

PRIME DEVELOPMENT LAND FOR SALE | 9800 Parallel Parkway, Kansas City, KS 66109



- ✓ 120,663 SF located at the NE corner of 99th & Parallel Parkway, in ever-growing western Wyandotte County, KS
- ✓ Outstanding visibility and access from I-435 and from Parallel Parkway
- ✓ Legends Outlets, Nebraska Furniture Mart, Cabella's, Kansas Speedway, Sporting KC, Legends Toyota & Honda Dealership, Legends Autoplaza, Schlitterbahn Waterpark, US Soccer Training Center and Tournament Fields, and many other restaurants and retail services, all near the intersection of I-435 & Parallel Parkway
- ✓ Over 16,000 cars per day on Parallel Parkway
- ✓ Excellent opportunity for multi-family, apartments, senior housing, automotive services, or offices
- ✓ There is an additional 2.876 acres available contiguous to the east of this property, making a total of 5.645 acres available

SALE PRICE: \$604,000

	5 miles	10 miles	15 miles
Population	49,910	247,816	731,049
Households	19,290	90,222	301,461
Median HH Income	\$47,557	\$50,767	\$50,153

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Street view of house currently located on the property



PARALLEL PARKWAY

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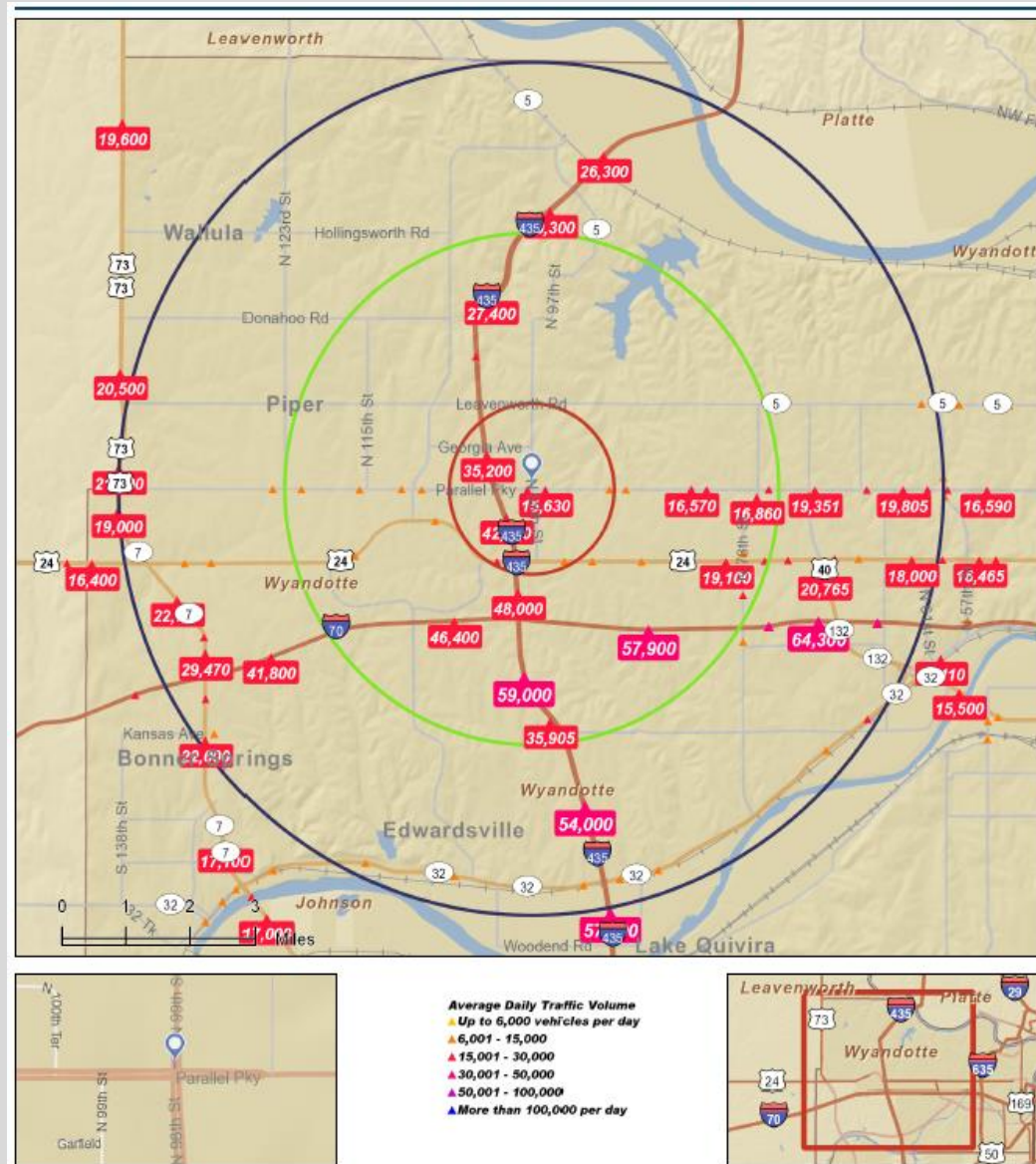
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	5 miles	10 miles	15 miles
Population Summary			
2000 Total Population	45,562	222,960	678,698
2010 Total Population	48,996	243,163	718,672
2013 Total Population	49,910	247,816	731,049
2013 Group Quarters	590	4,577	12,918
2018 Total Population	51,897	258,104	759,272
2013-2018 Annual Rate	0.78%	0.82%	0.76%
Household Summary			
2000 Households	17,405	81,640	278,438
2000 Average Household Size	2.58	2.68	2.39
2010 Households	18,977	88,570	295,800
