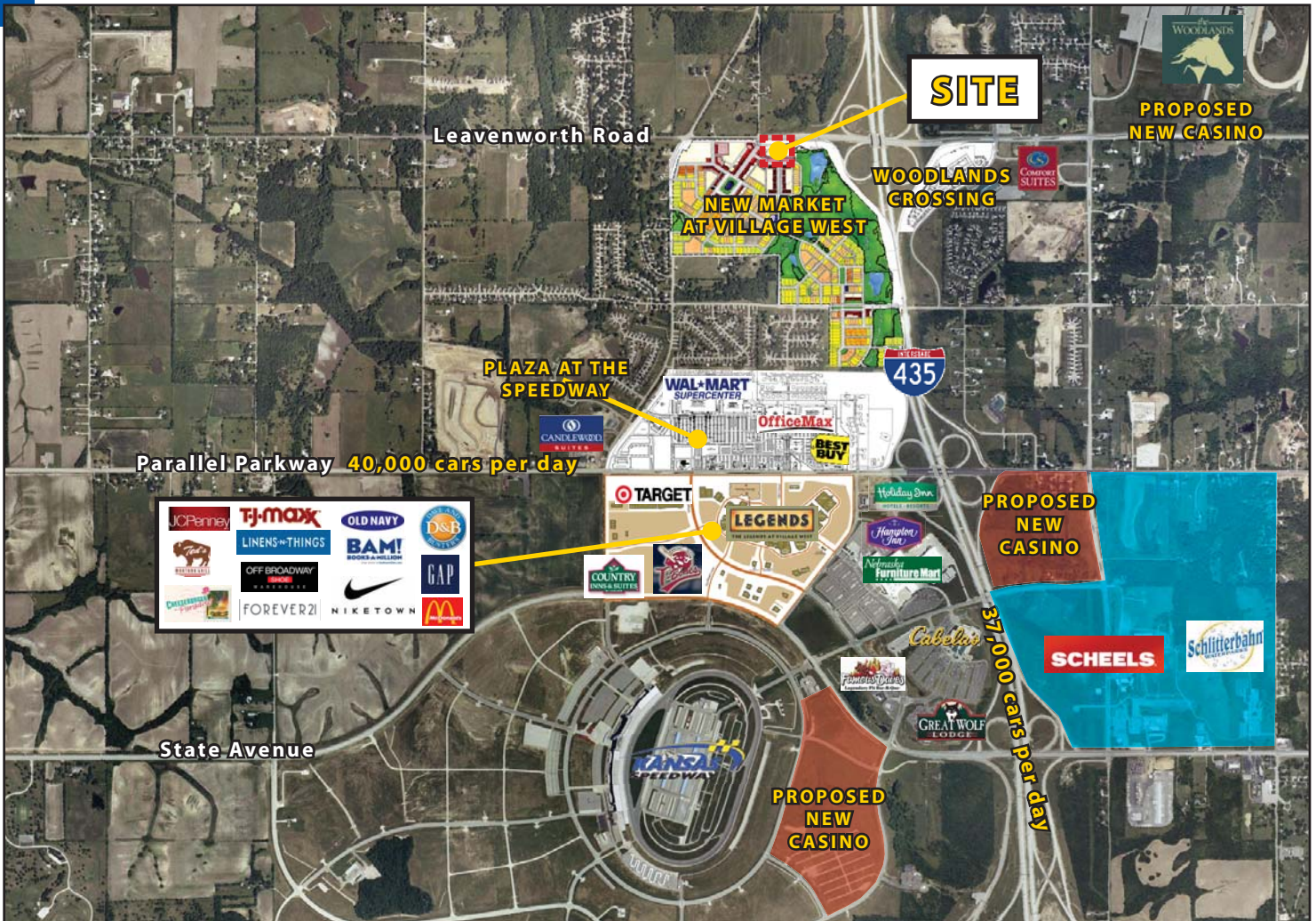


# TURN-KEY HOTEL GROUND For Sale



**2.28 Acres Available**  
I-435 & Leavenworth Road, Kansas City, Kansas



Estimated Population  
**35,025**

Average Household Income  
**\$60,308**

Five Mile Radius

- New Wal-Mart Supercenter, Office Max, and Best Buy
- Excellent visibility to and easily accessible from I-435
- Join Kansas Speedway, Legends at Village West, Plaza at the Speedway, Woodlands Race Track, Schlitterbahn Waterpark, Nebraska Furniture Mart, Cabela's, and proposed \$750 million Hard Rock Hotel & Casino
- Intersection carries over 37,000 cars per day
- Scheels Sporting Goods, 221,000 sq ft "supercenter" includes 65 foot ferris wheel

