

# .34 ACRE LOT For Sale



## Speedway Area - NWQ I-435 & Parallel Parkway 2115 N. 104th Terrace, Kansas City, Kansas



Estimated Population  
43,025

Average Household Income  
\$63,900

Five Mile Radius

- Adjacent to new 850,000 sq ft Power Retail Shopping Center
- Located in major tourism district drawing over 14 million visitors annually from as far as 250 miles away
- Near Kansas Speedway, Cabela's, Great Wolf Lodge, Schlitterbahn Vacation Village, Nebraska Furniture Mart, The Legends KC Outlets, KC T-Bones Baseball Stadium, Sporting Park Soccer Stadium, Plaza at the Speedway, Hollywood Casino
- Outstanding visibility to the more than 2 million sq ft of retail and entertainment built and planned at this intersection

For Information Contact:

**Max Kosoglad**  
816.412.7363  
mkosoglad@blockandco.com

**David Block**  
816.412.7400  
dblock@blockandco.com

BLOCK & COMPANY, INC., Realtors 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

# I-435 & Parallel Parkway, Kansas City, Kansas

## VISITATION



**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.



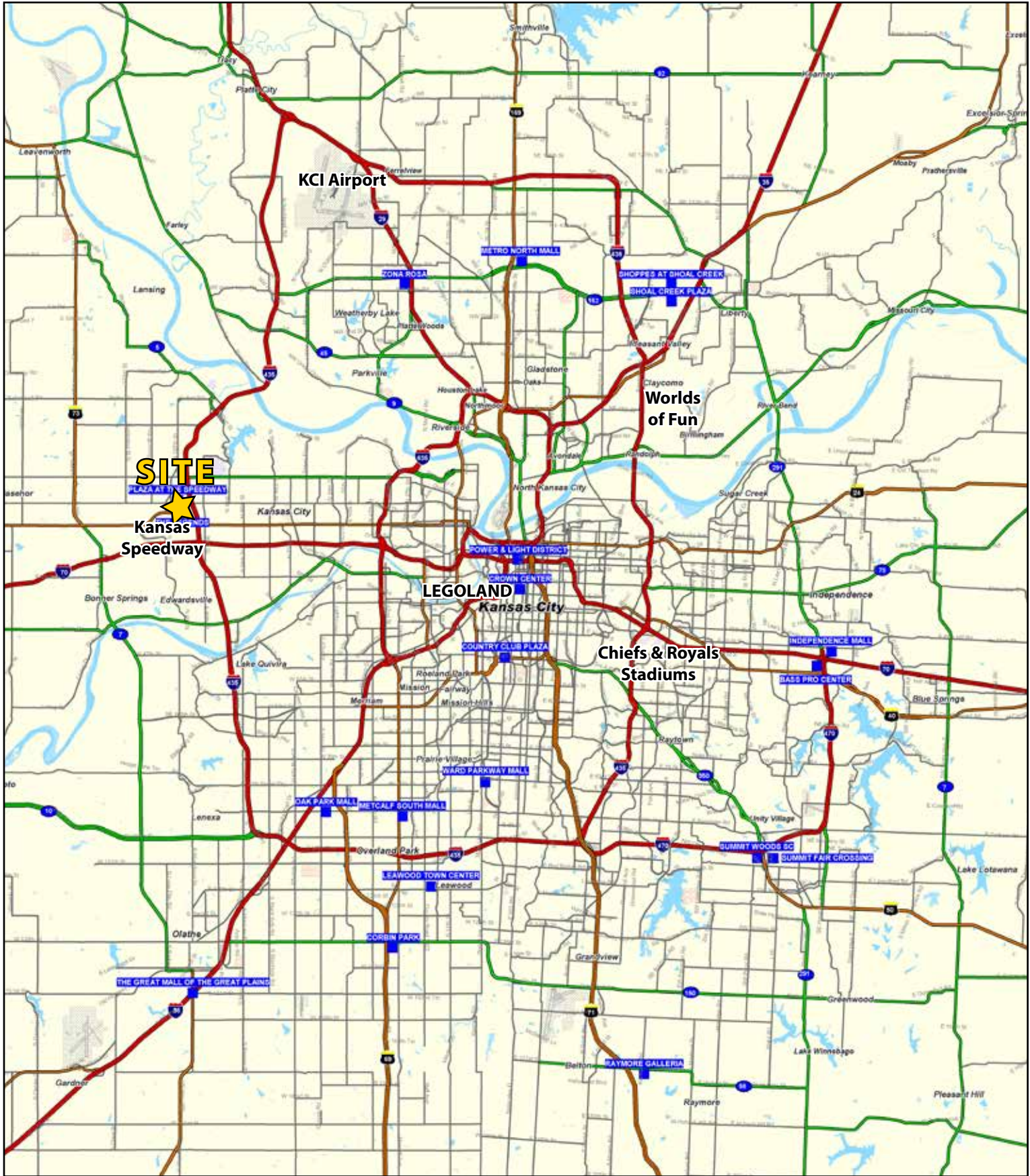
**CERNER:** New planned 600,000 sf office campus will be home to a major expansion of Kansas City's Cerner Corporation and 4,000 new employees



**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.







# SUMMARY DEMOGRAPHIC PROFILE

- Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.129941/-94.821144

October 2013

2115 N. 104th Terrace Kansas City, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2011 Estimated Population	1,261	13,644	43,025
	2016 Projected Population	1,345	14,170	44,601
	Census Population	1,100	11,743	38,964
	Census Population	905	11,248	37,581
	Historical Annual Growth to 2011	1.9%	1.0%	0.7%
	Projected Annual Growth 2011 to 2016	1.3%	0.8%	0.7%
	2011 Median Age	31.3	32.0	31.7
<b>HOUSEHOLDS</b>	2011 Estimated Households	457	5,120	16,290
	2016 Projected Households	457	4,983	15,825
	Census Households	351	4,189	14,738
	Census Households	297	3,819	13,593
	Historical Annual Growth to 2011	2.6%	1.6%	0.9%
	Projected Annual Growth 2011 to 2016	-0.0%	-0.5%	-0.6%
<b>POPULATION BY RACE</b>	2011 Estimated White	76.8%	67.9%	64.8%
	2011 Estimated Black or African American	15.7%	23.3%	25.5%
	2011 Estimated Asian & Pacific Islander	2.4%	1.9%	1.7%
	2011 Estimated American Indian & Native Alaskan	0.2%	0.6%	0.7%
	2011 Estimated Other Races	4.9%	6.2%	7.3%
	2011 Estimated Hispanic	8.4%	10.5%	11.7%
<b>INCOME</b>	2011 Estimated Average Household Income	\$ 80,378	\$ 71,227	\$ 63,900
	2011 Estimated Median Household Income	\$ 72,609	\$ 62,171	\$ 55,058
	2011 Estimated Per Capita Income	\$ 29,145	\$ 26,924	\$ 24,346
<b>EDUCATION (AGE 25+)</b>	2011 Elementary	1.5%	2.9%	3.2%
	2011 Some High School	4.9%	6.1%	7.5%
	2011 High School Graduate	24.4%	35.2%	35.8%
	2011 Some College	25.0%	21.5%	22.3%
	2011 Associates Degree Only	11.8%	9.3%	8.8%
	2011 Bachelors Degree Only	16.7%	16.1%	14.5%
	2011 Graduate Degree	15.7%	8.8%	7.9%
<b>BUSINESS</b>	Number of Businesses	68	534	1,289
	Total Number of Employees	1,775	10,930	18,313
	Employee Population per Business	26.0	20.5	14.2
	Residential Population per Business	18.4	25.6	33.4