

# FOR SALE

## MAJOR PRICE REDUCTION!

9901 STATE AVE, KANSAS CITY, KS 66111



3/28/2016 1:24 pm

Walmart KOHL'S

ups CANDLEWOOD SUITES Starbucks COFFEE Sam's CLUB

LEGENDS TOYOTA

Parallel Pkwy

VILLAGE WEST LUXURY APARTMENTS

JCPenney

LEGENDS OUTLETS Kansas City

INTERSTATE 435

Legends Auto Mall

US National Soccer Training Facility

COUNTRY INN & SUITES T.Bones

Nebraska Furniture Mart

N-92 St N-100 St N-106 St

State Ave

Best Western

Cabela's

DFA Dairy Farmers of America

SCHLITTERBahn KANSAS CITY Waterpark

WyCo Soccer Fields

Retail

KANSAS SPEEDWAY

GREAT WOLF LODGE

State Ave

Cerner

★ SITE

HOLLYWOOD Casino

Ann Ave

Nazareth Dr

Talladega Dr

Tuscon Dr

Speedway Blvd

Daytona Dr Village W Pkwy

Cemetery Dr

Kansas Turnpike

Village South

HWY 40 INTERSTATE 70

N-98th St

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Google earth

Imagery Date: 3/27/2016 39°07'01.79" N 94°49'02.85" W elev 0 ft eye alt 153

# 9901 STATE AVE

➤ **PROPERTY DESCRIPTION**

➤ **AERIALS**

➤ **SITE PLAN**

➤ **PARCEL MAP**

➤ **TOPOGRAPHY MAP**

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# 9901 STATE AVE

## HIGHLIGHTS

- 31.45 Acres (approx 1,370,000 SF) at I-435 and I-70
- Great Visibility
- Adjacent to Dairy Farmers of America’s new world headquarters, The Legends Outlets, Village West, Village East, Cerner & Kansas Speedway
- Sale Price \$3,750,000

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	18,434	106,285	256,517
Median Household Income	\$27,393	\$30,890	\$33,434

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In 1997, Wyandotte County and Kansas City, Kan., were selected as the site for the new speedway. Located at the intersection of interstates 70 and 435, construction began in May of 1999 on the 1.5 mile tri-oval, 75,000 seat Kansas Speedway. The track welcome's 2 major race events each year in addition to multiple other events all year long attracting several hundred thousand people per year.



Over 400 acres of shopping, premier outlet retailers and unique boutiques are just three reasons that shoppers love Kansas City, KS. Legends Outlet is an 805,000-square-foot, open air lifestyle center offering premiere outlet stores, unique retail, entertainment and dining venues. Cabela's retail showroom, is a 180,000 sq. ft. hunting, fishing and outdoor gear store. Situated on 80 acres at Village West, Nebraska Furniture Mart's home furnishings is sure to be awesome in size, quantity and selection.



Schlitterbahn Vacation Village opened in summer 2009 in Kansas City, Kansas and now boast of the tallest water slide in the World – Verruckt.



Children's Mercy Park (Formerly Sporting Park) was opened during the 2011 Season and attracts thousands of visitors each year as home to Kansas City MLS team Sporting Kansas City. Cerner Corp invested in the area with 2 eight story buildings on the Village West Campus opening in 2013. A total of 4,000 jobs fill the 660,000 Square foot complex.



600+ Units of Luxury apartments broke ground in 2013 of which 300+ units have recently sold to a multi-family investor.

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Dairy Farmers of America is currently building their World Headquarters just north of the subject property. DFA is the Kansas City's largest privately held company and look to make the Village East site to more than 350 employees.

### Legends Auto Mall

Legends Auto Mall is set to open in July of 2016 with 3 new flagship dealerships – Victory Chrysler/Jeep, Victory Ford and Fenton Nissan to join Legends Toyota and Legends Honda.



