

H&H Property – 435 and State Ave



31.45+/- Acres in Wyandotte County
9901 State Ave
Kansas City, KS 66111

One of a kind property in Wyandotte County – 31+ acres of rolling hilltop along the I-435 and I-70

Fantastic Views to the West of the new Cerner Continuous Campus and the Kansas Speedway

- \$7,025,915
- 31.45 Acres
- Multiple Assembled Parcels
- Access off State Ave
- 2,400 feet of I-435 Frontage
- Cerner Campus with 4000+ workers in 2014
- Legends Shopping District
- Great Traffic Counts

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9901 State Ave

Demographics



9901 State Ave
Kansas City, KS 66111
Property Type: Land
Specific Use: Retail -- General Purpose
Building Size:
Year Built:

Population

	2014 Projection			2015 Projection		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Estimated Population	1,573	14,855	46,148	1,506	13,887	43,456
Total Census 2010 Population	806	15,982	46,023	806	15,982	46,023
Population Change %	95%	-4%	3%	87%	-11%	-3%
Population Density (People/SQ Mile)	642	1,983	1,598	615	1,855	1,498
Median Age	38	42	42	43	42	42
Total Males	709	7,167	22,347	680	6,740	21,132
Total Females	864	7,688	23,801	826	7,147	22,324

Population By Age Group

	2014 Projection			2015 Projection		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
4 Years Old and Younger	116	938	2,961	122	894	2,806
5 - 9 Years Old	129	1,068	3,382	124	987	3,125
10 - 14 Years Old	122	1,068	3,368	113	986	3,118
15 - 19 Years Old	132	1,115	3,462	113	1,000	3,177
20 - 24 Years Old	125	1,102	3,438	118	1,039	3,275
25 - 29 Years Old	96	923	2,915	105	952	2,987
30 - 34 Years Old	90	860	2,758	91	842	2,650
35 - 39 Years Old	105	904	2,814	86	815	2,575
40 - 44 Years Old	112	1,029	3,205	96	872	2,743
45 - 49 Years Old	112	1,070	3,367	104	938	2,931
50 - 54 Years Old	102	1,049	3,262	97	937	2,954
55 - 59 Years Old	91	943	2,933	90	900	2,806
60 - 64 Years Old	65	709	2,218	70	729	2,264
65 - 69 Years Old	48	570	1,762	55	588	1,848
70 - 74 Years Old	38	472	1,402	40	466	1,446
75 - 79 Years Old	38	394	1,139	30	352	1,071
80 - 84 Years Old	27	293	820	24	258	754
85 Years Old and Older	25	348	942	28	332	926

Population By Ethnicity

	2014 Projection			2015 Projection		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
White	982	10,301	33,523	947	9,662	31,701
Black	531	4,141	11,473	515	3,931	10,944
Native American		67	193		51	154
Asian	44	76	232	44	66	190
Pacific Islander						
2 or More Races	16	270	727		177	467
Hispanic	229	1,377	4,064	282	1,618	4,796
White Non-Hispanic	744	8,857	29,135	674	8,017	26,646

Housing

2014 Projection

2015 Projection

	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Estimated Households	586	5,616	17,561	566	5,276	16,603
Total Census 2010 Households	310	6,002	17,485	310	6,002	17,485
Average Household Size	3	3	3			
Total Housing Units	615	6,308	19,897	615	6,308	19,897
Owner	412	4,615	14,098	412	4,615	14,098
Renter	186	1,513	4,907	186	1,513	4,907
Vacant Housing Units	17	180	890	17	180	890

