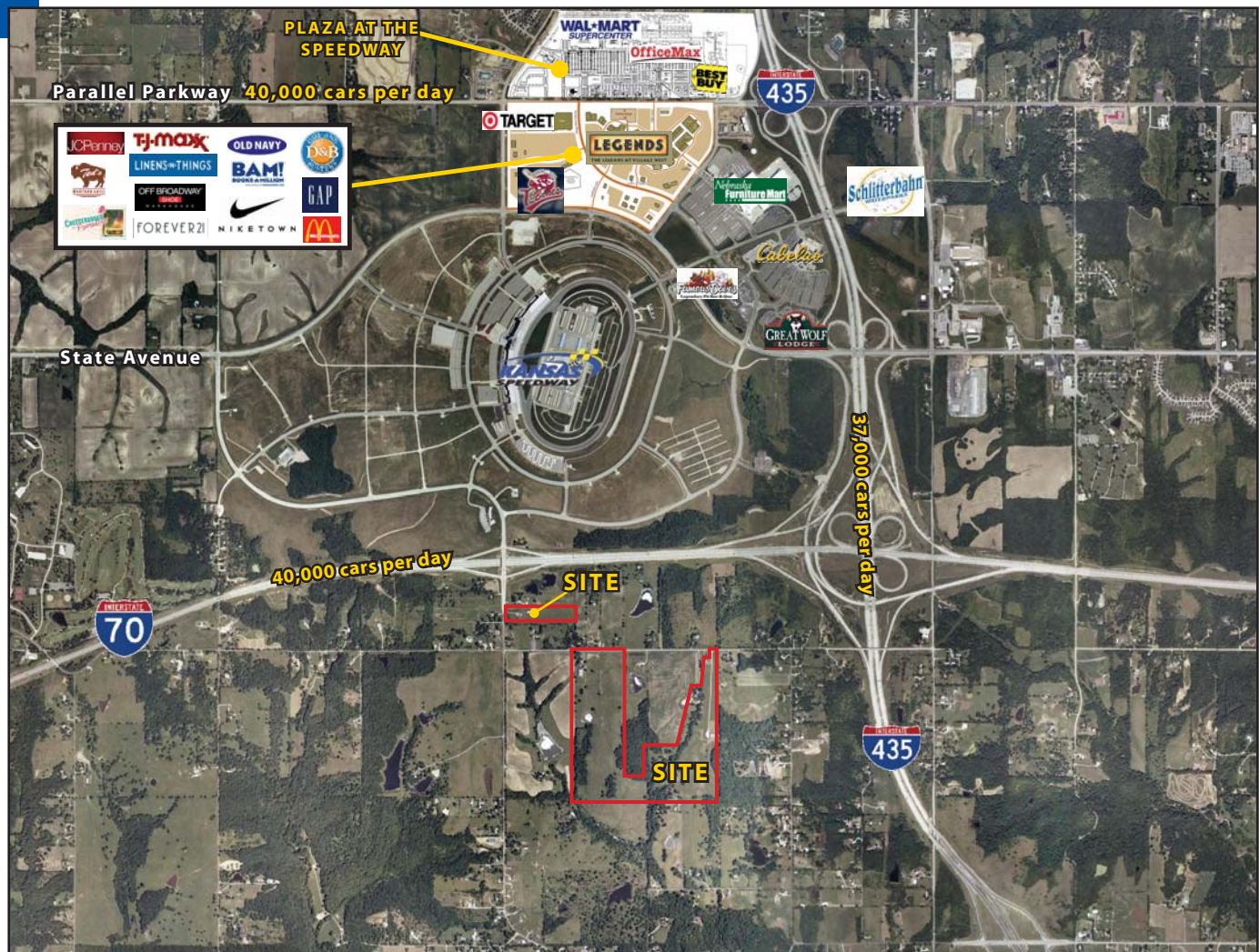


# SPEEDWAY DEVELOPMENT GROUND

## Proposed Retail, Recreation, & Entertainment District



### Two Sites - Approximately 110 Acres Available I-70 & 110th Street, Edwardsville, Kansas



Estimated Population  
**143,582**

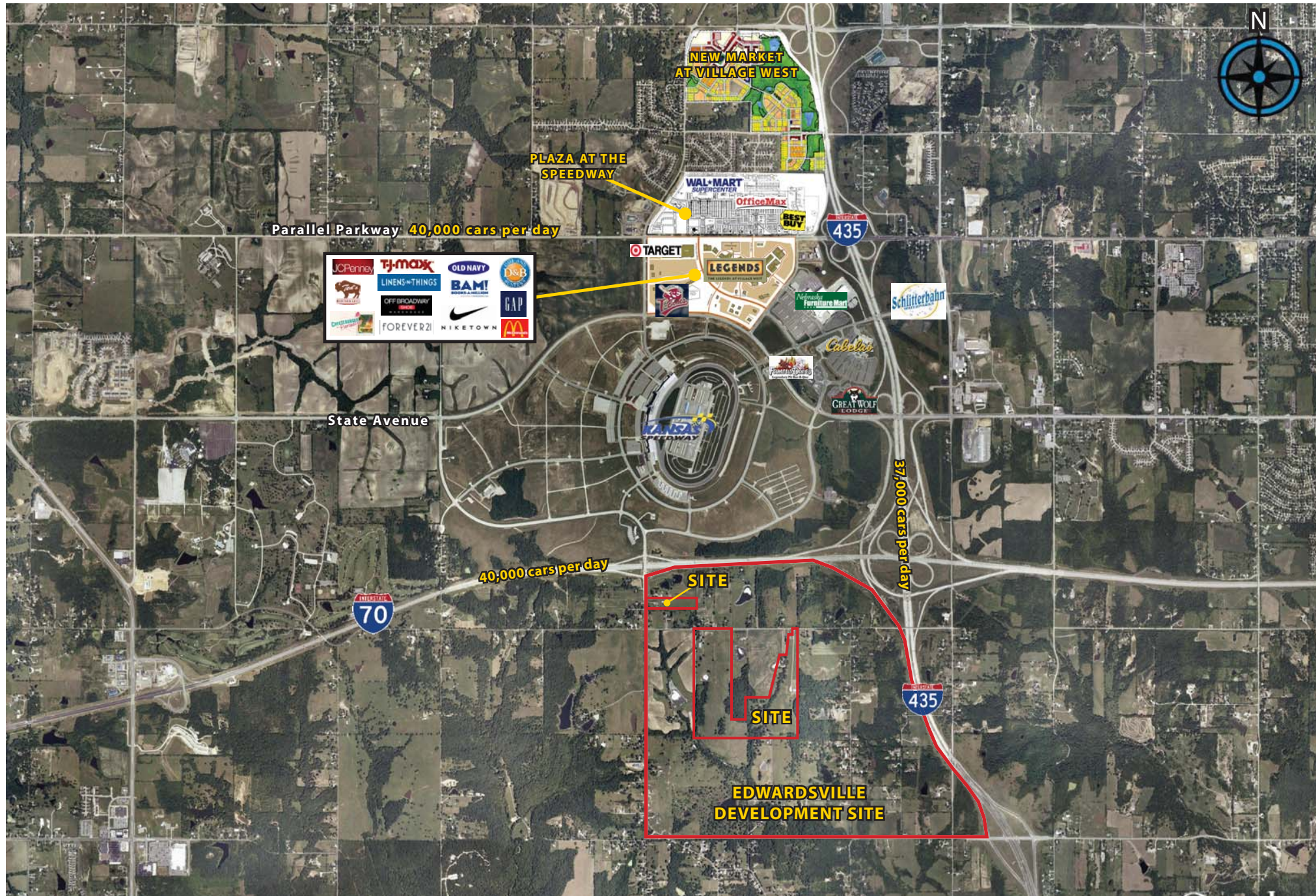
Average Household Income  
**\$56,182**

Five Mile Radius

- Great locations across I-70 from Kansas Speedway and The Legends
- Ideally suited for major retail, office, recreational, and residential use
- Adjacent to Cabela's, Nebraska Furniture Mart, Great Wolf Lodge, and the Kansas City T-Bones Baseball Stadium
- Intersection carries over 100,000 cars per day

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

# I-70 & 110th Street, Edwardsville, Kansas



Lat: 39.1058 Lon: -94.8352 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



©2007, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

## I-70 & 110th Street Edwardsville, Kansas

November 2007

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: 39.1058/-94.83517

November 2007

RS1

I-70 & 110th Street Edwardsville, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2006 Estimated Population	715	7,021	44,454
	2011 Projected Population	716	7,168	46,204
	2000 Census Population	711	6,795	41,749
	1990 Census Population	648	6,139	36,965
	Historical Annual Growth 1990 to 2006	0.6%	0.9%	1.3%
	Projected Annual Growth 2006 to 2011	0.0%	0.4%	0.8%