### WyCo Soccer

The National Training Center is a \$64+ million project, with tournament fields and state of the art training facility for Sporting Kansas City and the US National Team. The center will include a National Coaching Education Center and the Children's Mercy Sports Medicine and Rehabilitation Center. There will be sports medicine services, resources and programs for children

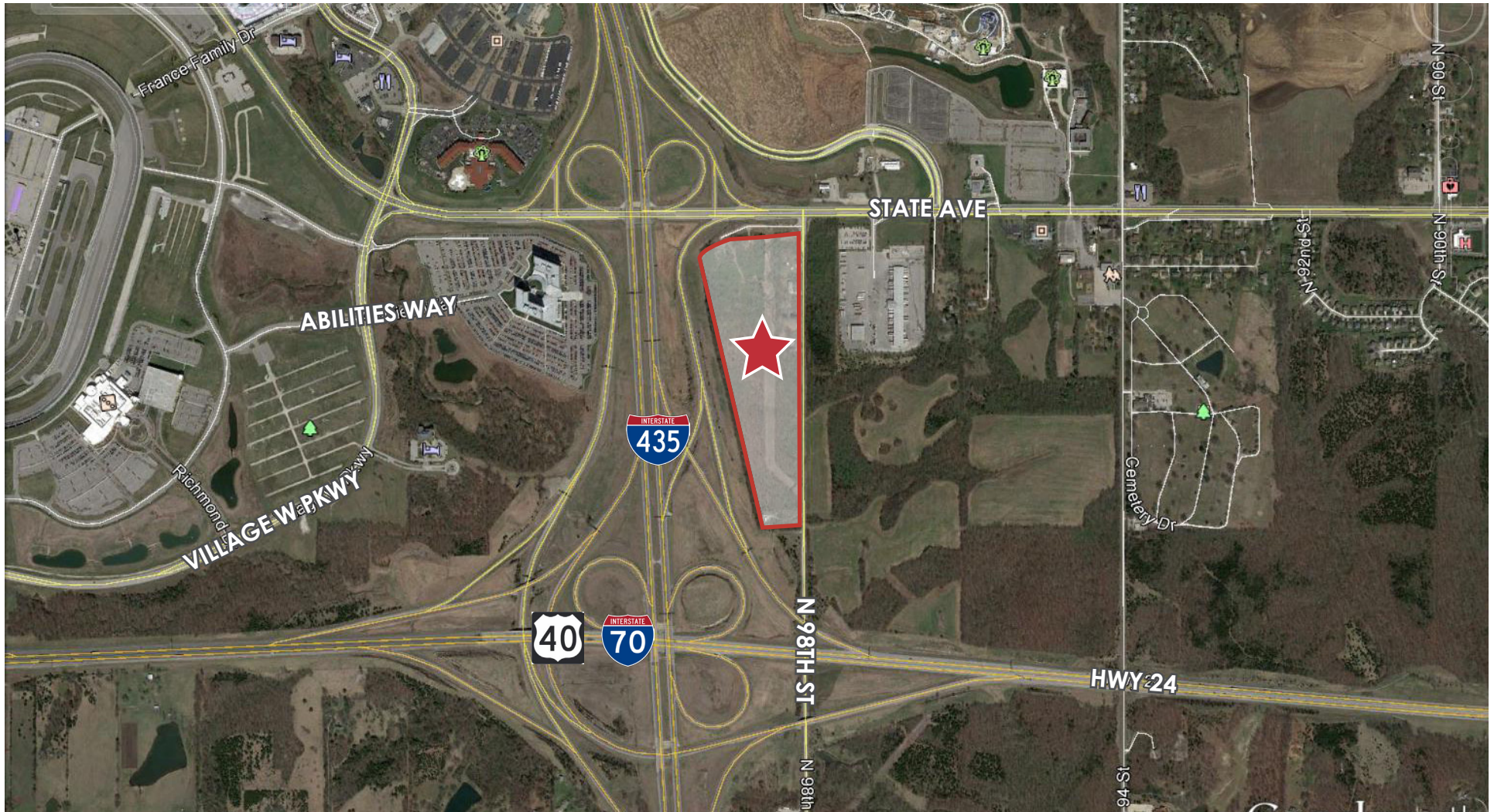
**US National Facility:** <http://wyandottedaily.com/ground-broken-for-u-s-soccer-training-center-in-kck/>

