

TESSERE

January 28, 2026

via portal upload

Mr. Nathan Jurey, AICP
Senior Planner
City of Olathe Planning Division
100 E. Santa Fe Street, 3rd Floor
Olathe, KS 66061

Re: Statement of Purpose for Rezoning
Hedge Industrial Park East
Olathe, Kansas

Dear Nathan:

On behalf of our Client, Aspen Industrial Land Fund I, we are submitting this Statement of Purpose for Rezoning. Aspen Industrial Land Fund I is purchasing this property from Steven M. Mackey Revocable Trust. This property, known as Hedge Industrial Park East, is located west of S. Lone Elm Road and north of W. 175th Street. This is an 80-acre property that lies within the City of Olathe.

The proposed development will consist of the construction of five separate speculative warehouses. The total square footage, as indicated on the Preliminary Site Development Plan, is 1,341,871 square feet. The land use of all lots is speculative at this time but is expected to be warehousing and/or distribution.

The property is not currently zoned to City zoning. The purpose of this rezoning request is to bring the property into City zoning and to be able to develop the property. The rezoning being requested for the entire Hedge Industrial Park East development is M-2 (General Industrial District) and a preliminary development plan accompanies this rezoning request.

Thank you for your consideration. Please reach out if you have any questions.

Sincerely,

TESSERE, Inc.



Derick Holmes | PE
Civil Engineer

DMH/am

Enclosure

c (w/enc.): 13038R25020