

SPEEDWAY DEVELOPMENT GROUND

I-70 & 110th, 10814 Riverview Ave, Edwardsville, KS



SALE PRICE: \$600,000 | 60,000 SF OF LAND

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	291	11,185	61,763
Avg. Household Income	\$64,683	\$88,636	\$89,675

- Ideally suited for major retail, office, recreational, hotel, restaurant, and residential use
- Located in a major tourism district drawing over 14 million visitors annually from as far as 250 miles away
- Great locations across I-70 from Kansas Speedway, Cabela's, Great Wolf Lodge, Nebraska Furniture Mart, The Legends Kansas City Outlets, K.C. Monarchs' Baseball Stadium, Plaza at the Speedway, and K.C. Sporting Park

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For More Information Contact: *Exclusive Agent*
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

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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



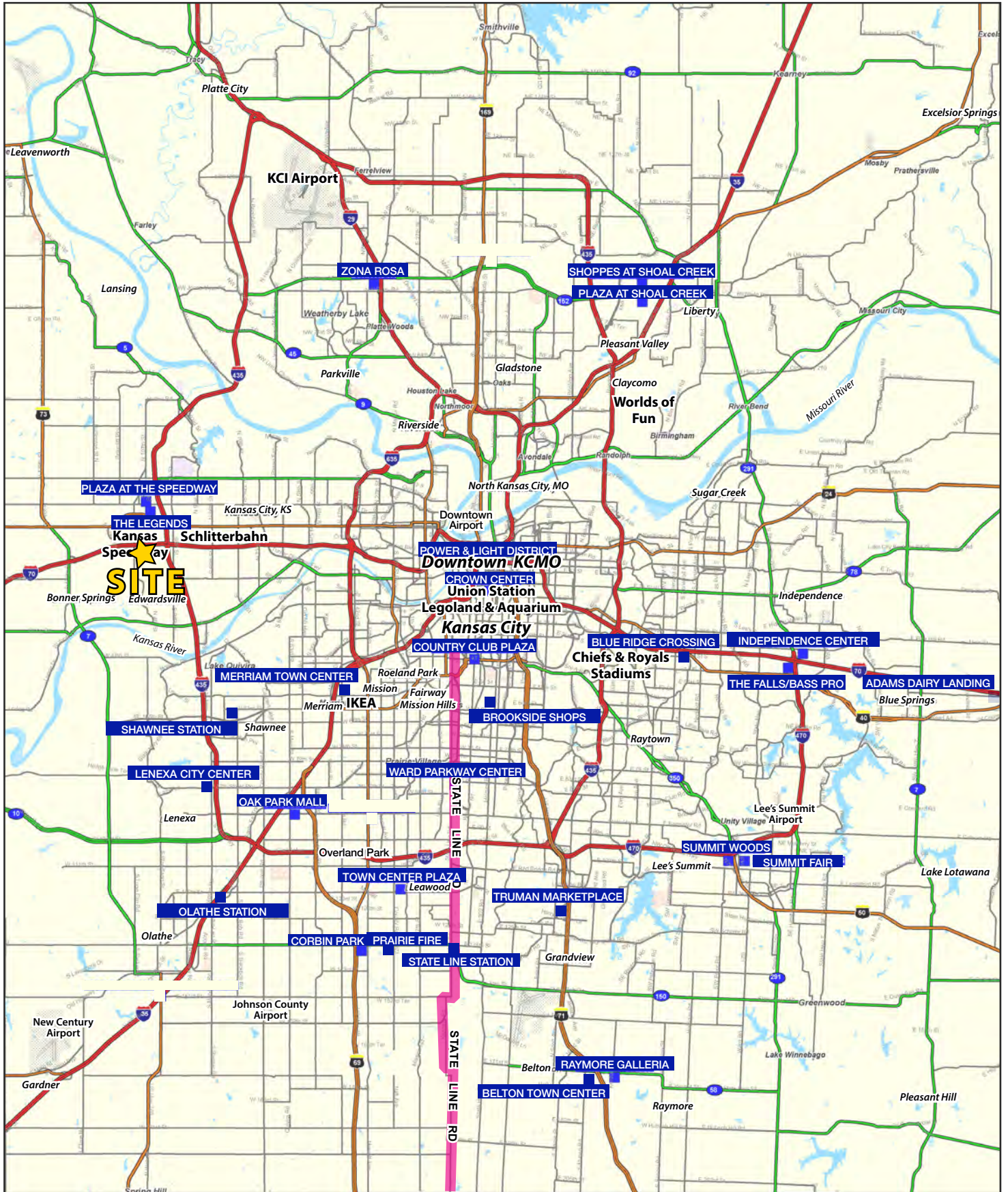
American Royal Association: The new \$160 million dollar development of 274 Acres will include two arenas — one with 5,000 to 8,000 seats, the other with 2,000 seats — plus more than 300,000 square feet of exhibition space. The Complex will be the new home of the American Royal BBQ Competition which is held annually in October and brings around 50,000 attendees.