	2006 Median Age	33.7	36.2	35.2
<b>HOUSEHOLDS</b>	2006 Estimated Households	245	2,601	17,292
	2011 Projected Households	254	2,754	18,480
	2000 Census Households	232	2,398	15,655
	1990 Census Households	211	2,080	13,373
	Historical Annual Growth 1990 to 2006	1.0%	1.6%	1.8%
	Projected Annual Growth 2006 to 2011	0.8%	1.2%	1.4%
<b>POPULATION BY RACE</b>	2006 Estimated White	90.7%	85.2%	80.8%
	2006 Estimated Black or African American	5.8%	10.2%	13.7%
	2006 Estimated Asian & Pacific Islander	0.2%	0.9%	1.0%
	2006 Estimated American Indian & Native Alaskan	1.1%	0.7%	0.7%
	2006 Estimated Other Races	2.2%	2.9%	3.7%
	2006 Estimated Hispanic	6.2%	7.3%	8.4%
<b>INCOME</b>	2006 Estimated Average Household Income	\$ 64,207	\$ 67,661	\$ 62,746
	2006 Estimated Median Household Income	\$ 65,151	\$ 65,737	\$ 56,283
	2006 Estimated Per Capita Income	\$ 21,982	\$ 25,337	\$ 24,897
<b>EDUCATION (AGE 25+)</b>	2006 Elementary	2.3%	2.9%	2.8%
	2006 Some High School	6.9%	7.1%	8.0%
	2006 High School Graduate	29.2%	29.1%	32.6%
	2006 Some College	25.3%	24.1%	24.2%
	2006 Associates Degree Only	13.6%	11.0%	9.5%
	2006 Bachelors Degree Only	17.9%	17.7%	15.4%
	2006 Graduate Degree	4.9%	8.0%	7.4%
<b>BUSINESS</b>	Number of Businesses	28	286	1,433
	Total Number of Employees	505	3,837	18,005
	Employee Population per Business	18.3	13.4	12.6
	Residential Population per Business	25.9	24.5	31.0

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