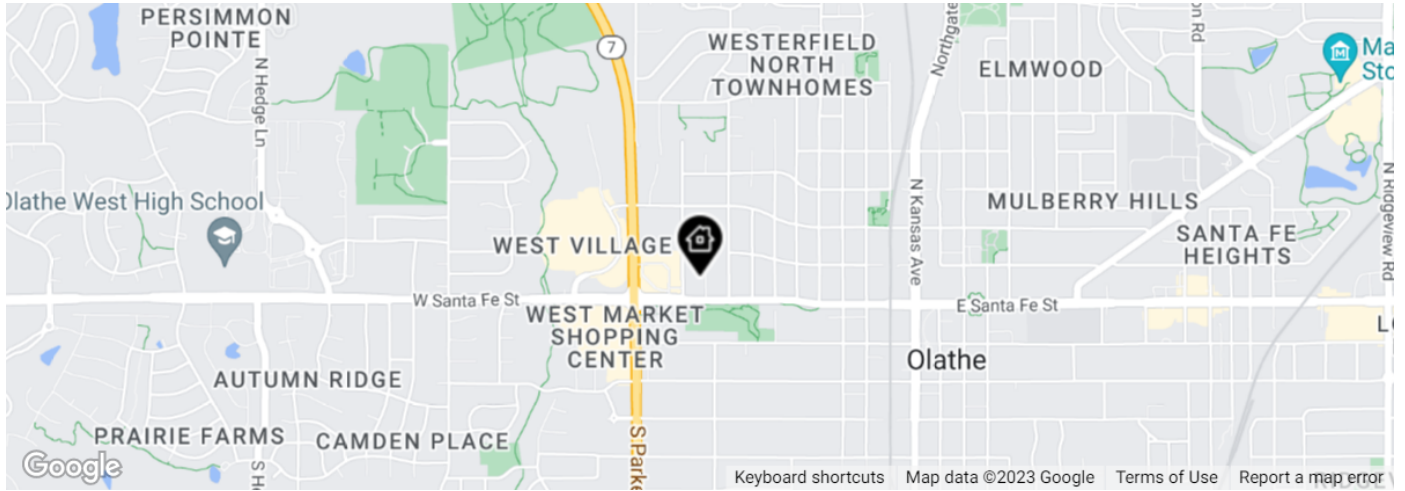
Assessed Values

Date	Improvements	Land	Total	Tax
2022	\$64,528	\$46,723	\$111,251	\$13,386
2021	\$60,143	\$43,385	\$103,528	\$12,942
2020	\$58,480	\$43,385	\$101,865	\$12,851
2019	\$41,865	\$43,385	\$85,250	\$10,829
2018	\$41,365	\$43,385	\$84,750	\$10,844
2017	\$28,953	\$40,048	\$69,001	\$8,922
2016	\$26,703	\$40,048	\$66,751	\$8,420
2015	\$29,453	\$40,048	\$69,501	\$8,764
2014	—	—	—	\$8,470
2013	\$41,803	\$26,698	\$68,501	\$8,593
2012	—	—	\$88,500	—
2011	—	—	—	\$9,638
2009	\$46,510	\$39,740	\$86,250	—

Financial Details

Adjusted Prop. Value	\$445,000
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	60
Property Use Reliability Score	60
Property Use Risk Score	C
Financial Risk Score	60
Local Area Credit Risk Score	C
Special Risk Characteristics	NO SPECIAL RISK FEATURES

Maps



Legend: Subject Property



Legend: Subject Property



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Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1
25,257
 2022 Est. daily traffic counts

Street: N Parker St
 Cross: W 135th St
 Cross Dir: S
 Dist: 0.11 miles

Historical counts

Year	Count	Type
2016	▲ 27,600	AADT
2015	▲ 26,700	AADT
2013	▲ 23,300	AADT
2011	▲ 22,900	AADT
2010	▲ 23,600	AADT

2
21,003
 2022 Est. daily traffic counts

Street: North Parker Street
 Cross: W Spruce St
 Cross Dir: N
 Dist: 0.1 miles

Historical counts

Year	Count	Type
2018	▲ 21,000	AADT

3
19,208
 2022 Est. daily traffic counts

Street: W 135th St
 Cross: N Marion St
 Cross Dir: E
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2016	▲ 20,585	ADT
2015	▲ 21,310	AADT
2013	▲ 17,480	ADT
2010	▲ 18,255	ADT
2007	▲ 15,740	ADT

4
16,281
 2022 Est. daily traffic counts

Street: W 135th St
 Cross: N Clinton St
 Cross Dir: W
 Dist: 0.03 miles

Historical counts

Year	Count	Type
2004	▲ 16,270	ADT

5
20,803
 2022 Est. daily traffic counts

Street: North Parker Street
 Cross: W 135th St
 Cross Dir: N
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2018	▲ 20,800	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

