



SALE PRICE: \$900,000 | 7.4 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,451	14,900	40,960
Avg. Household Income	\$119,691	\$129,532	\$114,908

- 7.4 acres on the corner of Parallel Parkway and N. 121st Street
- 5 minute drive from the Legends and the Kansas Speedway
- 10 minute drive from the new Homefield development
- 1 mile from the new American Royal development
- 1 mile from the Mattel Adventure Park development
- A part of Piper Unified School District 203



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

Exclusive Agent



PRIME DEVELOPMENT LAND NEAR THE LEGENDS
12109, 12117, 12129, 12133 Parallel Pkwy, Kansas City, KS

AERIAL





PRIME DEVELOPMENT LAND NEAR THE LEGENDS

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AERIAL



PHOTOS



AREA VISITATION



Sporting Park: The Sporting Kansas City soccer team opened its brand new, state-of-the-art 342,000 square foot Sporting Park on June 9, 2011. The \$200 million venue is one of the best soccer stadiums of its size in the world. Sporting Park, the first major league professional sports stadium in the state of Kansas, is part of a development plan that also includes a nearby tournament-quality athletics complex with 18-24 fields and associated amenities to host national, regional and local youth and adult soccer tournaments, camps, leagues, practices and games.



The Kansas Speedway: The Midwest's premier auto sports venue, and features NASCAR, IRL & Craftsman Truck events. The Speedway seats 82,000 and has infield space for 750 motor coaches. International Speedway also has committed to asking NASCAR for a 2nd Sprint Cup Series race at Kansas Speedway and to build a new road course.



Hollywood Casino at Kansas Speedway: The first phase opened in early 2012 and features a 100,000 SF casino floor, a lounge, and several dining and entertainment concepts. A later phase is planned to include a hotel, more gambling space, a spa, a convention center, and an entertainment retail district.



Destination KCK (Mattel Adventure Park): Destination KCK is an all-new, 180-acre entertainment development in Kansas: unique, fully themed lakeside resort that contains a mix of hospitality, retail, and leisure activities. The Mattel Adventure Park will be an entertainment destination that brings together iconic Mattel franchises, immersing guests in rides and attractions designed to thrill, excite, and create epic memories.



KC Monarchs: The Kansas City Monarchs are a professional baseball team based in Kansas City, Kansas. Formerly known as the Kansas City T-Bones, they are members of the American Association of Professional Baseball; which, in 2020, became designated as a Major League Baseball partner league. Legends Field located in Village West is the home of the Kansas City Monarchs Baseball Club, which attracts many events and family activities.



American Royal Association: The new \$350 million dollar development of 127 Acres will span more than 390,000 square feet. The facility will include three arenas, a state-of-the-art learning and engagement center and 100 acres of space for livestock shows. The Unified Government officials believe the new facility will account for an estimated 4,900 new jobs, draw 2 million visitors a year and provide \$526 million in economic growth over a 20-year period. The Complex will be the new home of the American Royal BBQ Competition which is held annually in October and brings around 50,000 attendees.



Compass Minerals National Performance Center: The training home for Sporting Kansas City and the United States Soccer Federation. The 50 acre complex is located south-east of 98th Street and Parallel Parkway. The facility includes 5 state-of-the-art soccer fields and the world's first "SuperPitch." Three side-by-side-by-side full-size soccer fields. Two of the full-size, synthetic turf fields feature LED sports lighting and surround a two-story "Coaching Pavilion" containing classrooms, camera positions and an observation deck. The facility also includes a sport performance lab and gymnasium, a U.S. Soccer coaching education center, and event spaces.



Homefield: An \$838 million youth sports facility consisting of eight baseball fields, along with a \$60 million indoor multi-sport facility featuring volleyball and basketball courts, parent lounges, and more. Additionally, plans include a Margaritaville-themed hotel, immersive art museum, multisport arena, and BigShots Golf facility, all aimed at enhancing the family sports tournament experience.



Great Wolf Lodge: A full-service, year-round family destination resort featuring: 281 family sized suites, a 49,000 square-foot indoor entertainment area including a water park, themed, family restaurant, spa, arcade, meeting / conference space, confectionery café, fitness center and gift shop.



Cabela's: Featuring museum-quality wildlife displays and large aquariums, Cabela's destination retail stores reinforce an outdoor lifestyle image and provide exciting tourist and entertainment shopping experiences for the entire family. The 188,000 sf Kansas City store had over 4 million visitors in one year.

