



SALE PRICE: \$600,000 | 43,560 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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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.



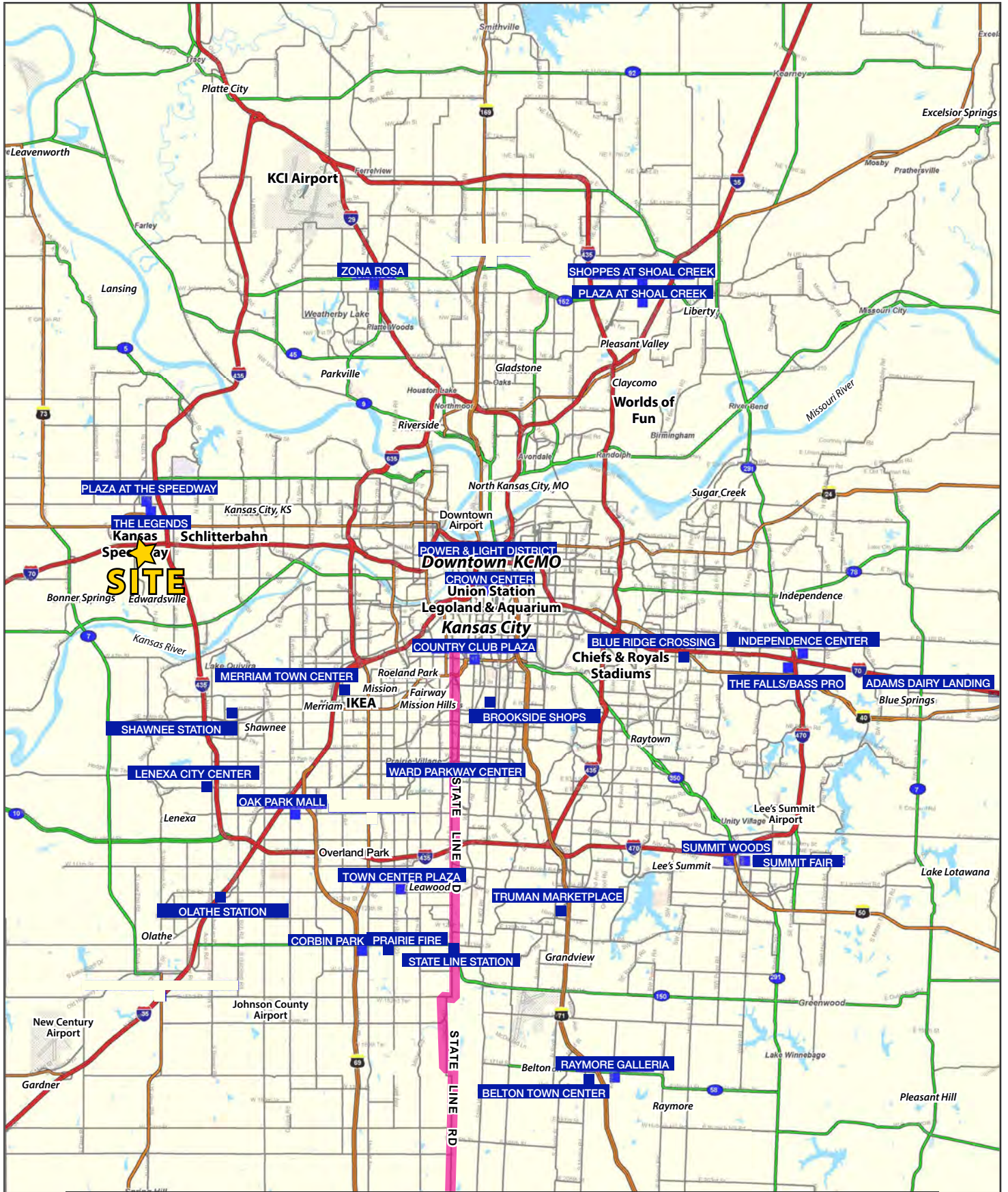
Nebraska Furniture Mart: A true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.

