

# OLATHE BUSINESS REPORT

## August 2009

### CHAMBER, CITY BUILD ON DECADE OF PROGRESS IN OLATHE

#### **The economy is uncertain. Growth in Olathe, as across United States, has slowed.**

But the future of Olathe is solid, based on the progress the community has experienced in the last ten years and on major commercial development planned or underway.

Working with the City of Olathe and other community partners, the Olathe Chamber has brought hundreds of new businesses to Olathe, generating thousands of new jobs and opportunities, helping establish an environment where businesses can thrive, and contributing to the quality of life Olatheans enjoy.

Consider the following statistics, extrapolated from information provided by the County Economic Research Institute (CERI), the City of Olathe, and the Olathe District Schools. From 1998 to 2008, retail space grew by 55 percent, office space by 105 percent, and industrial space by 25 percent. The total number of jobs in Olathe grew by 55 percent.

Olathe's total valuation—the sum of all property and real estate that form the city's tax base—grew by 205 percent between 1998 and 2008, factoring out the impact of inflation. Much of the growth has resulted from annexation. Olathe grew from 50.78 square miles to 60.43. By comparison, the total valuation within the Olathe School District, which extends beyond the boundaries of Olathe but has remained unchanged in size, grew by 66 percent. Whichever valuation figure is used, the bottom line remains the same: a healthy tax base that balances commercial and residential taxes and relieves the burden on homeowners.

Another indication of Olathe's prosperity is a substantial increase in personal and family income, above and beyond inflationary increases. From 1998 to 2008, per capita income grew by 25 percent, household income by 39 percent and Olathe's total income by 70 percent—a reflection of population growth, added prosperity, and greater spending power.

When 2009 statistics become available, these varied measures of progress will be less impressive for the year because of the economy, but with a foundation of major commercial growth, ample jobs and opportunities will return as the economy stabilizes. In 2009, a number of big projects are still going forward in Olathe, although some are moving more slowly in deference to the slowed economy.

The Olathe Chamber and the City of Olathe continue to bring quality commercial development to Olathe. The city's most appealing features—high quality of life, award-winning schools, easy accessibility, availability of undeveloped land, and a business-friendly environment—will

continue to stand the city in good stead. For specific figures and methodology used to come up with them visit [www.olathe.org](http://www.olathe.org).

#### **A SAMPLING OF HOW OLATHE HAS CHANGED IN TEN YEARS**

##### **New shopping centers**

Olathe Pointe, Olathe Gateway, Southgate Retail Center, Ridgeview Marketplace, Northridge Plaza, Shops of Avignon, Arbor Creek, Prairie Trials West, Ridgeview Falls, Hy-Vee's 119th development, Blackbob Marketplace, Wal-Mart at K-7 & Santa Fe and surrounding retail

##### **New industrial**

Systems Material Handling, Tyson Foods, Gerson Company, Pacific Sunwear, Jensen/Kessinger Hunter Warehouse, Mahaffie Business Park

##### **New office/multi use parks**

Corporate Ridge Office Park, I-35/119th St. Technology Park, Kansas City Road Business Park, Sunnybrook Development, University Office Park

##### **New hotels**

LaQuinta, Best Western, Comfort Inn, Candlewood plus many major hotel expansions

##### **Major expansions**

Garmin International, Cedar Creek Corporate Park, Mid-Central SYSCO, Lindenwood Business & Technical Center, ALDI

##### **Miscellaneous growth**

Kansas State Olathe Innovation Campus and Kansas Bioscience Park, Bass Pro Shops, Farmers Insurance (four new buildings), Sokkia, Grundfos, Johnson County Government Sunset Building, NBRC/AMP, Terracon, Olathe Family YMCA, KVC facility-Ball Conference Center, MidAmerica Nazarene University's Cultural Events Center, Kohl's, Target, Home Depot, Best Buy, HealthRidge Fitness, Prairie Life Center, US Bank Business Center, numerous new schools, public buildings, interchanges and other infrastructure



**OLATHE**  
CHAMBER OF COMMERCE  
ONE VISION. ONE VOICE.