For Information Contact:

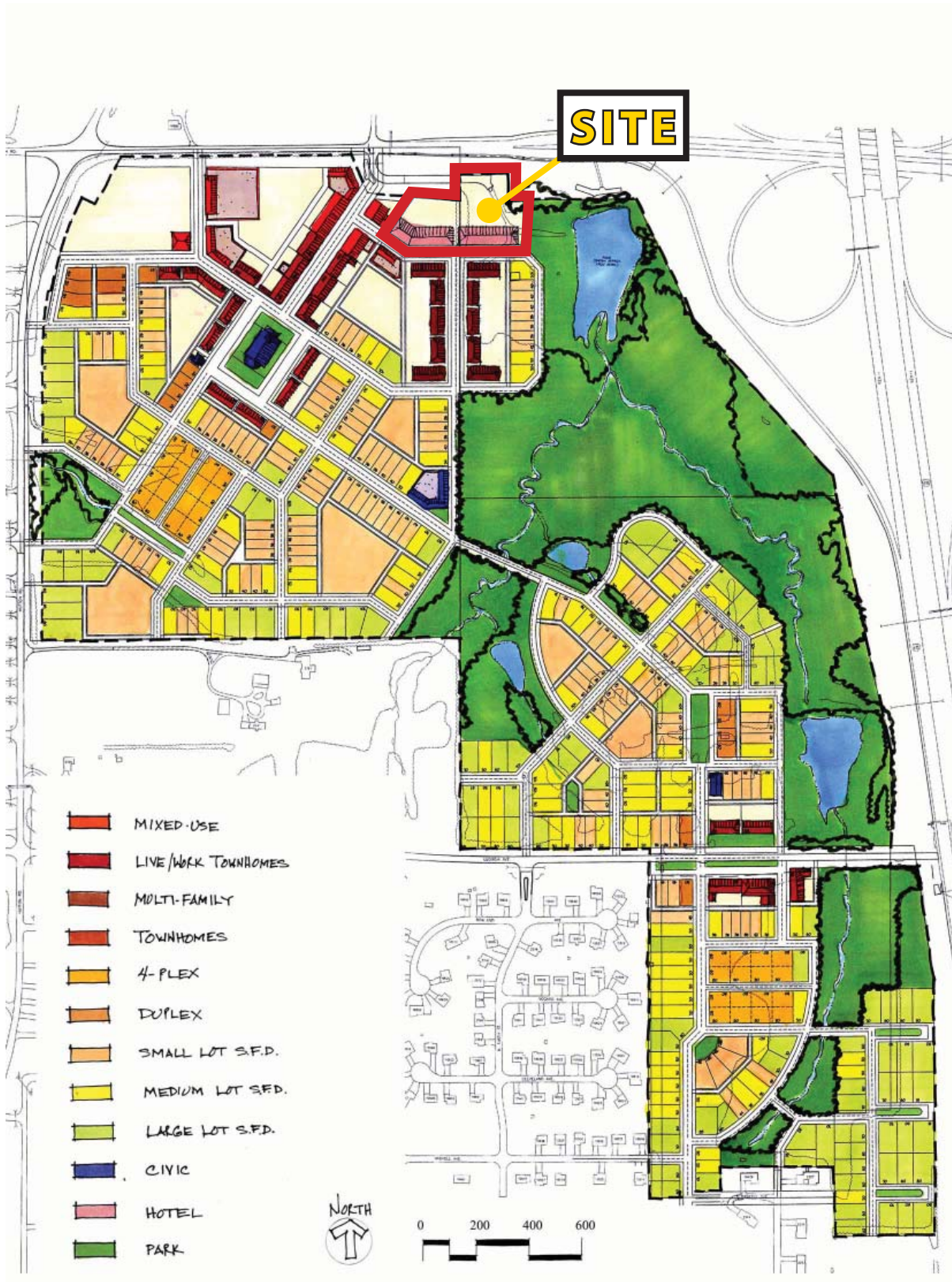
Max Kosoglad  
816.412.7363  
mkosoglad@blockandco.com

BLOCK & COMPANY, INC., Realtors 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