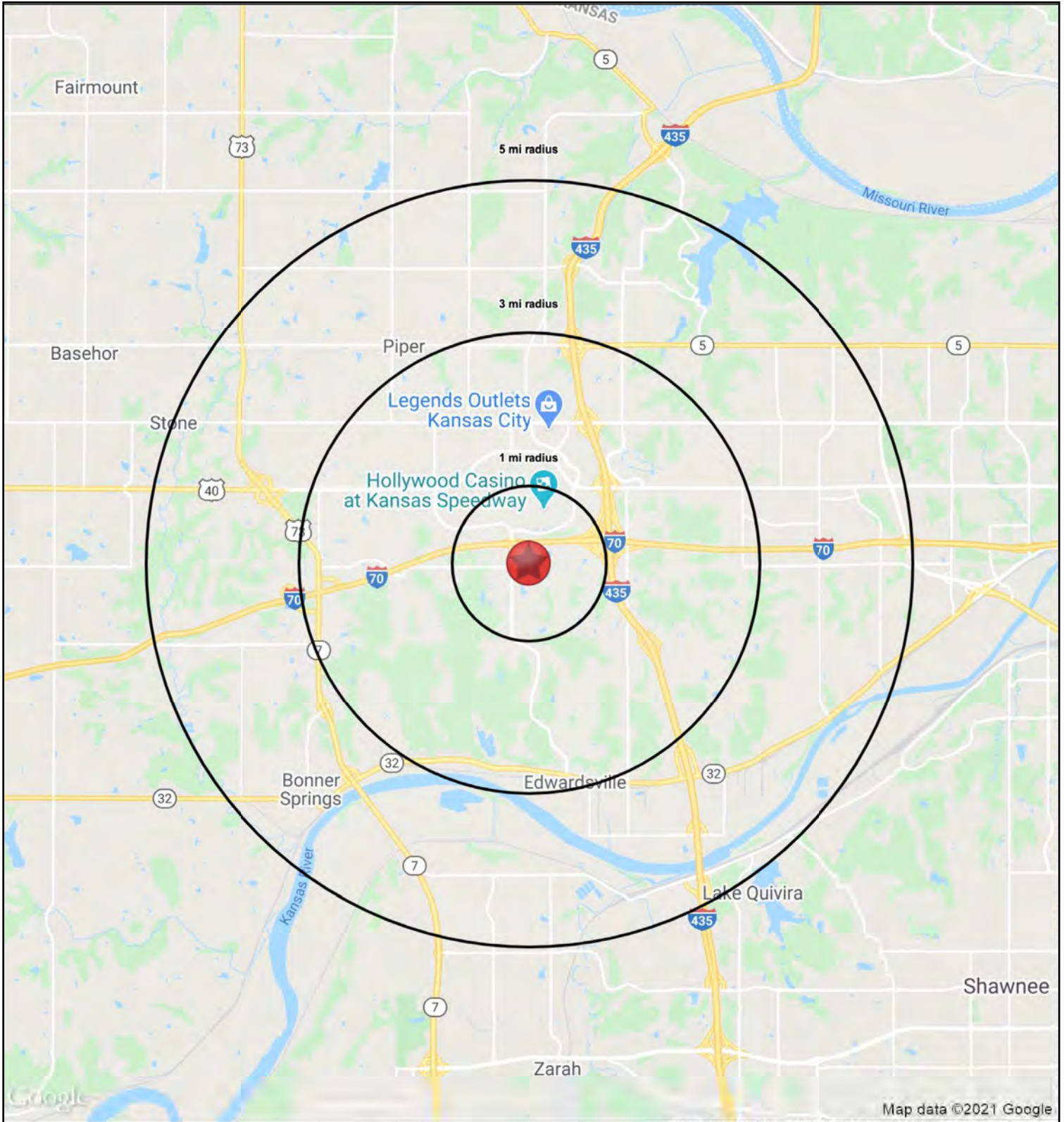


T-BONES: The CommunityAmerica Ballpark located in Village West is the home of the Kansas City T-Bones Baseball Club, which attracts many events and family activities.

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10814 Riverview Avenue		1 mi radius	3 mi radius	5 mi radius
Edwardsville, KS 66111				
POPULATION	2020 Estimated Population	291	11,185	61,763
	2025 Projected Population	289	11,052	62,034
	2010 Census Population	280	8,122	54,108
	2000 Census Population	264	7,374	45,792
	Projected Annual Growth 2020 to 2025	-0.2%	-0.2%	-
	Historical Annual Growth 2000 to 2020	0.5%	2.6%	1.7%
	2020 Median Age	39.9	37.3	36.4
HOUSEHOLDS	2020 Estimated Households	112	4,237	22,817
	2025 Projected Households	112	4,199	23,112
	2010 Census Households	109	3,073	20,124
	2000 Census Households	99	2,621	17,176
	Projected Annual Growth 2020 to 2025	-	-0.2%	0.3%
	Historical Annual Growth 2000 to 2020	0.7%	3.1%	1.6%
RACE AND ETHNICITY	2020 Estimated White	83.1%	72.4%	69.1%
	2020 Estimated Black or African American	8.4%	14.0%	17.3%
	2020 Estimated Asian or Pacific Islander	1.4%	4.3%	3.8%
	2020 Estimated American Indian or Native Alaskan	1.2%	0.8%	0.8%
	2020 Estimated Other Races	5.9%	8.6%	9.1%
	2020 Estimated Hispanic	10.4%	13.2%	13.3%
INCOME	2020 Estimated Average Household Income	\$64,683	\$88,636	\$89,675
	2020 Estimated Median Household Income	\$83,333	\$80,134	\$80,801
	2020 Estimated Per Capita Income	\$24,883	\$33,597	\$33,187
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.8%	2.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.1%	4.5%	5.4%
	2020 Estimated High School Graduate	32.4%	27.0%	28.3%
	2020 Estimated Some College	24.8%	22.3%	21.2%
	2020 Estimated Associates Degree Only	13.0%	10.0%	9.4%
	2020 Estimated Bachelors Degree Only	13.0%	19.5%	21.1%
	2020 Estimated Graduate Degree	7.2%	14.0%	11.9%
BUSINESS	2020 Estimated Total Businesses	14	501	1,538
	2020 Estimated Total Employees	132	7,669	21,199
	2020 Estimated Employee Population per Business	9.8	15.3	13.8
	2020 Estimated Residential Population per Business	21.6	22.3	40.2