Income

	2014 Projection			2015 Projection		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Under \$10,000	22	329	1,052	21	306	993
\$10,000 - \$14,999	17	233	880	16	221	830
\$15,000 - \$19,999	34	311	940	32	290	886
\$20,000 - \$24,999	28	271	1,141	27	254	1,078
\$25,000 - \$29,999	18	432	1,319	18	410	1,251
\$30,000 - \$34,999	13	255	1,291	12	234	1,214
\$35,000 - \$39,999	34	318	1,105	32	301	1,048
\$40,000 - \$44,999	41	369	1,085	40	350	1,029
\$45,000 - \$49,999	9	309	1,172	9	291	1,108
\$50,000 - \$59,999	143	695	1,826	138	655	1,724
\$60,000 - \$74,999	92	738	2,146	89	695	2,030
\$75,000 - \$99,999	58	772	2,051	56	722	1,929
\$100,000 - \$124,999	58	319	845	56	302	804
\$125,000 - \$149,999		77	172		72	159
\$150,000 - \$199,999	13	37	148	12	34	143
Over \$200,000		41	97		37	89
Median Household Income	\$55,401.00	\$50,299.00	\$48,603.16	\$55,709.00	\$50,337.53	\$48,696.19
Aggregate Household Income	\$34,720,921.00	\$313,669,522.00	\$896,912,032.00	\$34,036,180.00	\$294,804,629.00	\$848,244,566.00
Average Household Income	\$59,251.00	\$57,671.53	\$53,392.53	\$60,135.00	\$57,670.60	\$53,363.07
Per Capita Household Income	\$22,073.00	\$21,176.73	\$19,772.86	\$22,600.00	\$21,337.07	\$19,862.37

Household Expenditures

	2014 Projection			2015 Projection		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Annual Household	\$28,165,955.60	\$251,617,277.20	\$749,429,405.10	\$27,197,890.70	\$237,734,041.60	\$712,059,577.60
Average Annual Household	\$48,065.00	\$45,460.20	\$43,939.28	\$48,053.00	\$45,801.07	\$44,164.44
Food	\$6,065.30	\$5,789.52	\$5,636.57	\$5,954.30	\$5,763.41	\$5,601.15
Cereals & Bakery Products	\$440.50	\$421.98	\$416.41	\$427.80	\$416.92	\$410.73
Cereals & Cereal Products	\$151.10	\$150.34	\$148.33	\$150.80	\$150.58	\$148.02
Bakery Products	\$317.00	\$304.22	\$299.18	\$303.60	\$294.20	\$289.51
Meats, Poultry, Fish & Eggs	\$963.70	\$912.53	\$893.21	\$993.10	\$932.07	\$906.56
Dairy ProductseFMisc	\$378.10	\$363.45	\$355.85	\$383.10	\$371.60	\$362.02
Housing	\$15,321.90	\$14,687.91	\$14,292.35	\$15,362.30	\$14,858.13	\$14,418.20
Owned Dwellings	\$6,229.00	\$5,851.12	\$5,585.08	\$6,272.90	\$5,945.20	\$5,656.38
Mortgage Interest & Charges	\$3,240.00	\$3,017.15	\$2,867.79	\$3,090.10	\$2,871.04	\$2,723.40
Property Taxes	\$1,754.60	\$1,657.17	\$1,587.97	\$1,704.80	\$1,616.29	\$1,546.97
Rented Dwellings	\$2,265.30	\$2,285.31	\$2,343.64	\$2,185.40	\$2,214.13	\$2,264.86
Utilities, Fuels & Public Services	\$3,466.30	\$3,302.29	\$3,240.13	\$3,467.00	\$3,330.14	\$3,264.90
Natural Gas	\$506.00	\$489.32	\$482.22	\$483.90	\$469.67	\$461.62
Electricity	\$1,238.80	\$1,192.09	\$1,174.73	\$1,241.20	\$1,201.91	\$1,183.49
Fuel Oil or Other Fuels	\$131.10	\$125.06	\$123.34	\$131.20	\$126.00	\$123.82
Telephone Services	\$1,165.80	\$1,097.33	\$1,073.27	\$1,206.90	\$1,145.31	\$1,115.69
Water & Other Public Services	\$378.40	\$356.77	\$350.10	\$393.50	\$369.59	\$360.74
Household Operations	\$760.40	\$744.39	\$718.41	\$759.30	\$739.61	\$710.52
Personal Services	\$290.90	\$281.05	\$270.94	\$291.90	\$284.29	\$273.63
Other Household Expenses	\$544.90	\$512.41	\$491.21	\$551.10	\$525.21	\$500.81
Housekeeping Supplies	\$647.40	\$613.99	\$598.70	\$613.30	\$593.18	\$578.57
Household Furnishings & Equipment	\$1,658.30	\$1,580.42	\$1,517.98	\$1,585.80	\$1,514.77	\$1,455.26
Furniture	\$459.00	\$425.67	\$404.46	\$447.70	\$414.56	\$393.37
Floor Coverings	\$45.60	\$42.19	\$40.30	\$44.80	\$41.73	\$39.77
Major Appliances	\$232.70	\$227.33	\$221.80	\$233.00	\$227.47	\$220.68
Sm. Appliances & Misc Housewares	\$100.90	\$100.53	\$98.47	\$101.20	\$101.35	\$98.91
Apparel & Services	\$1,704.80	\$1,627.50	\$1,576.50	\$1,710.20	\$1,646.81	\$1,593.25
Transportation	\$9,195.30	\$8,430.77	\$8,096.15	\$9,425.20	\$8,659.03	\$8,289.81