# I-435 & Leavenworth Road, Kansas City, Kansas



# I-435 & Leavenworth Road, Kansas City, Kansas



**180° DESIGN STUDIO**  
URBAN DESIGN ARCHITECTURE

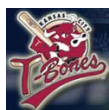
Preferred Option

# WYANDOTTE COUNTY KANSAS AND KANSAS SPEEDWAY SUBMARKET OVERVIEW

## COMMERCIAL AND ENTERTAINMENT DEVELOPMENTS:



"The Legends" is a unique culmination of specialty retail, Department Stores, restaurants, entertainment, and men and Women's Fashion. The 1.2 million square foot development sits on over 100 acres of ground and is located at the intersection of I-70 & I-435 in Kansas City, Kansas. Some call it Kansas City, Kansas's new Downtown. Some of the featured tenants include: Cabela's, Nebraska Furniture Mart, Adidas, Banana Republic Factory Outlet, Dave & Busters, Nike, Saddle Ranch, and T-Rex. "The Legends" draws consumers from all over the region. [www.legendsshopping.com](http://www.legendsshopping.com)



The Kansas City T-Bones have been a fantastic addition to the Village West Redevelopment Corridor and have had a huge impact on surrounding communities. Many residents locally and regionally rally around the success of the team who just recently were crowned the 2008 Northern League Champions. [www.tbonesbaseball.com](http://www.tbonesbaseball.com)



18 hole championship golf course designed by the renowned architect Roger Packard. [www.thegolfcourses.net/golfcourses/KS/4769.htm](http://www.thegolfcourses.net/golfcourses/KS/4769.htm)



This \$190 million dollar neighborhood shopping center sits on over 100 acres of ground and is currently under construction. Tenants include a Wal-Mart Super Center, Office Max, Best Buy, Michael's, Olive Garden, Taco Bell, and Red Lobster, among other TBA. [www.blockandco.com](http://www.blockandco.com)



"Sandstone" is a Kansas City landmark for the x and y generations. The venue seats 18,000 people and features artists from all across the country including: Snoop Dog, 311, Jack Johnson, Alicia Keys, and Metallica. [www.sandstoneamp.com](http://www.sandstoneamp.com)



The Agriculture Hall of Fame was the recipient of federal charter some time ago and has since become a landmark for the Unified Government of Wyandotte County. It is a one of a kind experience both educational and fun and draws tourists on a national level. [www.aghalloffame.com](http://www.aghalloffame.com)

## HEAVY ENTERTAINMENT DEVELOPMENTS:



The new water park located at the intersection of I-435 & State Avenue will feature one of the world's largest tubing parks with miles of interconnected rivers. Schlitterbahn is the most popular summertime water park in the United States. The \$750 million dollar development does include a climate controlled indoor water park that will stay open year round. [www.schlitterbahn.com](http://www.schlitterbahn.com)



On November 19th 2008 it was officially announced that Kansas Entertainment LLC, a 50/50 joint venture between The Cordish Company and Kansas Speedway LLC, was awarded the gaming license for Wyandotte County, Kansas. The \$705 million dollar, 1.5 million square foot, state-of-the-art Hard Rock Hotel & Casino is scheduled to open in 2011, and will be located on turn 2 of the Kansas Speedway. The development as a whole will encompass a 300-room luxury hotel, 3,000 slot machines, 140 gaming tables, and 275,000 square feet of destination retail, dining, and entertainment. Currently the gaming license applications are being resubmitted. [www.kansasspeedway.com/news/track\\_news/549023.html](http://www.kansasspeedway.com/news/track_news/549023.html)

## HOUSING AND MIXED-USE DEVELOPMENTS:

### **NEW MARK AT VILLAGE WEST**

Located on the hard corner of Leavenworth Road and Interstate 435. Brand new \$200 million dollar mixed-use development under construction situated on 168 acres encompassing 900 single family homes, 151 apartments, restaurants, and mixed-use office and retail. [www.tewoods.com](http://www.tewoods.com)

### **WHISPERING RIDGE**

Located at 115th and Donahoo Rd. in Kansas City, Kansas Whispering Ridge is one of the areas newest and most coveted residential developments. Its pristine lakes and gorgeous landscape are perfect component to the affordable European style homes. Prices range from \$150,000 to \$250,000. [www.tewoods.com/wr/whisperin-gridge.asp](http://www.tewoods.com/wr/whisperin-gridge.asp)

