

Premier Pad Site Opportunities in Kansas City's Fast-Growing Northland

169 Highway & NW Barry Road (NWQ), Kansas City, Missouri 64155



Highway-visible pad sites positioned at the 169 Highway / Barry Road retail corridor, directly adjacent to top-performing national anchors and surrounded by explosive residential, medical, and commercial growth



BLOCK & COMPANY, INC., REALTORS

- 816.753.6000
- 605 W. 47th Street, Ste. 200
Kansas City, MO 64112
- www.blockandco.com

FOR MORE INFORMATION CONTACT:

JODY MINDER

- 816.916.4039
- jminder@blockandco.com

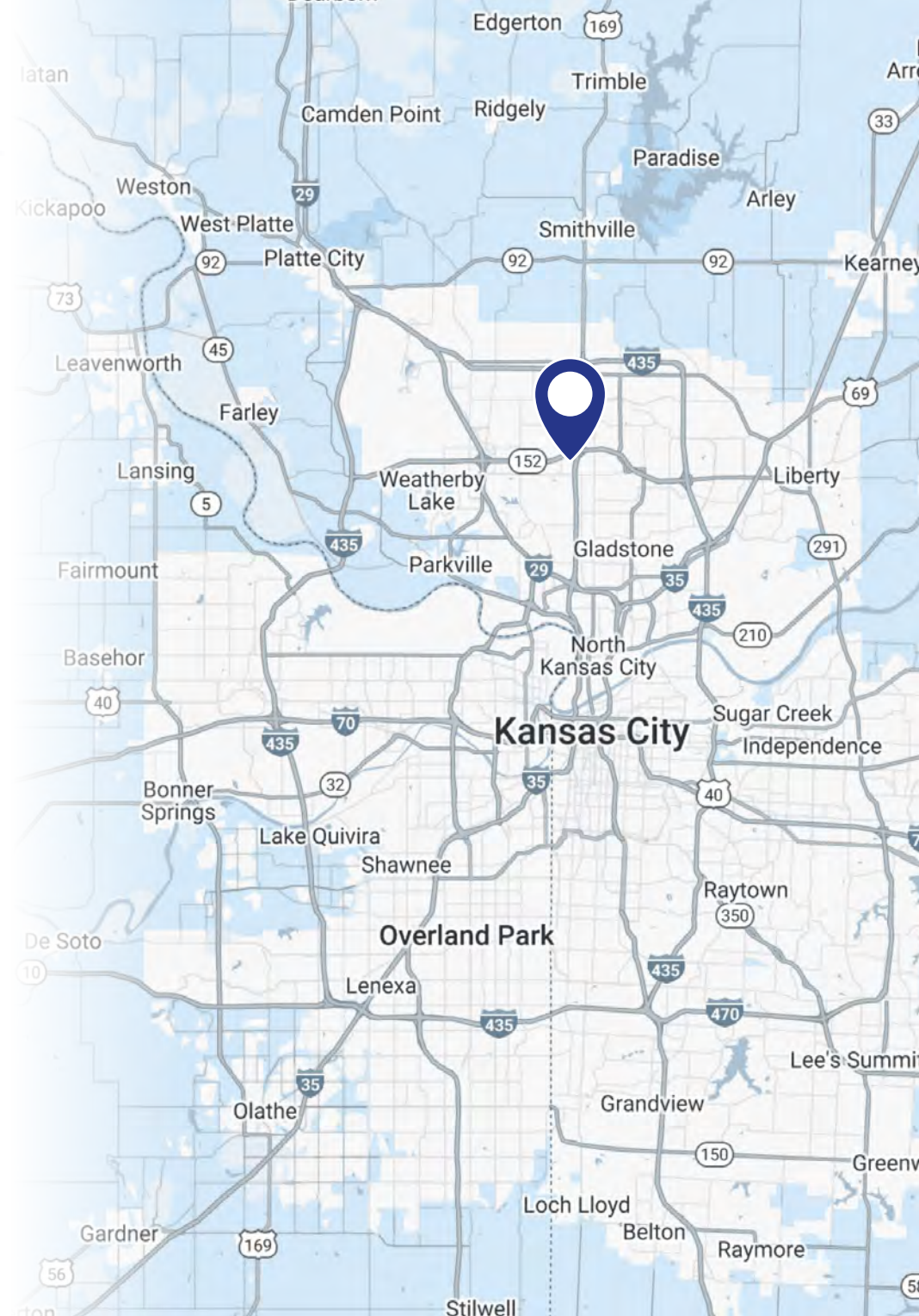
ZACH ALBRECHT

- 816.412.7379
- zalbrecht@blockandco.com

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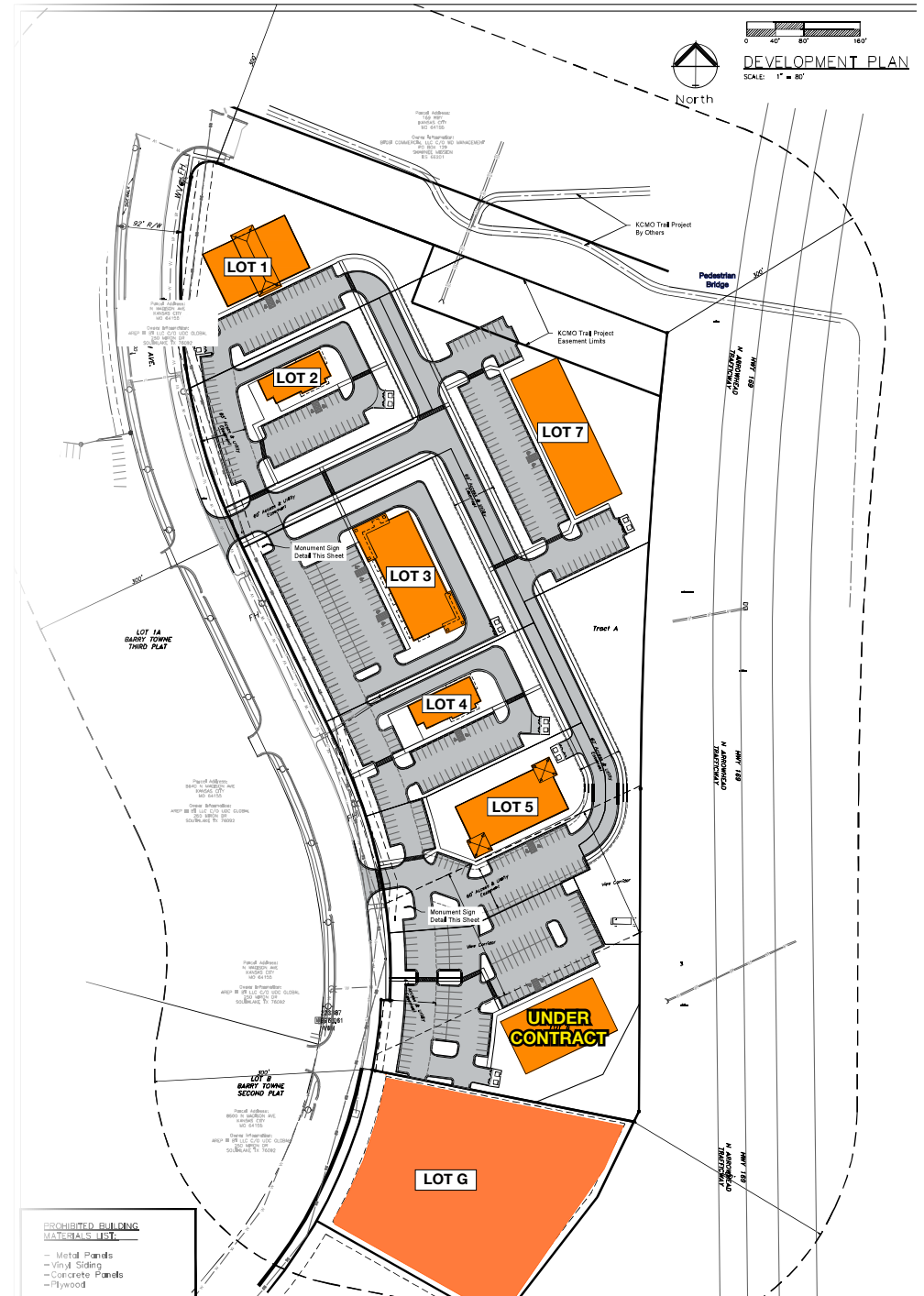
PROPERTY SUMMARY