2010 Average Household Size	2.55	2.69	2.39
2013 Households	19,290	90,222	301,461
2013 Average Household Size	2.56	2.70	2.38
2018 Households	19,988	93,964	313,532
2018 Average Household Size	2.57	2.70	2.38
2013-2018 Annual Rate	0.71%	0.82%	0.79%
2010 Families	13,010	62,240	178,080
2010 Average Family Size	3.08	3.21	3.05
2013 Families	13,177	63,119	180,319
2013 Average Family Size	3.08	3.22	3.05
2018 Families	13,591	65,384	186,140
2018 Average Family Size	3.09	3.22	3.05
2013-2018 Annual Rate	0.62%	0.71%	0.64%
Housing Unit Summary			
2000 Housing Units	18,228	87,775	300,773
Owner Occupied Housing Units	68.7%	66.4%	57.2%
Renter Occupied Housing Units	26.8%	26.6%	35.4%
Vacant Housing Units	4.5%	7.0%	7.4%
2010 Housing Units	20,711	97,794	330,005
Owner Occupied Housing Units	65.0%	63.2%	54.8%
Renter Occupied Housing Units	26.7%	27.4%	34.8%
Vacant Housing Units	8.4%	9.4%	10.4%
2013 Housing Units	21,076	99,362	334,953
Owner Occupied Housing Units	62.8%	61.2%	53.2%
Renter Occupied Housing Units	28.7%	29.6%	36.8%
Vacant Housing Units	8.5%	9.2%	10.0%
2018 Housing Units	21,620	102,341	346,581
Owner Occupied Housing Units	63.8%	62.3%	53.8%
Renter Occupied Housing Units	28.7%	29.5%	36.6%
Vacant Housing Units	7.5%	8.2%	9.5%
Median Household Income			
2013	\$47,557	\$50,767	\$50,153
2018	\$56,833	\$60,251	\$59,214
Median Home Value			
2013	\$134,657	\$152,373	\$172,879
2018	\$168,321	\$190,817	\$211,234
Per Capita Income			
2013	\$22,952	\$25,194	\$29,380
2018	\$26,128	\$28,941	\$34,109
Median Age			
2010	37.5	35.5	35.9
2013	37.9	35.9	36.3
2018	38.5	36.6	37.0

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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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