### **WHISPERING PINES**

Located at the intersection of interstate 435 and Leavenworth road Whispering Pines is one of the areas most conveniently located new housing development. The new luxury homes coupled with waterfalls, reflecting pools, and plush landscaped gardens makes Whispering Pines one of Kansas City's top ranked new luxury home development. Prices range from \$200,000 to \$350,000. [www.whisperingpinesestates.com/](http://www.whisperingpinesestates.com/)

### **HERITAGE AT PIPER ESTATES**

76 single family home development located with in minutes of Woodlands Crossing. [www.heritageatpiperestates.net](http://www.heritageatpiperestates.net)

### **NORTH RIDGE AT PIPER ESTATES**

132 unit single family home development beautifully secluded community with fantastic amenities just 3 miles north of Woodlands Crossing and Kansas Speedway. [www.gwahomes.com/index.php?option=com\\_content&task=view&id=35&Itemid=120](http://www.gwahomes.com/index.php?option=com_content&task=view&id=35&Itemid=120)

### **PAVILLIONS OF PIPER A PINE CREST DEVELOPMENT**

130 new single family homes minutes from Woodlands Crossing. [www.thepavilionsofpiper.com](http://www.thepavilionsofpiper.com)

### **THE COLONY AT CANAAN LAKE**

103 new single family homes just minutes from Woodlands Crossing. [www.gwahomes.com/index.php?option=com\\_content&task=view&id=39&Itemid=135](http://www.gwahomes.com/index.php?option=com_content&task=view&id=39&Itemid=135)

### **THE HIGHLANDS AT PIPER**

96 new single family homes just approximately 3 miles north of Woodlands Crossing and the Kansas Speedway. [www.gwahomes.com/index.php?option=com\\_content&task=view&id=114&Itemid=449](http://www.gwahomes.com/index.php?option=com_content&task=view&id=114&Itemid=449)



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## I-435 & Leavenworth Rd Kansas City, Kansas

May 2008

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.143096/-94.820297

May 2008

RS1

I-435 & Leavenworth Rd Kansas City, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2006 Estimated Population	888	9,845	35,025
	2011 Projected Population	905	9,904	34,994
	2000 Census Population	860	9,726	34,954
	1990 Census Population	695	8,985	33,576
	Historical Annual Growth 1990 to 2006	1.7%	0.6%	0.3%
	Projected Annual Growth 2006 to 2011	0.4%	0.1%	-0.0%
	2006 Median Age	35.2	37.0	37.0
<b>HOUSEHOLDS</b>	2006 Estimated Households	298	3,612	13,777
	2011 Projected Households	315	3,760	14,247
	2000 Census Households	276	3,416	13,143
	1990 Census Households	229	3,044	12,068
	Historical Annual Growth 1990 to 2006	1.9%	1.2%	0.9%
	Projected Annual Growth 2006 to 2011	1.1%	0.8%	0.7%
<b>POPULATION BY RACE</b>	2006 Estimated White	87.5%	79.8%	73.5%
	2006 Estimated Black or African American	8.7%	15.3%	20.7%
	2006 Estimated Asian & Pacific Islander	0.5%	1.0%	1.1%
	2006 Estimated American Indian & Native Alaskan	0.7%	0.8%	0.7%
	2006 Estimated Other Races	2.5%	3.1%	4.0%
	2006 Estimated Hispanic	6.3%	7.0%	8.4%
<b>INCOME</b>	2006 Estimated Average Household Income	\$ 77,192	\$ 68,500	\$ 60,308
	2006 Estimated Median Household Income	\$ 75,045	\$ 66,358	\$ 55,185
	2006 Estimated Per Capita Income	\$ 25,923	\$ 25,759	\$ 24,299
<b>EDUCATION (AGE 25+)</b>	2006 Elementary	2.1%	1.9%	2.6%
	2006 Some High School	4.8%	6.8%	8.2%
	2006 High School Graduate	26.4%	30.6%	34.2%
	2006 Some College	23.8%	26.7%	26.1%
	2006 Associates Degree Only	10.2%	9.1%	8.3%
	2006 Bachelors Degree Only	23.2%	16.8%	13.8%
	2006 Graduate Degree	9.4%	8.0%	6.8%
<b>BUSINESS</b>	Number of Businesses	23	368	1,060
	Total Number of Employees	388	5,052	11,809
	Employee Population per Business	16.8	13.7	11.1
	Residential Population per Business	38.5	26.8	33.0

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