Demographics

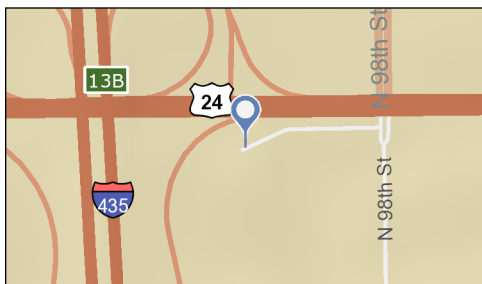
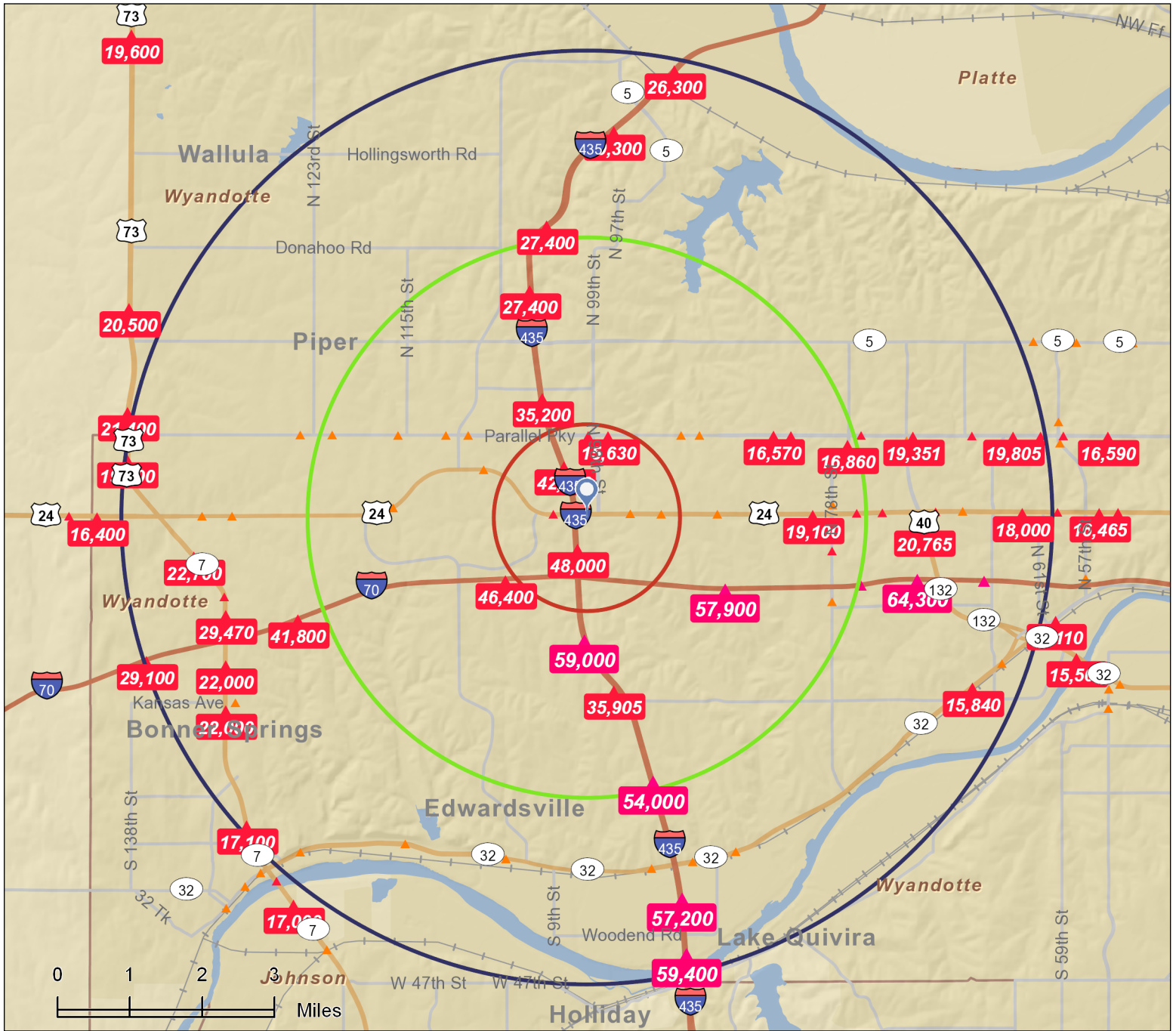
Maintenance & Repairs	\$690.60	\$641.11	\$619.73	\$674.80	\$637.25	\$616.28
Vehicle Insurance	\$1,229.60	\$1,165.54	\$1,134.96	\$1,232.90	\$1,179.58	\$1,151.42
Public Transportation	\$438.80	\$416.08	\$395.86	\$436.10	\$413.99	\$392.95
Health Care	\$3,183.70	\$3,033.85	\$2,986.41	\$3,081.10	\$2,974.36	\$2,923.17
Entertainment	\$2,550.20	\$2,417.67	\$2,323.92	\$2,597.70	\$2,485.69	\$2,378.50
Tobacco & Smoking Related	\$287.50	\$280.31	\$279.27	\$297.40	\$290.76	\$288.92
Cash Contributions	\$1,567.80	\$1,496.96	\$1,438.98	\$1,552.80	\$1,494.14	\$1,431.94
Personal Insurance & Pensions	\$5,295.90	\$4,920.81	\$4,640.92	\$5,186.20	\$4,836.89	\$4,559.68
Life & Other Personal Insurance	\$397.50	\$377.81	\$362.51	\$405.00	\$383.21	\$366.25
Pensions & Social Security	\$4,913.70	\$4,552.47	\$4,286.62	\$4,804.00	\$4,474.30	\$4,211.45



