



.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	115	22,885	56,508
Avg. Household Income	\$82,574	\$86,451	\$80,269

	5 min	10 min	15 min
Estimated Population	11,051	48,873	167,723
Avg. Household Income	\$78,840	\$77,912	\$84,486

- .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: *Exclusive Agents*
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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.



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.



The Kansas Speedway is 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.



United States Soccer Federation National Training and Coaching Development Center on about 40 acres south-east of 98th Street and Parallel Parkway. It will include at least eight tournament soccer fields on about 130 acres nearby on the north side of 94th Street. OnGoal will try to persuade U.S. Soccer to locate a 100,000-square-foot office building on the new national training center site that OnGoal is developing for it. U.S. Soccer plans to solicit proposals for the new building, which would house 300 U.S. Soccer employees. The soccer village also may include commercial development on the south 50 acres of the Speer site.



Dairy Farmers of America the Kansas City area's largest private company, plans to move its headquarters to the Village East area located at the southeast quadrant of I-435 & Parallel Parkway. The 100,000 square-foot building will bring 300+ jobs, construction is expected to be finished late 2016.



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 waterpark, 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.



CERNER: New 600,000 sf office campus is home to a major expansion of Kansas City's Cerner Corporation and 4,000 new employees



American Royal Association: The new \$160 million dollar development of 274 Acres will include two arenas — one with 5,000 to 8,000 seats, the other with 2,000 seats — plus more than 300,000 square feet of exhibition space. 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.

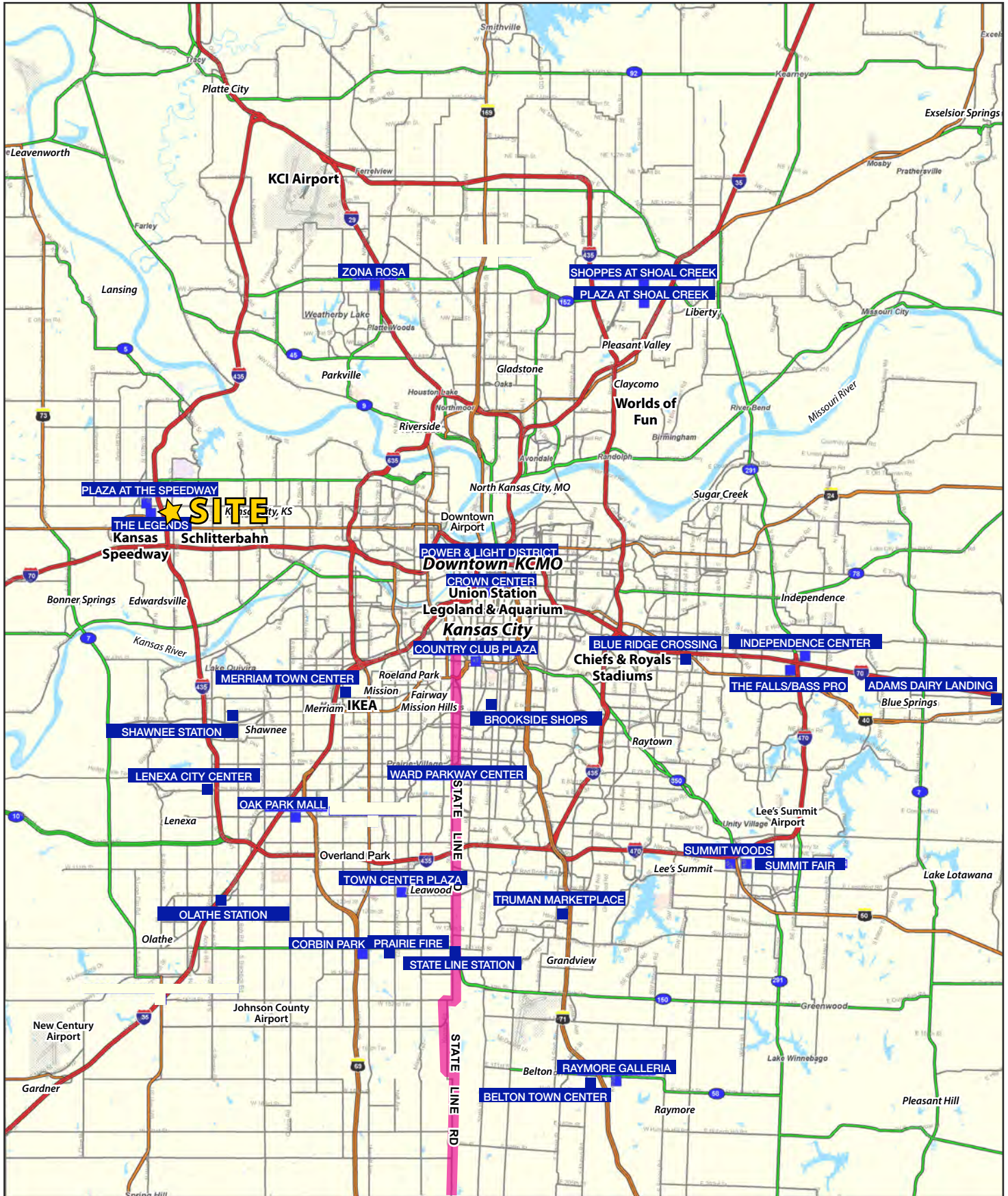


KC Monarchs: Legends Field located in Village West is the home of the Kansas City Monarchs Baseball Club, which attracts many events and family activities.



