

PRIME DEVELOPMENT LAND | 13555 Parallel Parkway, Kansas City, KS



- ✓ 26.349 acres (1,147,811.85 SF) in the southeast quadrant of K-7 and Parallel Parkway
- ✓ Adjacent land parcels available totaling up to approximately 75 acres
- ✓ Access from Parallel Parkway and from Richmond Avenue
- ✓ Currently zoned residential, this is an excellent opportunity for multi-family or senior housing
- ✓ Great location in ever-growing western Wyandotte County, KS
- ✓ Excellent visibility from Parallel Parkway
- ✓ Just minutes from the Legends Outlets, Nebraska Furniture Mart, Cabella's, Kansas Speedway, Sporting KC, Legends Toyota, Honda Dealership, Schlitterbahn Waterpark, and many other restaurants and retail services

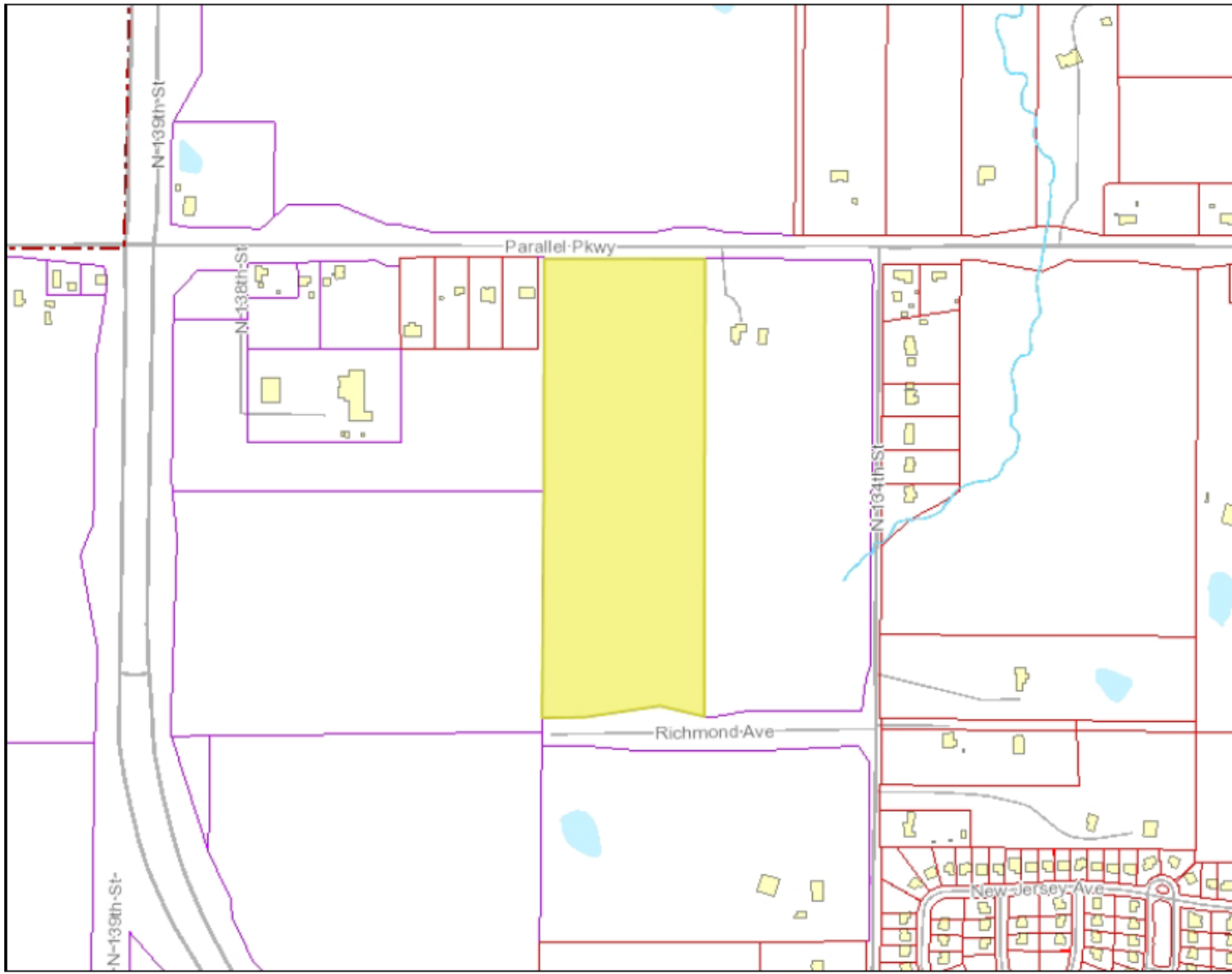
SALE PRICE: \$2,582,509 (\$2.25/SF)

| | 5 miles | 10 miles | 15 miles |
|------------------|----------|----------|----------|
| Population | 27,710 | 122,293 | 440,090 |
| Households | 10,271 | 44,176 | 168,042 |
| Median HH Income | \$70,536 | \$60,988 | \$52,661 |