- » Flexible pad site opportunities from ±1.0 to ±13.0 acres
- » Sale, ground lease, and build-to-suit opportunities available
- » Direct 169 Highway frontage with strong regional visibility
- » Located between 152 Highway and Barry Road, two major Northland arterials
- » Adjacent to a proven retail node anchored by Target, Kohl's, Ross, Ulta, Petco, Ollie's, and other national tenants
- » Across from the **#1 visited Target in Missouri** and the **#1 visited Kohl's in Kansas City** (source: Alphamaps)
- » Strong 15-minute trade area with more than 260,000 residents and average household income above \$111,000
- » Positioned near major residential growth, proposed medical development, and continued Northland expansion
- » Ideal for retail, restaurant, QSR drive-thru, day care, fitness, medical, and service users



SITE OVERVIEW

| Lot # | Lot Use | Lot Size |
|-------|--------------------------------|----------------|
| Lot 1 | Proposed Office/Retail | 1.45 AC (+/-) |
| Lot 2 | Proposed Drive-Thru QSR | 1.19 AC (+/-) |
| Lot 3 | Proposed Building For Lease | 1.93 AC (+/-) |
| Lot 4 | Proposed Drive-Thru QSR | 1.10 AC (+/-) |
| Lot 5 | Proposed Office/Retail | 1.35 AC (+/-) |
| Lot 6 | UNDER CONTRACT | 1.99 AC (+/-) |
| Lot 7 | Proposed Office/Retail | 4.17 AC (+/-) |
| Lot G | Proposed Retail/Medical Office | 2.069 AC (+/-) |




DEMOGRAPHIC SUMMARY

2025 DRIVE TIME SUMMARY


| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|--------------------------|-----------|------------|------------|
| Population | 36,325 | 145,615 | 260,184 |
| Households | 15,810 | 62,839 | 65,982 |
| Employees | 5,846 | 40,477 | 102,896 |
| Median Age | 35.0 | 36.7 | 36.8 |
| Median Household Income | \$83,863 | \$90,603 | \$90,832 |
| Average Household Income | \$97,729 | \$109,474 | \$111,486 |

2030 DRIVE TIME PROJECTION


| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|--------------------------|-----------|------------|------------|
| Population | 38,289 | 150,497 | 269,014 |
| Households | 17,112 | 66,804 | 117,813 |
| Median Household Income | \$83,872 | \$90,212 | \$90,225 |
| Average Household Income | \$97,699 | \$108,987 | \$110,912 |