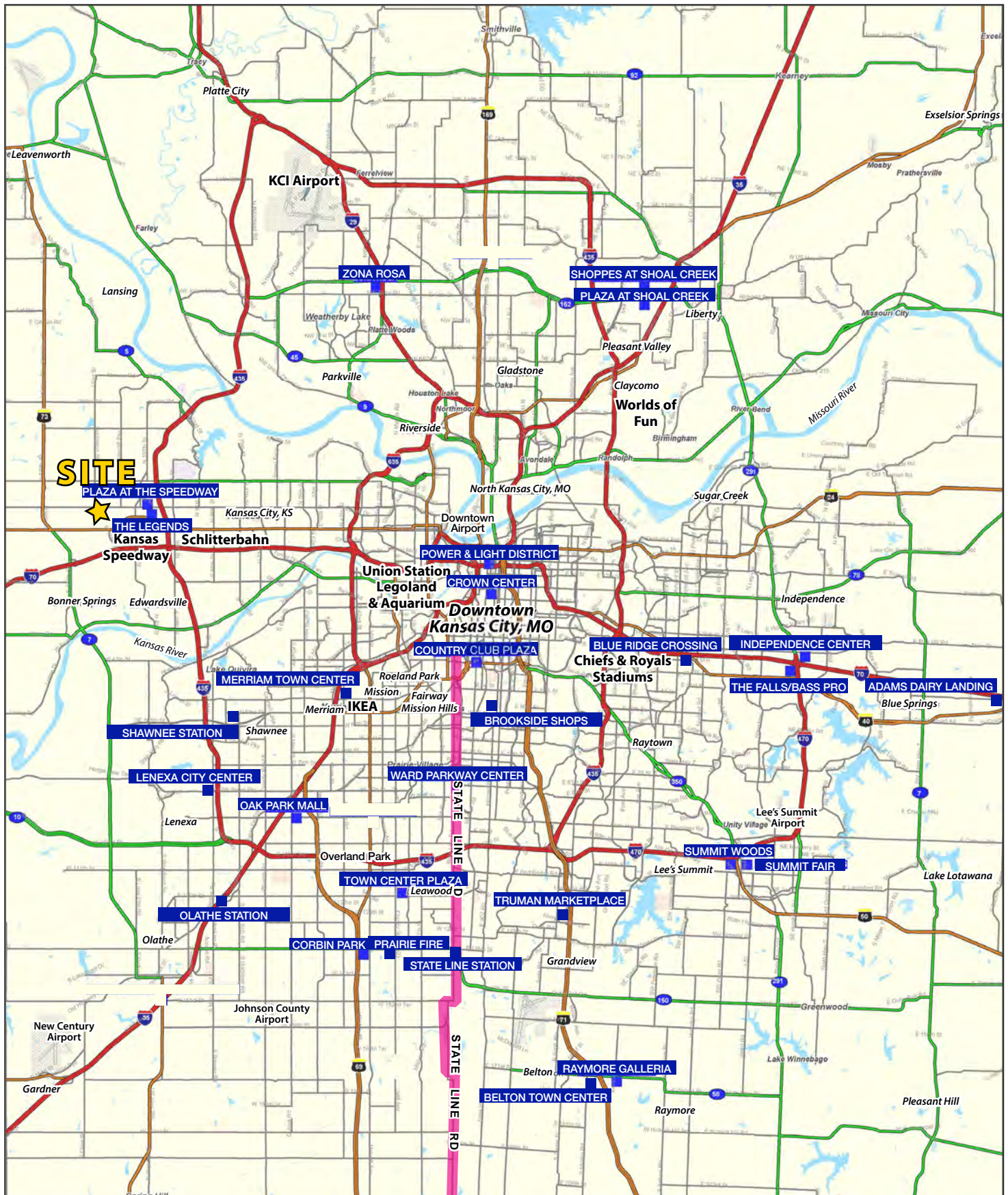


Nebraska Furniture Mart: A true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



