



Overview

- **Location:** Johnson County, KS — southwest of Kansas City.
- **Vibe:** Polished, suburban luxury with award-winning schools.
- **Who It Attracts:** Families, corporate professionals, relocators seeking prestige.
- **Quick Stats:**
 - Population: ~200,000
 - Median Home: ~\$515K
 - Schools: Blue Valley @BlueValleySchools, consistently top-ranked in Kansas

Real Estate Snapshot

- **Starter Homes:** \$350K–\$400K in established neighborhoods.
- **Move-Up Homes:** \$500K–\$750K, popular in southern OP.
- **Luxury:** \$800K–\$1.5M+ near golf courses & new builds.
- **Trend:** High demand, premium pricing, prestige = strong resale.

Examples:

- \$400K = Starter ranch in an older OP neighborhood.
- \$600K = 4-bedroom new build near 151st & Quivira.
- \$1M+ = Estate in southern OP or golf course communities.

Schools & Education

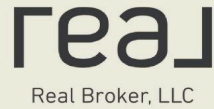
- **Blue Valley Schools** @BlueValleySchools — consistently #1 in Kansas.
- **Olathe Schools** @OlatheSchools (bordering OP).
- Private options: St. Thomas Aquinas, Kansas City Christian.

Lifestyle, Parks & Amenities

- **Outdoor:** Indian Creek Trail @IndianCreekTrail, OP Arboretum, Stoll Park
- **Shopping:** Town Center Plaza @TownCenterPlaza, Corbin Park
- **Restaurants:**
 - @Q39KC — legendary BBQ
 - @PigAndFinch — gastropub favorite
 - @MessengerCoffee — OP location
- **Community:** Golf courses, shopping districts, family-friendly events

Commute & Employers

- **Commute:** 20–25 min to Downtown KC



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Why Buyers Choose OP

- Top schools (Blue Valley)
- JoCo prestige + amenities
- Luxury and polish
- Strong property values

Bellooch Pro Tip

“If you want Blue Valley Schools but don’t need the polish of southern OP, look near 119th — same schools, better prices.”

Ready to explore Overland Park? Let’s make it happen.

Call, text, DM, email — whatever works.

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Overland Park, Kansas is Johnson County’s largest and most in-demand suburb. With Blue Valley Schools, luxury neighborhoods, and major employers like Garmin, OP consistently ranks as one of the best places to live in the U.S. In 2026, buyers from Chicago, Austin, and LA are moving to Overland Park for more home, better schools, and a high-quality lifestyle at a lower cost. Bellooch, LLC helps families and relocators buy with clarity and confidence in Overland Park.

CIAO

Ciao,
Frankie