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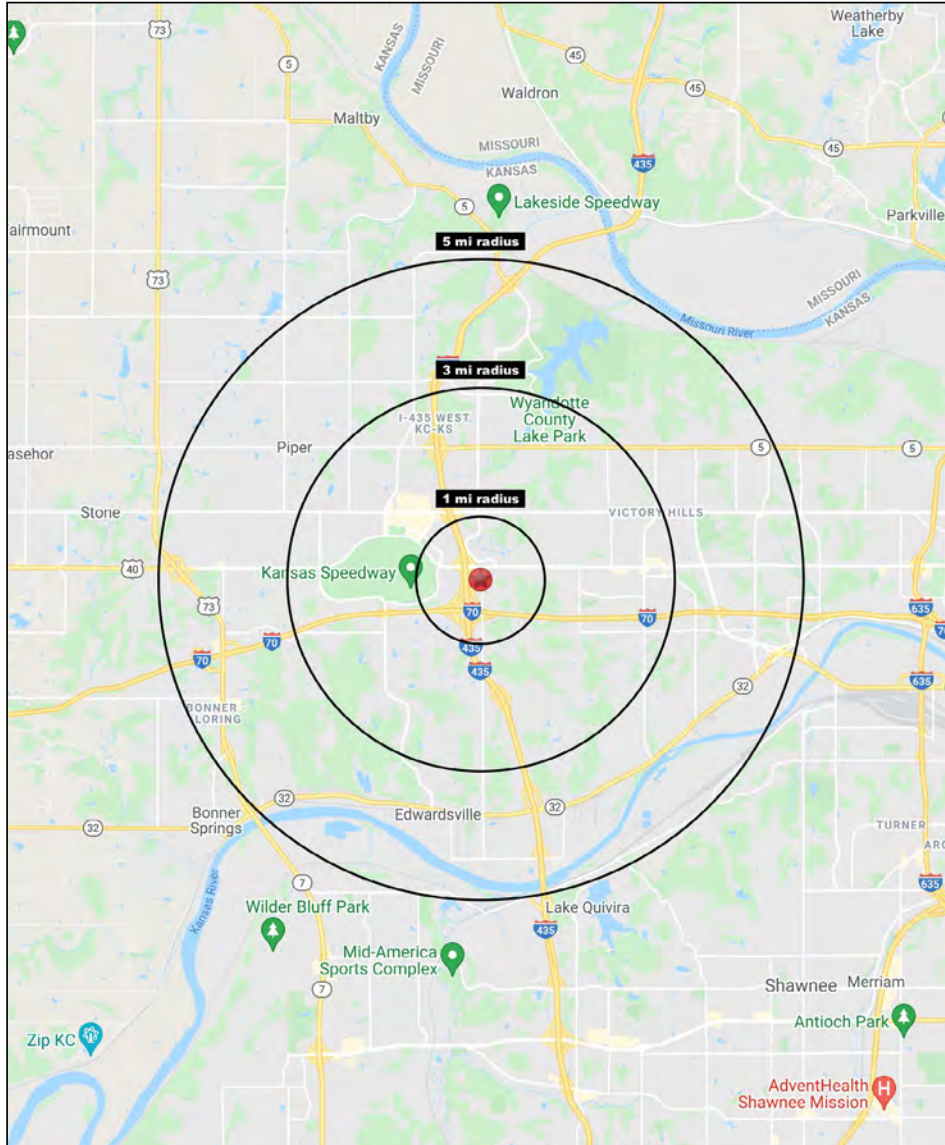




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1-3-5 MILE RADIUS RING MAP & DEMOS



