



.976 ACRE DEVELOPMENT SITE

I-435 & State Ave. (SEQ) | 814 N. 98th St., Kansas City, KS



SALE PRICE: \$600,000 | LEASE RATE: \$75,000/YR NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	400	21,585	56,447
Avg. Household Income	\$104,509	\$93,268	\$97,036

- .976 Acre Development Site - FOR SALE OR LEASE
- Next to Kansas Speedway, Cabela's, Great Wolf Lodge, Schlitterbahn Vacation Village, Nebraska Furniture Mart, Legends Kansas City Outlets, T-Bones Baseball Stadium, Sporting Park Soccer Stadium, Hollywood Casino, and the new 600,000 sf office campus is home to a major expansion of Kansas City's Cerner Corporation and 4,000 new employees
- Located in a major tourism district drawing over 14 million visitors annually from as far as 250 miles away



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

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.



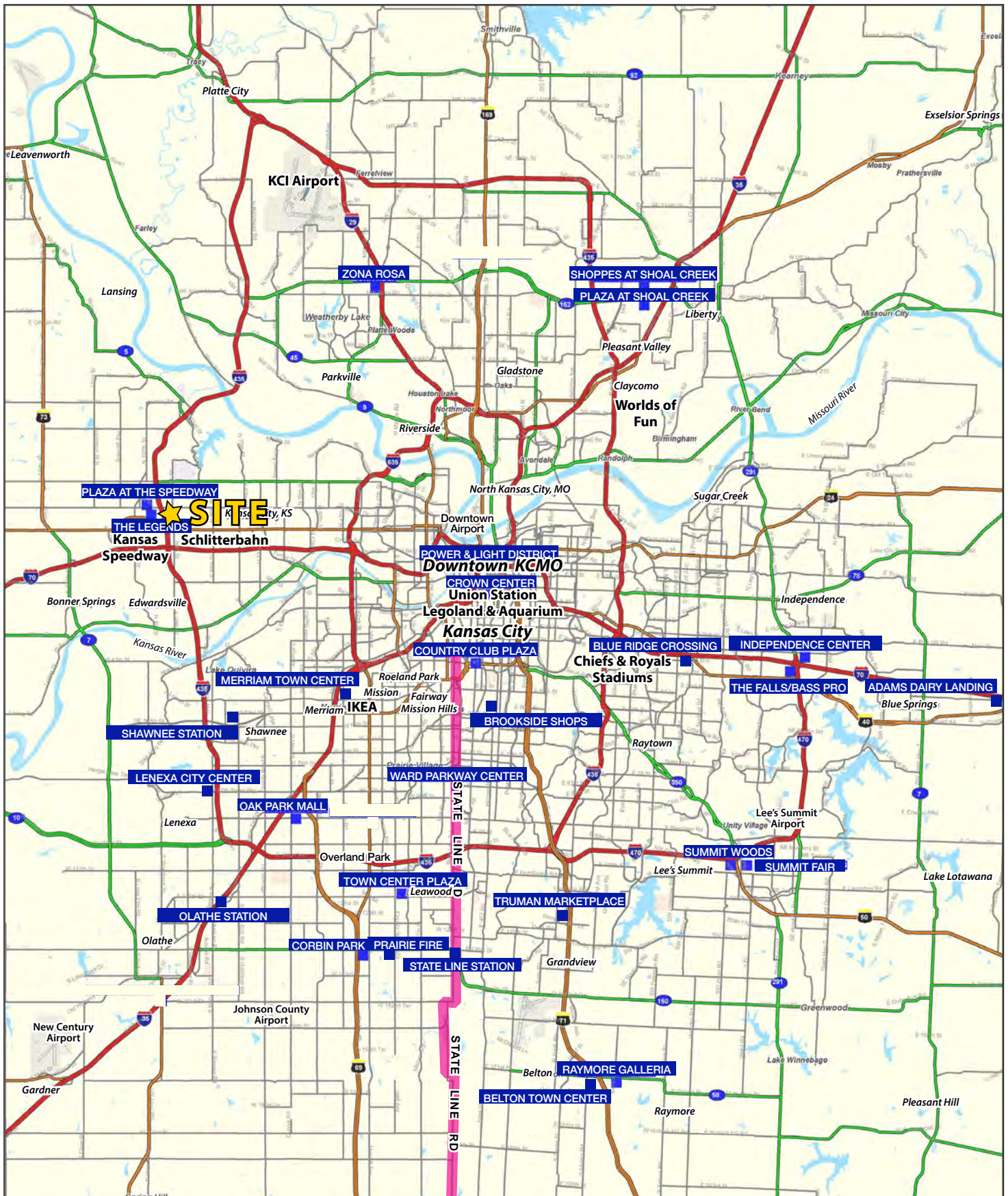
Nebraska Furniture Mart: A true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



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.

