

RARE INVESTMENT OPPORTUNITY

Proposed Retail, Recreation, & Entertainment District



10 Acres Available - I-70 & 110th Street 323 N. 110th Street, Edwardsville, Kansas



Estimated Population
47,166

Average Household Income
\$63,233

Five Mile Radius

- Great location across I-70 from Kansas Speedway, Cabela's, Great Wolf Lodge, Schlitterbahn Vacation Village, Nebraska Furniture Mart, Legends Lifestyle Shopping Center, K.C. T-Bones Baseball Stadium, Plaza at the Speedway and Sporting KC Soccer Stadium
- Prime development ground ideally suited for major retail, office, recreational, hotel, restaurant and residential use
- Opportunity to partner with Developer at a wholesale purchase price of \$3.31 per sq ft
- Huge upside potential return to investor
- Assumable loan with below market rate available

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

For Information Contact:

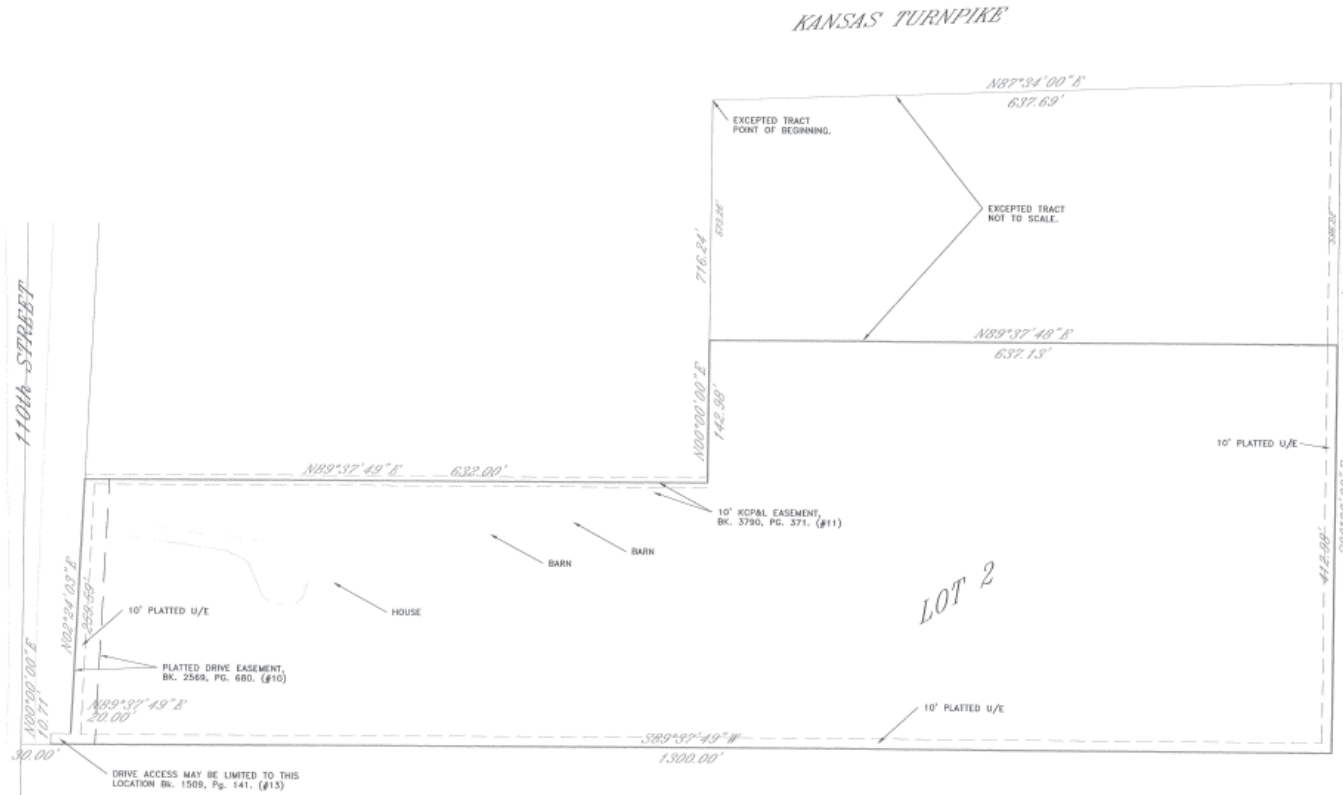
John Cobb
816.412.7326
jcobb@blockandco.com

David Block
816.412.7400
dblock@blockandco.com

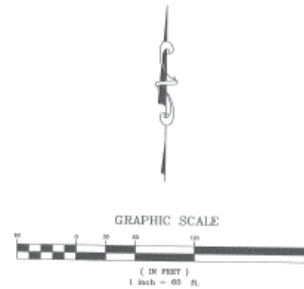
323 N. 110th Street, Edwardsville, Kansas



323 N. 110th Street, Edwardsville, Kansas



- LEGEND**
- ⊙ FH FIRE HYDRANT
 - ⊕ LP LIGHT POLE
 - ⊕ PP POWER POLE
 - ⊕ MH SEWER MANHOLE
 - ⊕ CHH HANDICAP SPACE
 - ⊕ GAS LINE
 - ⊕ ELECTRIC LINE
 - ⊕ WATER LINE
 - ⊕ SAN. SEWER LINE
 - ⊕ STORM SEWER
 - ⊕ TELEPHONE LINE



SURVEY CERTIFICATION

To: DC Enterprise Investors, L.L.C. (Lender) and Old Republic Title Company of Kansas City, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," as amended and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Precision Accuracy of this survey does not exceed that which is specified therein.