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Schlitterbahn Vacation Village Water Park: This new 40 acre water park is the new world standard of water park design. It offers a unique family experience, based on an award winning water transportation system where families can flow together along the lazy river or go to the wave pool, tube slides, body or mat slides, Master Blaster, hot tub bar and kid area. Schlitterbahn continues to grow and receive world award recognition.



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.



Wyandotte City Park/Soccer Complex: The Wyandotte City Park Soccer Complex will house the new soccer practice and tournament fields in a 300 acre complex, which will be one of the largest in the Midwest attracting more than the 2 million athletes and their family members and spectators annually.



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.



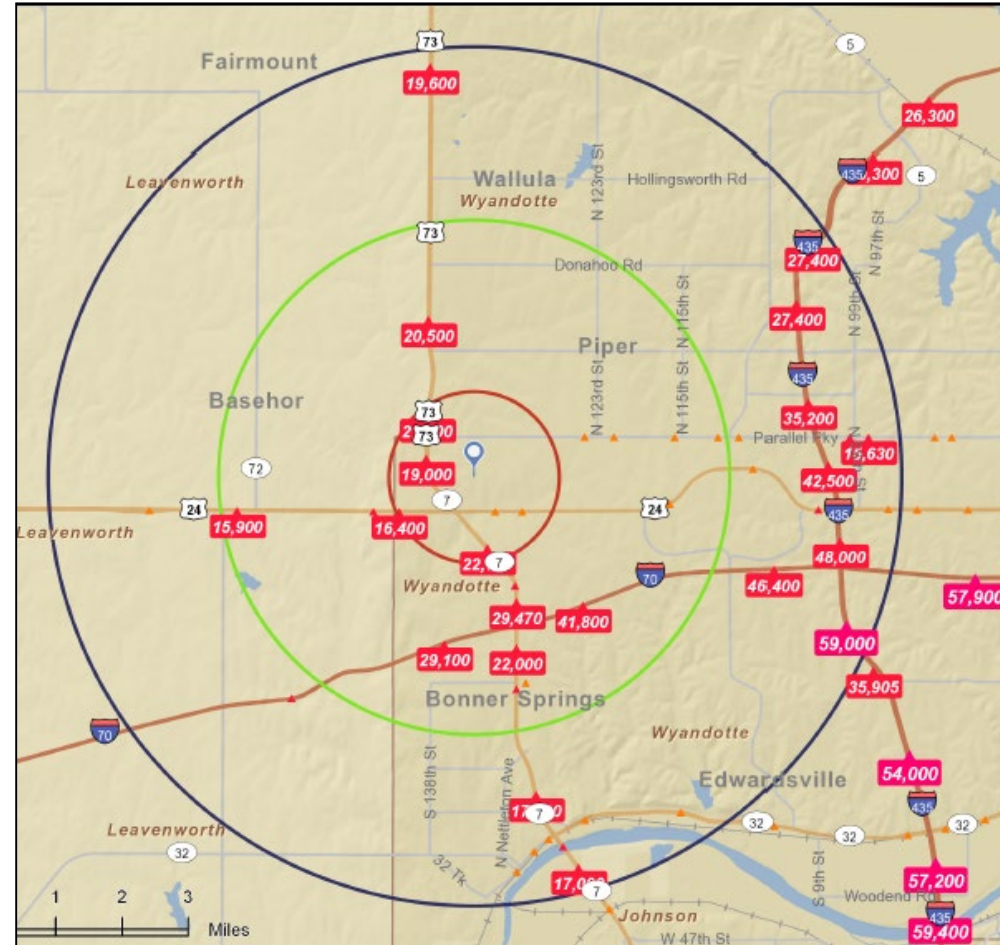
Nebraska Furniture Mart: a true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



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



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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