POPULATION
260,184
15 MINUTES




MEDIAN AGE
36.8
15 MINUTES




AVG HH SIZE
2.3
15 MINUTES




TOTAL BUSINESSES
8,644
15 MINUTES




TOTAL EMPLOYEES
102,896
15 MINUTES



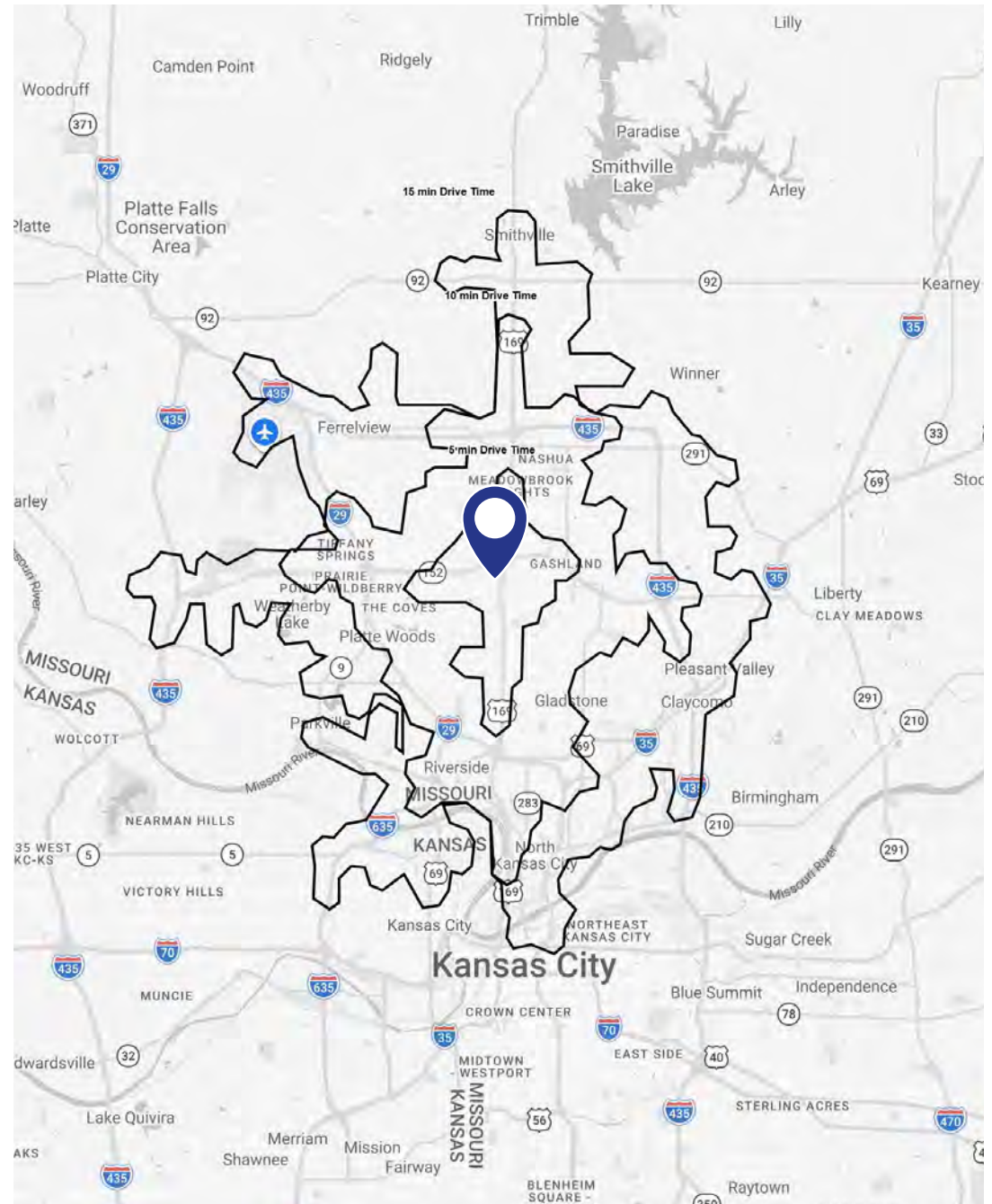
AVG HH INCOME
\$111,486
15 MINUTES



AVG HH NET WORTH
\$970,441
15 MINUTES



PER CAPITA INCOME
\$47,484
15 MINUTES



