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Land complications push groundbreaking for Olathe theme park to early 2026



This rendering shows the layout of the planned Halo Ridge development at the southwest corner of 119th Street and Renner Boulevard.

LUNA ARCHITECTS AND SLAGGIE ARCHITECTS INC.



By **Sydnie Savage** – Staff Writer, Kansas City Business Journal
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Story Highlights

- Land title issues delay Olathe's \$320 million Halo Ridge project.
- The development features all-abilities amusement park and 5,000-seat youth arena.
- The project received \$104 million in state and local incentives.

Persistent land sale complications will push the construction of a multimillion-dollar entertainment park in Olathe into next year.

Developers Loretto Properties LLC and VanTrust Real Estate LLC plan to build a \$320 million mixed-use project called Halo Ridge at the southwest corner of 119th Street and Renner Boulevard in Olathe.

Originally called Olathe Gateway, the project will feature an all-abilities amusement park called Michael's Wonder World, a 5,000-seat youth multisport arena, a 150-room hotel and multiple retail and restaurant sites.



A six-story, 150-room hotel will be north of the all-abilities theme park, to the west of a community courtyard with multiple sports courts.

LUNA ARCHITECTS AND SLAGGIE ARCHITECTS INC.

Developers were scheduled to begin construction over the summer, but **lingering title issues** on the property have prevented them from purchasing the site. Loretto previously said it hoped **acquire the site by mid-November**. The land sale now is expected to close by mid-January, Loretto COO James Arkell said.

The delay will not significantly affect construction, Arkell said. The development team now targets a first-quarter groundbreaking, with construction expected to finish in 2027.

In July, the Olathe City Council approved a **revised development agreement** giving developers until Feb. 15 to secure a building permit and start construction on the arena and theme park.

Loretto also plans to open a specialty medical office across the street in early 2026. Earlier this year, Loretto leased the former Farmers Insurance office building at 16850 W. 119th St. from Karbank Real Estate Co. to house Halo Care Collective, Arkell said.

The three-story building will be a one-stop shop for people with developmental disabilities and their families. The facility will house a dentist's office, optometrist, pharmacy, various therapy offices and a salon space equipped to serve special needs patients.

Halo Ridge will be supported by about \$104 million in state and local tax incentives. In September 2024, the Olathe City Council approved the creation of a sales tax revenue (STAR) bond district to support the development. The City Council still must approve a final site plan before construction can begin.

The development team for Halo Ridge includes Loretto Properties, VanTrust, Zamperla Inc., Slaggie Architects Inc., Luna Architecture, Dimensional Innovations, Olsson and Lorax Design Group. Matt Rau and Lindy Beyer of CBRE are leasing retail space.

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