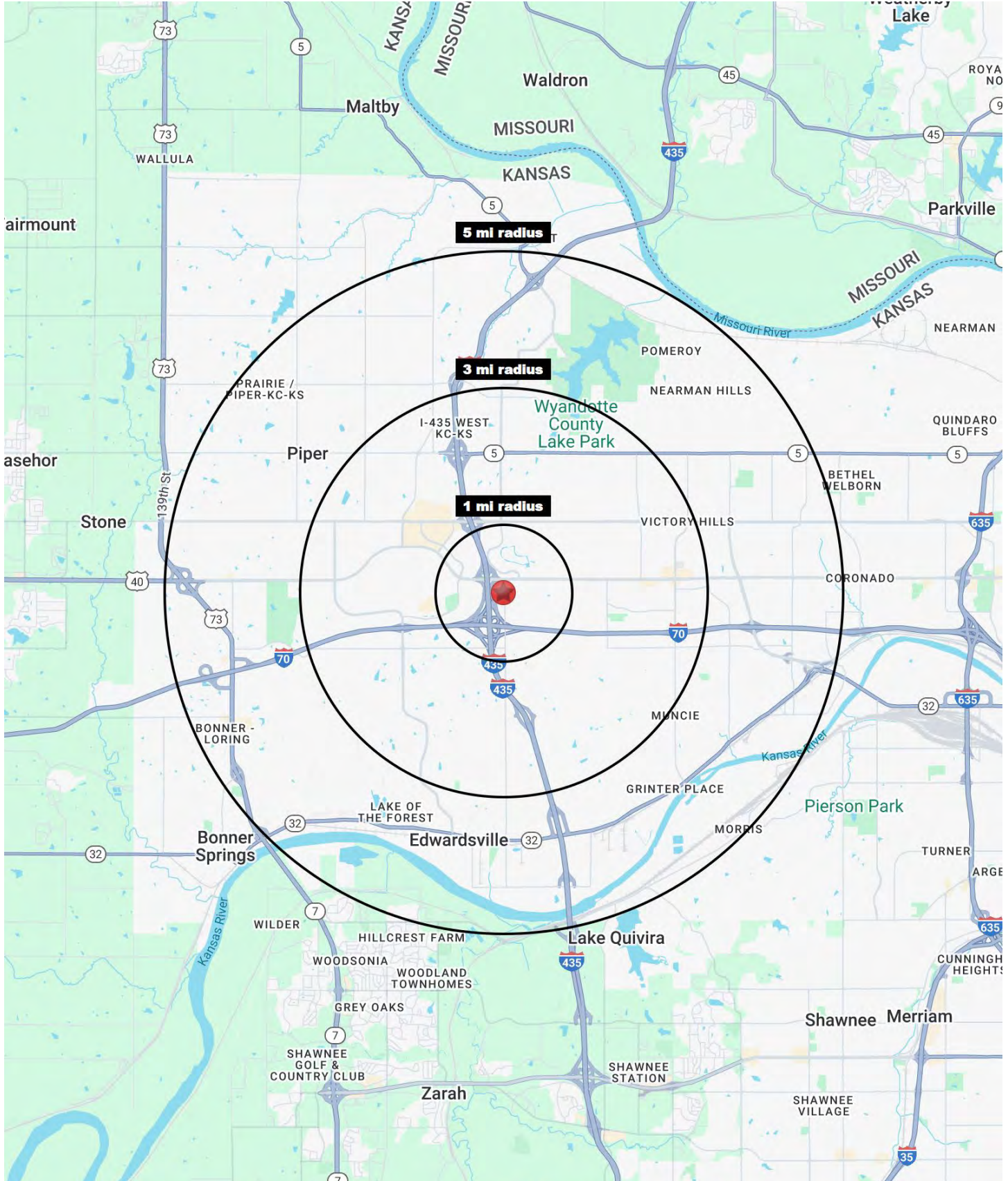
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814 N. 98th Street Kansas City, KS 66111	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	400	21,585	56,447
2029 Projected Population	501	22,057	57,330
2020 Census Population	113	23,355	57,653
2010 Census Population	103	19,383	49,616
Projected Annual Growth 2024 to 2029	5.1%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	20.5%	0.8%	1.0%
2024 Median Age	39.0	38.6	37.0
Households			
2024 Estimated Households	170	8,638	21,925
2029 Projected Households	213	8,785	22,206
2020 Census Households	42	8,908	21,870
2010 Census Households	39	7,512	19,081
Projected Annual Growth 2024 to 2029	5.1%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	23.9%	1.1%	1.1%
Race and Ethnicity			
2024 Estimated White	54.3%	50.9%	53.2%
2024 Estimated Black or African American	27.6%	25.0%	24.1%
2024 Estimated Asian or Pacific Islander	6.1%	9.2%	7.2%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.7%
2024 Estimated Other Races	11.5%	14.4%	14.9%
2024 Estimated Hispanic	16.0%	17.6%	18.8%
Income			
2024 Estimated Average Household Income	\$104,509	\$93,268	\$97,036
2024 Estimated Median Household Income	\$94,732	\$73,380	\$77,610
2024 Estimated Per Capita Income	\$44,554	\$37,472	\$37,834
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	4.3%	4.2%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	4.6%	6.0%
2024 Estimated High School Graduate	18.4%	28.4%	28.6%
2024 Estimated Some College	15.9%	23.1%	23.0%
2024 Estimated Associates Degree Only	23.2%	10.4%	10.8%
2024 Estimated Bachelors Degree Only	17.9%	17.8%	16.2%
2024 Estimated Graduate Degree	20.8%	11.3%	11.1%
Business			
2024 Estimated Total Businesses	39	735	1,491
2024 Estimated Total Employees	511	9,452	27,124
2024 Estimated Employee Population per Business	13.1	12.9	18.2
2024 Estimated Residential Population per Business	10.2	29.4	37.9

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