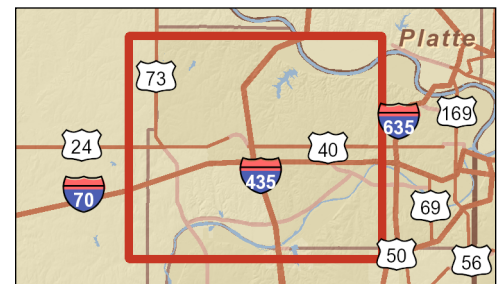
Traffic Count Map

H&H Investments
 9901 State Ave, Kansas City, KS, 66111, 435 and State Ave
 Ring: 1, 3, 5 Miles

Prepared by Richard Jensen
 Latitude: 39.115811
 Longitude: -94.809481



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Walmart

BEST BUY

Continental
CONSULTING ENGINEERS, INC.

PARALLEL PKWY.

110TH ST

JCPenney

VILLAGE WEST

LEGENDS
THE LEGENDS AT VILLAGE WEST

Nebraska
Furniture Mart

99TH ST

Community America
BALLPARK

STATE AVE.

KANSAS CITY
WIZARDS

435

94TH ST

Famous Dave's

Cabela's

Schlitterbahn
Vacation Village WATERPARK
KANSAS CITY, KANSAS

STATE AVE.

KANSAS
SPEEDWAY

GREAT WOLF
LODGE
800 559 WOLF

CERNER
All Together

435



PROJECT
LOCATION

98TH ST

HOLLYWOOD
Casino

70

110TH ST

70

GRAPHIC SCALE
400 0 400 800
(IN FEET)

