

PROJECT BRIEF



Project Name: Southwest Olathe Commerce

Grant Program: BASE 1.0

Project Date: Jan 2023 - Jul 2025

Project Summary

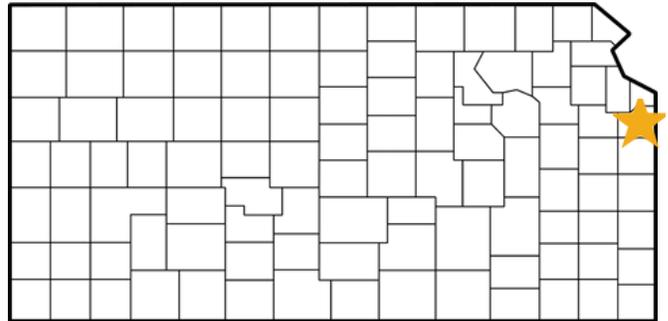
BASE funds supported the development of the Southwest Olathe Commerce District, a large-scale infrastructure and economic revitalization project focused on transforming an underutilized area along Hedge Lane between 167th Street and 175th Street into a vibrant industrial and manufacturing hub. The project improved a gravel road to support new logistics, manufacturing, and warehouse development. This initiative was pursued in partnership with Heartland Coca Cola, planning a \$275 million investment for a 1.2 million-square-foot advanced manufacturing facility that will retain 400–500 jobs in Kansas.

Goals and Objectives

- **Goal:** Develop essential roadway improvements to support industrial and manufacturing growth.
- **Goal 2:** Attract private investment, retain key employers, and generate new job opportunities.
- **Goal 3:** Build capacity for local employment, supplier growth, and long-term economic stability through advanced manufacturing and logistics expansion.
- **Objective:** Construct the Hedge Lane roadway between 167th and 175th Streets.
- **Objective 2:** Provide improved access to 530 acres of undeveloped industrial land.
- **Objective 3:** Support the relocation and expansion of Heartland Coca-Cola, retaining 400–500 jobs within Kansas.

Location

Olathe, Kansas



Budget Overview

- Award amount: \$2,944,416
- Match amount: \$981,472
- Total: \$3,925,888

Budget Categories:

- Construction: \$3,583,304.26
- Non-Construction: \$305,958.61
- Administrative: \$36,625.13

Activities and Timeline

- Construction contract executed: October 25, 2023
- Notice to Proceed issued: October 30, 2023
- First construction activity: November 1, 2023
- Open to traffic: August 2024
- Construction complete: October 2024

Target Population

- Local workforce and jobseekers in manufacturing, logistics, and warehousing.
- Regional and national businesses seeking modern, accessible industrial facilities near major highways and the BNSF Intermodal Facility. Small and mid-sized suppliers and service providers. Community members and residents who will see long-term tax base growth and reinvestment in local amenities, education, and infrastructure.

Sustainability

The City of Olathe will ensure the long-term sustainability through strong financial commitment, responsible planning, and lasting public-private partnerships. The roadway will be maintained through the City's Capital Improvement Plan, ensuring continued upkeep and functionality as the area develops. The project incorporates environmentally sustainable design, including compliance with stormwater management standards and the use of efficient, low-impact infrastructure.

Outcomes

- Construct one mile of new roadway with upgraded utilities and access.
- Retain 400–500 skilled jobs and create additional employment through secondary development.
- Attract \$375 million in private investment in industrial and logistics facilities.
- Develop 6.2 million square feet of manufacturing and warehouse space.
- Long-term increase in local and state tax revenues and economic activity.

Grantee Information

As one of the fastest-growing cities in the Kansas City region, Olathe actively invests in projects that promote sustainable development and regional competitiveness. Through strategic partnerships with businesses and developers, the City continues to expand its industrial base, attract new employers, and support a skilled workforce—driving long-term economic vitality across the region.

Contact Information

For any queries or additional information, please contact

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