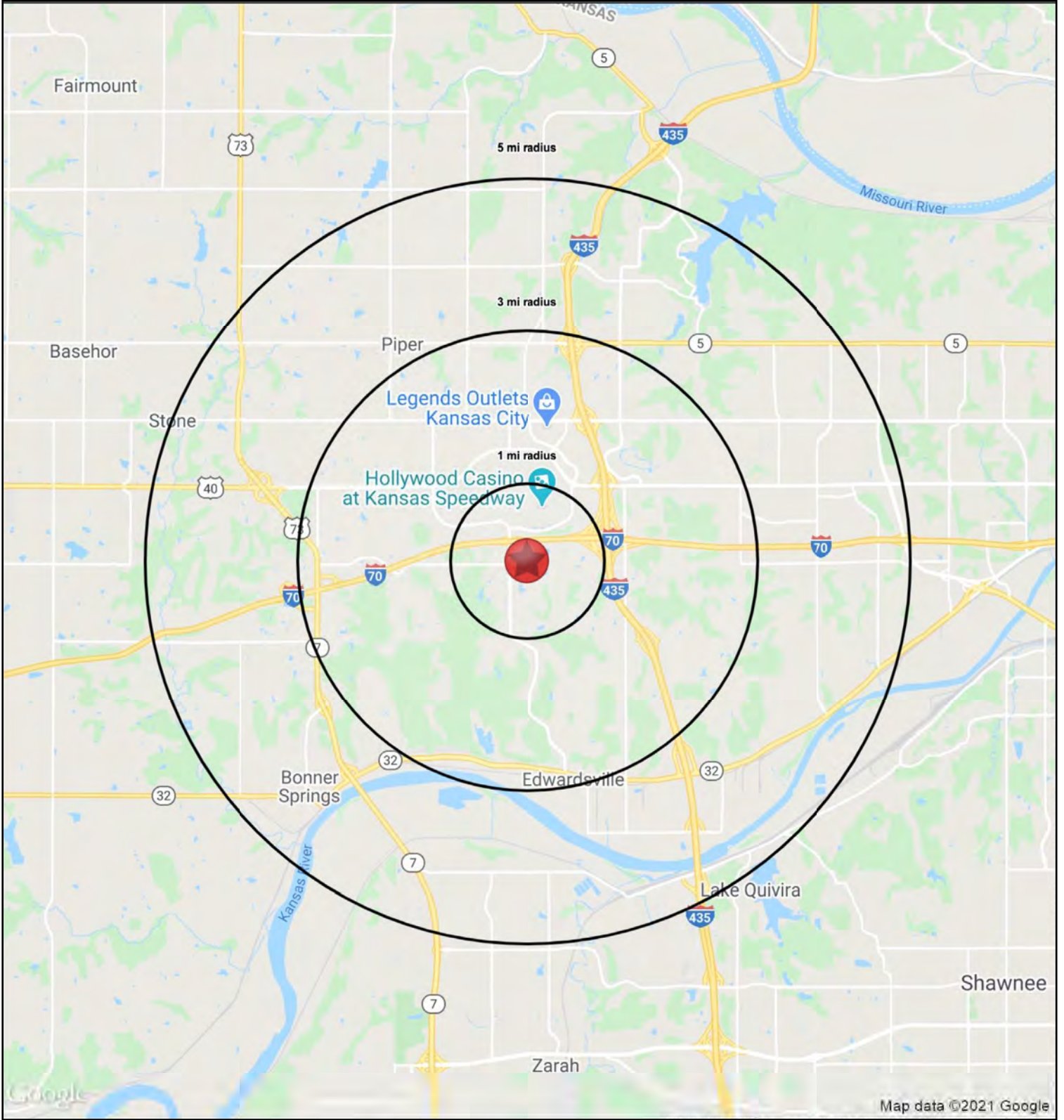


Dairy Farmers of America: The Kansas City area's largest private company, is headquartered in the Village East area located at the southeast quadrant of I-435 & Parallel Parkway. The three-story 110,000 square foot building brings 325 employees to the area.

SPEEDWAY DEVELOPMENT GROUND

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







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

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