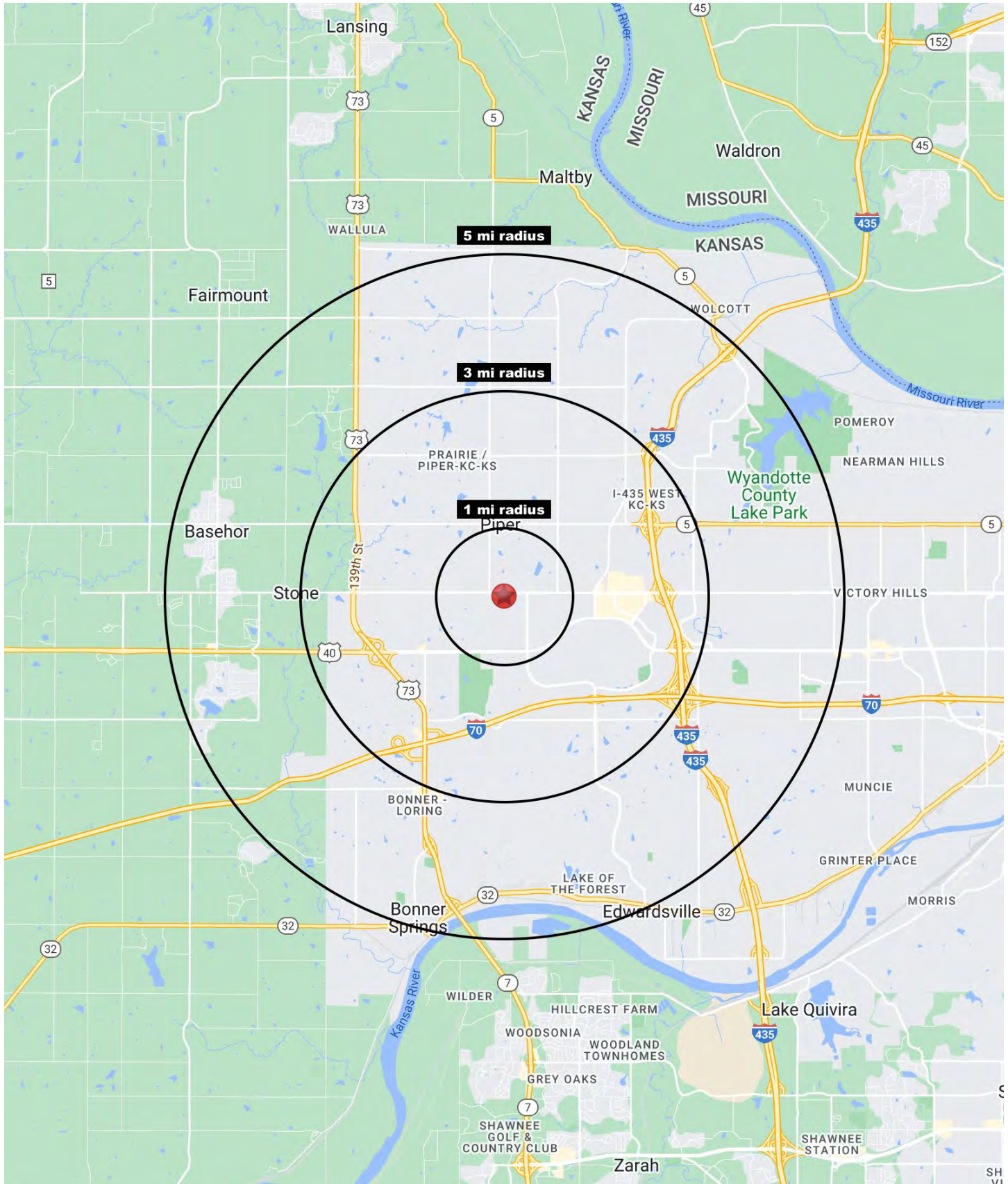
Dairy Farmers of America: The Kansas City area's largest private company, is headquartered in the Village East area located at the southeast quadrant of I-435 & Parallel Parkway. The three-story 110,000 square foot building brings 325 employees to the area.

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12109-12133 Parallel Parkway Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	1,451	14,900	40,960
2028 Projected Population	1,527	15,985	43,776
2020 Census Population	1,279	14,661	40,854
2010 Census Population	768	9,393	32,009
Projected Annual Growth 2023 to 2028	1.0%	1.5%	1.4%
Historical Annual Growth 2010 to 2023	6.8%	4.5%	2.2%
2023 Median Age	36.6	37.7	38.7
Households			
2023 Estimated Households	554	5,617	15,825
2028 Projected Households	593	6,103	17,035
2020 Census Households	486	5,324	15,126
2010 Census Households	303	3,456	12,024
Projected Annual Growth 2023 to 2028	1.4%	1.7%	1.5%
Historical Annual Growth 2010 to 2023	6.4%	4.8%	2.4%
Race and Ethnicity			
2023 Estimated White	59.9%	65.4%	68.2%
2023 Estimated Black or African American	18.5%	16.1%	14.5%
2023 Estimated Asian or Pacific Islander	5.1%	4.5%	4.1%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2023 Estimated Other Races	15.9%	13.4%	12.6%
2023 Estimated Hispanic	18.8%	16.2%	14.8%
Income			
2023 Estimated Average Household Income	\$119,691	\$129,532	\$114,908
2023 Estimated Median Household Income	\$105,561	\$109,525	\$99,858
2023 Estimated Per Capita Income	\$45,827	\$48,909	\$44,463
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.7%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	6.1%	4.3%	4.3%
2023 Estimated High School Graduate	20.0%	22.0%	27.1%
2023 Estimated Some College	28.1%	23.1%	22.3%
2023 Estimated Associates Degree Only	11.4%	10.9%	10.5%
2023 Estimated Bachelors Degree Only	19.4%	22.0%	19.6%
2023 Estimated Graduate Degree	12.3%	15.0%	13.1%
Business			
2023 Estimated Total Businesses	17	411	959
2023 Estimated Total Employees	161	5,108	11,662
2023 Estimated Employee Population per Business	9.3	12.4	12.2
2023 Estimated Residential Population per Business	84.0	36.3	42.7

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