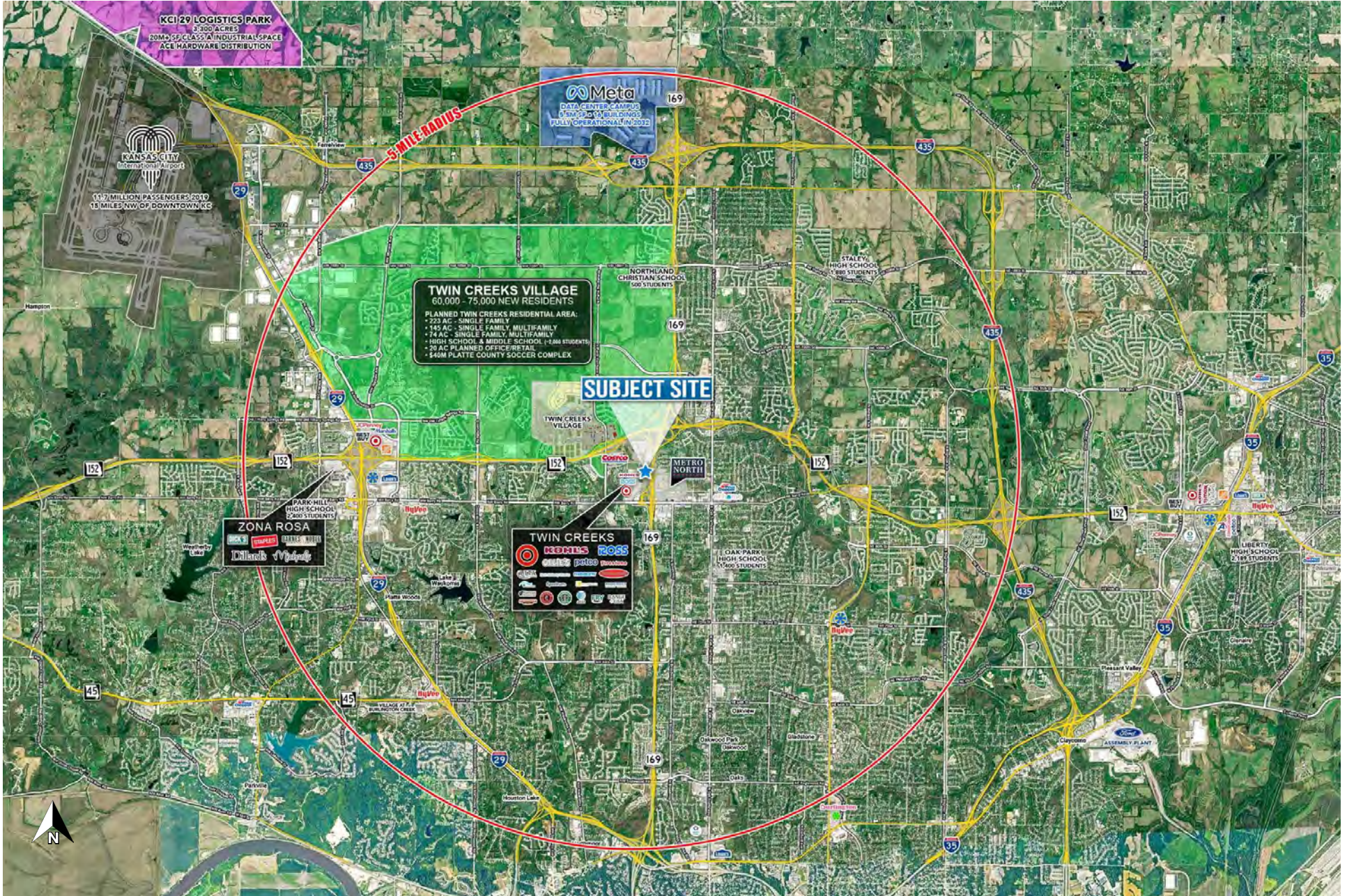
DRONE PHOTO



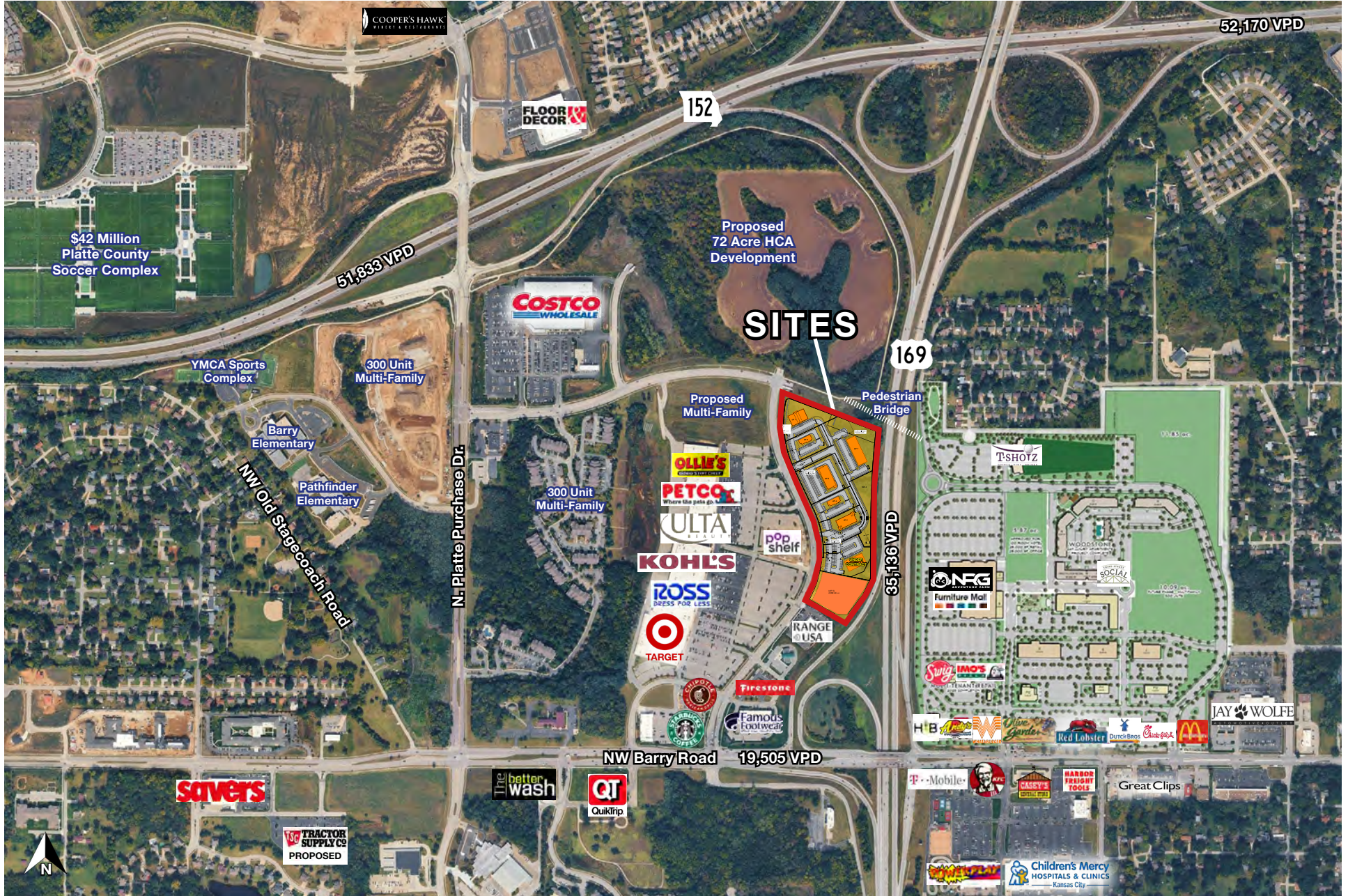
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NEARBY DEVELOPMENTS



AERIAL MAP



CO-TENANT DESCRIPTIONS



TARGET

Target Corporation is a leading American general merchandise retailer founded in 1902 and headquartered in Minneapolis, MN. Operating nearly 2,000 stores and holding a significant share in the department store sector, Target provides “cheap chic” products, including apparel, electronics, and groceries. The company, which employs over 400,000 people, prioritizes a “fast, fun, and friendly” shopping experience both in-store and through digital channels like Target.com.