Signed: _____ Dated: November 20, 2006
Curtis Dean Tolson, L.S. - 908

Property description:

Lot No. 2, LUSTIGRAAF ACRES, a Replat of Part of Tract and Tract 5, THE NORMAN FARM SUBDIVISION in Edwardsville, Wyandotte County, Kansas.
 (EXCEPT)
 Beginning at the Northwest corner of said Lot No. 2, the North line of said Lot No. 2 having an assumed bearing of North 87 degrees 34 minutes 00 seconds East, thence North 87 degrees 34 minutes 00 seconds East along the North line of said Lot No. 2 637.09 feet to the Northeast corner of said Lot No. 2, thence South 00 degrees 00 minutes 00 seconds West along the East line of said Lot No. 2 296.20 feet, thence South 89 degrees 37 minutes 49 seconds West 637.13 feet to the West line of said Lot No. 2, thence North 00 degrees 00 minutes 00 seconds East along the West line of said Lot No. 2 575.26 feet to the point of beginning of the tract herein described.

Notes:

1. The property described herein are the same as the property described in Old Republic Title commitment number 0600002 with an effective date of September 17, 2006 at 5:00 P.M. and that all encumbrances, easements and restrictions referenced in said title policy have been plotted hereon or all otherwise noted as to their effect on the property.
2. The property is located within an area having a Zone Designation "C" (outside 500 ft. flood plain) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 20050100010 H, with a Date of Official Action of September 28, 1978, for the City of Edwardsville, Kansas, which is the current Flood Insurance Rate Map for said community.
3. The property has direct access to 110th Street, a public street or highway.
4. Property has 0 standard and 0 hard-surf parking spaces.
5. Property is zoned.
6. Property contains 435,496 sq. ft., more or less.
7. Property is subject to a "Blind" SW BELL easement REB. 1498, Pg. 361 (012).
8. Property is subject to "Dead for Turnpike" purposes in BK. 1509, Pg. 141 (013)B in and/or from the documents provided if there is access along the West line onto the turnpike R/W portion of 110th Street.

UTILITY WARNING:
 UNDERGROUND UTILITIES AS SHOWN HAVE BEEN PLOTTED FROM EXISTING UTILITY DRAWINGS AND FIELD SURVEY INFORMATION. THEY ARE BELIEVED TO REPRESENT ALL THE UTILITIES FOR THE PREMISES, BUT THE SURVEYOR CAN MAKE NO GUARANTEE THAT THE PREMISES UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. A WARNING THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED.

323 N. 110th STREET
ALTA/ACSM LAND TITLE SURVEY
VIKING SURVEYS
 LAND SURVEYORS
 PROJ. NO. CD6.067
 P.O. Box 13324, Shawnee Mission, KS 66202 (913) 492-6179, Fax (913) 492-61



Lat: 39.1062 Lon: -94.8351 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



©2010, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

I-70 & 110th Street Edwardsville, Kansas

April 2010

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, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.10618/-94.83513

April 2010

RS

I-70 & 110th Street Edwardsville, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	815	8,090	47,166
	2014 Projected Population	799	8,335	47,831
	2000 Census Population	719	6,752	41,855
	1990 Census Population	655	6,100	37,164
	Historical Annual Growth 1990 to 2009	1.3%	1.7%	1.4%
	Projected Annual Growth 2009 to 2014	-0.4%	0.6%	0.3%
	2009 Median Age	33.2	36.2	35.4
HOUSEHOLDS	2009 Estimated Households	269	2,896	17,686
	2014 Projected Households	281	3,186	18,756
	2000 Census Households	234	2,380	15,706
	1990 Census Households	212	2,063	13,452
	Historical Annual Growth 1990 to 2009	1.4%	2.1%	1.7%
	Projected Annual Growth 2009 to 2014	0.9%	2.0%	1.2%
POPULATION BY RACE	2009 Estimated White	89.2%	84.1%	78.6%
	2009 Estimated Black or African American	7.5%	11.7%	15.7%
	2009 Estimated Asian & Pacific Islander	0.1%	0.7%	0.9%
	2009 Estimated American Indian & Native Alaskan	0.6%	0.4%	0.5%
	2009 Estimated Other Races	2.6%	3.1%	4.4%
	2009 Estimated Hispanic	9.1%	10.0%	10.6%
INCOME	2009 Estimated Average Household Income	\$ 61,267	\$ 66,341	\$ 63,233
	2009 Estimated Median Household Income	\$ 71,544	\$ 75,058	\$ 64,922
	2009 Estimated Per Capita Income	\$ 20,264	\$ 23,831	\$ 23,856
EDUCATION (AGE 25+)	2009 Elementary	2.2%	2.8%	2.7%
	2009 Some High School	5.5%	5.3%	6.3%
	2009 High School Graduate	30.2%	31.7%	35.1%
	2009 Some College	20.2%	19.7%	20.5%
	2009 Associates Degree Only	19.6%	15.7%	12.5%
	2009 Bachelors Degree Only	18.9%	19.3%	17.0%
	2009 Graduate Degree	3.4%	5.4%	6.0%
BUSINESS	Number of Businesses	32	410	1,547
	Total Number of Employees	692	8,347	22,346
	Employee Population per Business	21.8	20.3	14.4
	Residential Population per Business	25.6	19.7	30.5

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