814 N. 98th Street Kansas City, KS 66111	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	115	22,885	56,508
2026 Projected Population	118	24,489	59,398
2010 Census Population	106	19,545	49,586
2000 Census Population	108	18,770	46,405
Projected Annual Growth 2021 to 2026	0.6%	1.4%	1.0%
Historical Annual Growth 2000 to 2021	0.3%	1.0%	1.0%
2021 Median Age	36.1	38.0	36.9
Households			
2021 Estimated Households	43	8,761	21,424
2026 Projected Households	45	9,436	22,662
2010 Census Households	40	7,573	19,098
2000 Census Households	40	7,001	17,621
Projected Annual Growth 2021 to 2026	0.7%	1.5%	1.2%
Historical Annual Growth 2000 to 2021	0.4%	1.2%	1.0%
Race and Ethnicity			
2021 Estimated White	55.7%	59.9%	60.7%
2021 Estimated Black or African American	23.6%	23.9%	23.5%
2021 Estimated Asian or Pacific Islander	8.9%	5.0%	4.5%
2021 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.8%
2021 Estimated Other Races	10.8%	10.4%	10.6%
2021 Estimated Hispanic	15.9%	15.0%	15.4%
Income			
2021 Estimated Average Household Income	\$82,574	\$86,451	\$80,269
2021 Estimated Median Household Income	\$59,331	\$68,014	\$66,515
2021 Estimated Per Capita Income	\$30,996	\$33,182	\$30,536
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.0%	4.5%	3.7%
2021 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.9%	7.1%
2021 Estimated High School Graduate	26.8%	29.9%	29.9%
2021 Estimated Some College	18.1%	21.6%	22.3%
2021 Estimated Associates Degree Only	10.4%	10.1%	10.3%
2021 Estimated Bachelors Degree Only	19.3%	17.6%	17.3%
2021 Estimated Graduate Degree	17.9%	10.5%	9.5%
Business			
2021 Estimated Total Businesses	94	767	1,514
2021 Estimated Total Employees	1,503	10,118	24,074
2021 Estimated Employee Population per Business	15.9	13.2	15.9
2021 Estimated Residential Population per Business	1.2	29.8	37.3

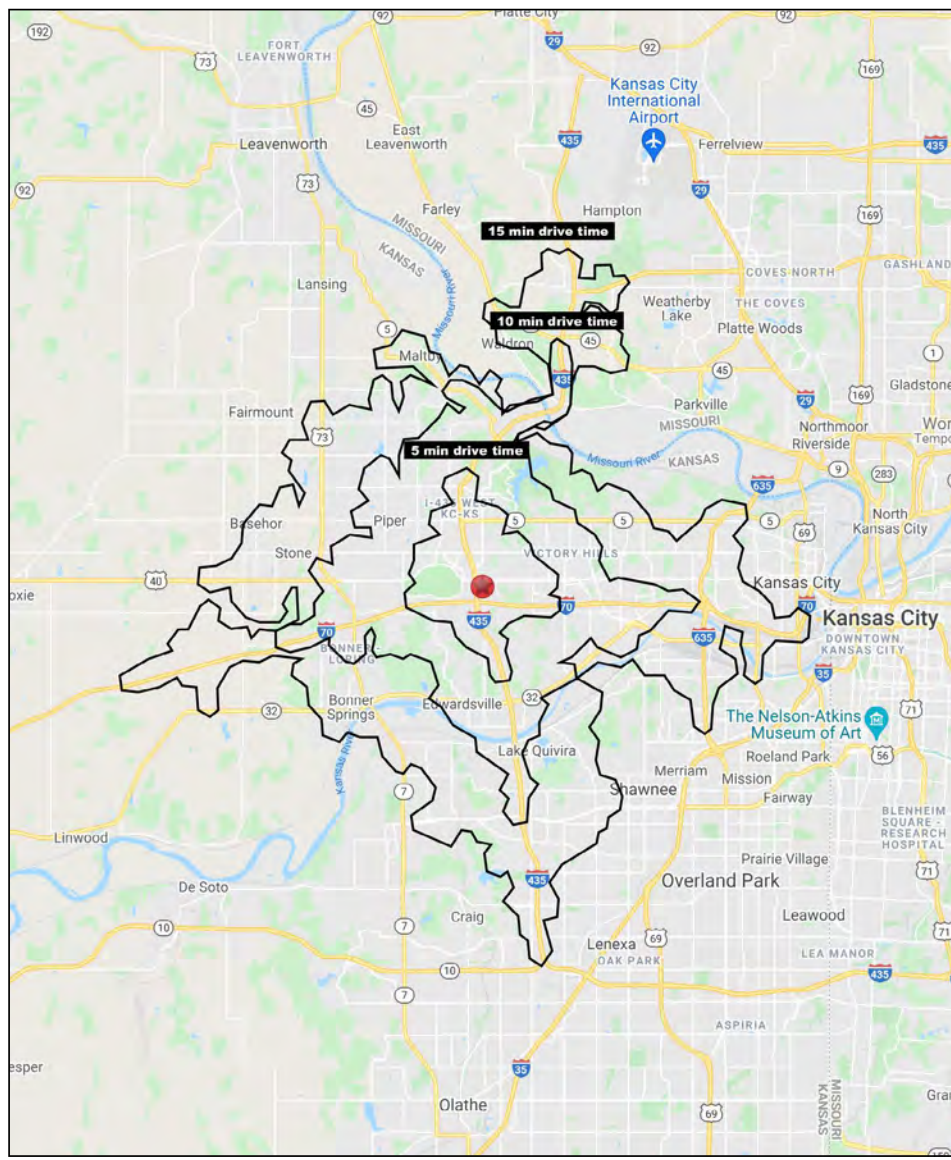




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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



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