ROSS DRESS FOR LESS

Ross Stores, Inc. is the largest off-price apparel and home fashion chain in the U.S., headquartered in Dublin, California, with fiscal 2025 revenues of \$22.8 billion. Founded in 1982, the S&P 500 company operates over 1,900 Ross Dress for Less stores and over 350 dd's DISCOUNTS locations, targeting middle-income shoppers with 20%–70% savings.



KOHL'S

Kohl's is a leading American omnichannel retailer, operating over 1,100 stores in 49 states and a strong e-commerce site, with a focus on family apparel, home products, and accessories. Headquartered in Menomonee Falls, Wisconsin, the company focuses on value-driven, moderate-priced brands, often located in convenient off-mall, strip center locations.



ULTA BEAUTY

Ulta Beauty is the largest specialized beauty retailer in the U.S., founded in 1990 and headquartered in Bolingbrook, IL. Operating over 1,500 stores, it offers a unique mix of cosmetics, fragrance, skincare, haircare, and salon services, featuring both established and emerging brands.



PETCO

Petco Health and Wellness Company, Inc. is the second-largest pet specialty retailer in the United States, operating as an omnichannel health and wellness ecosystem. Headquartered in San Diego, California, the company accounts for roughly 14.3% of the total US pet store industry revenue.

MARKET OVERVIEW

KANSAS CITY, MO OVERVIEW

Kansas City, Missouri, is a vibrant Midwestern hub currently experiencing a period of steady growth and high-profile international attention. As of early 2026, the city's population has reached approximately 520,000, with the broader metropolitan area supporting over 2.2 million residents. Known as the "Soccer Capital of America," Kansas City is currently in peak preparation mode to serve as a host city for the FIFA World Cup 26™, an event driving significant infrastructure investment and a bustling "Official FIFA Fan Festival™" at the National WWI Museum and Memorial. Kansas City remains a cultural powerhouse, blending its historic jazz and BBQ roots with modern art installations and major sporting events. The 2026 event calendar is packed with staples like Planet Comicon, the Brookside Art Annual, and the Kansas City Renaissance Festival. Whether it's the high-octane NASCAR races at the Kansas Speedway or the sophisticated performances of the Alvin Ailey American Dance Theater, the city offers a "best of both worlds" lifestyle—combining the amenities of a major metropolis with a approachable, grounded Midwestern energy.

CLAY COUNTY, MO OVERVIEW

Clay County, located in the western portion of Missouri and forming a vital part of the Kansas City metropolitan area, is the state's sixth-most populous county with an estimated 2026 population of approximately 267,390. Often referred to as "The Northland," it serves as a bridge between urban convenience and scenic recreation, bounded to the south by the Missouri River. The county seat is Liberty, a city steeped in frontier history, while other major hubs include Gladstone, Kearney, Excelsior Springs, and a significant portion of Kansas City. The region is a major economic driver for Missouri, featuring a diverse industrial base that includes automotive manufacturing (notably the Ford Kansas City Assembly Plant), healthcare, and a burgeoning tech sector. Residents benefit from highly-rated public school districts and a median household income of roughly \$88,468, which is significantly higher than the state average.

PLATTE COUNTY, MO OVERVIEW

Platte County, located in the northwestern part of the Kansas City metropolitan area, is one of Missouri's fastest-growing and most affluent regions. As of 2026, its population is estimated at approximately 115,773, continuing a steady upward trend driven by its high quality of life and proximity to major employment hubs. The county seat is Platte City, though the southern portion of the county includes significant parts of Kansas City, as well as the historic river town of Parkville and the charming village of Weston



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