**Village South:** <http://wyandottedaily.com/edwardsvilles-village-south-project-moves-ahead/>

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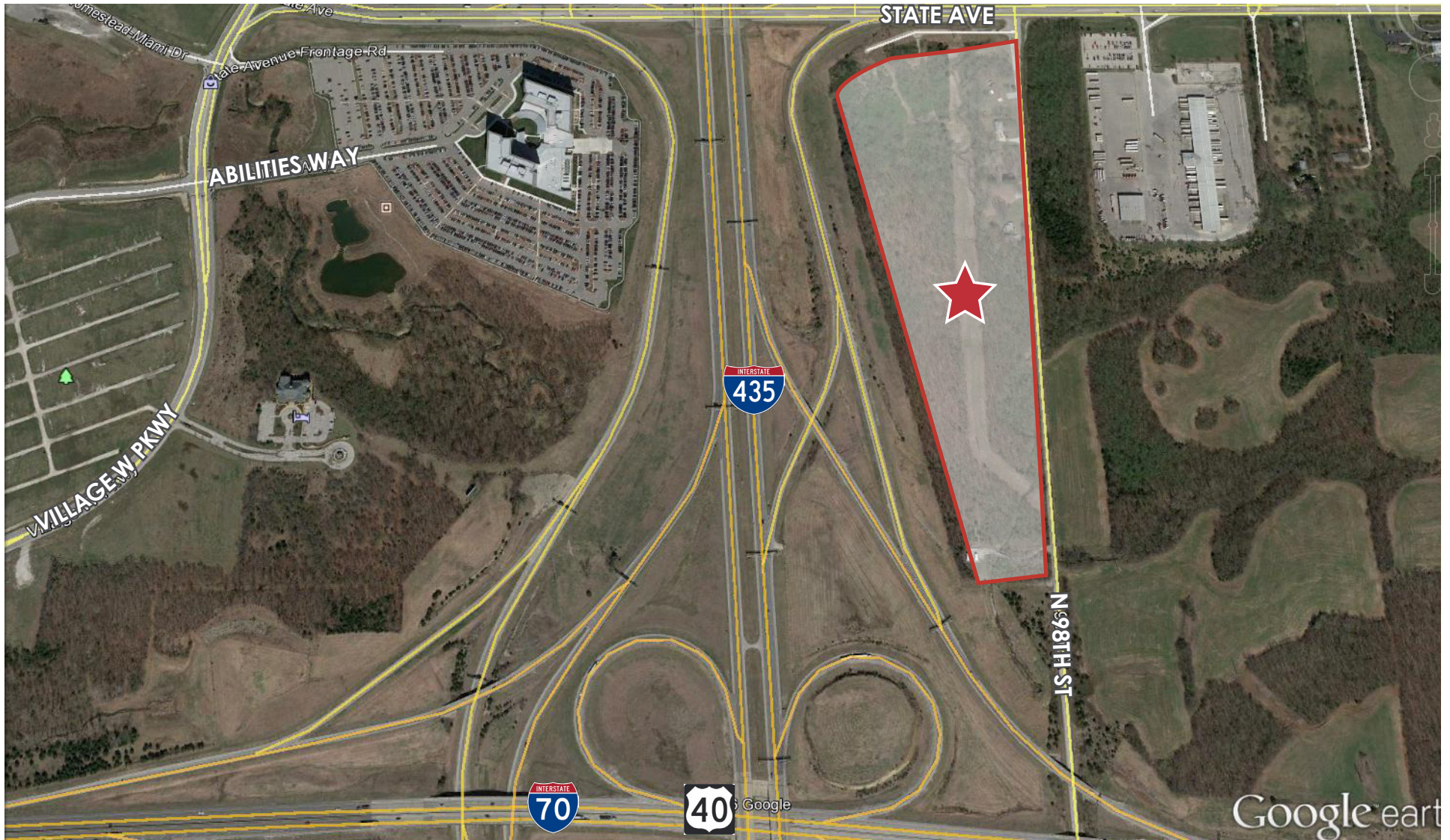


# 9901 STATE AVE - 34 ACRES



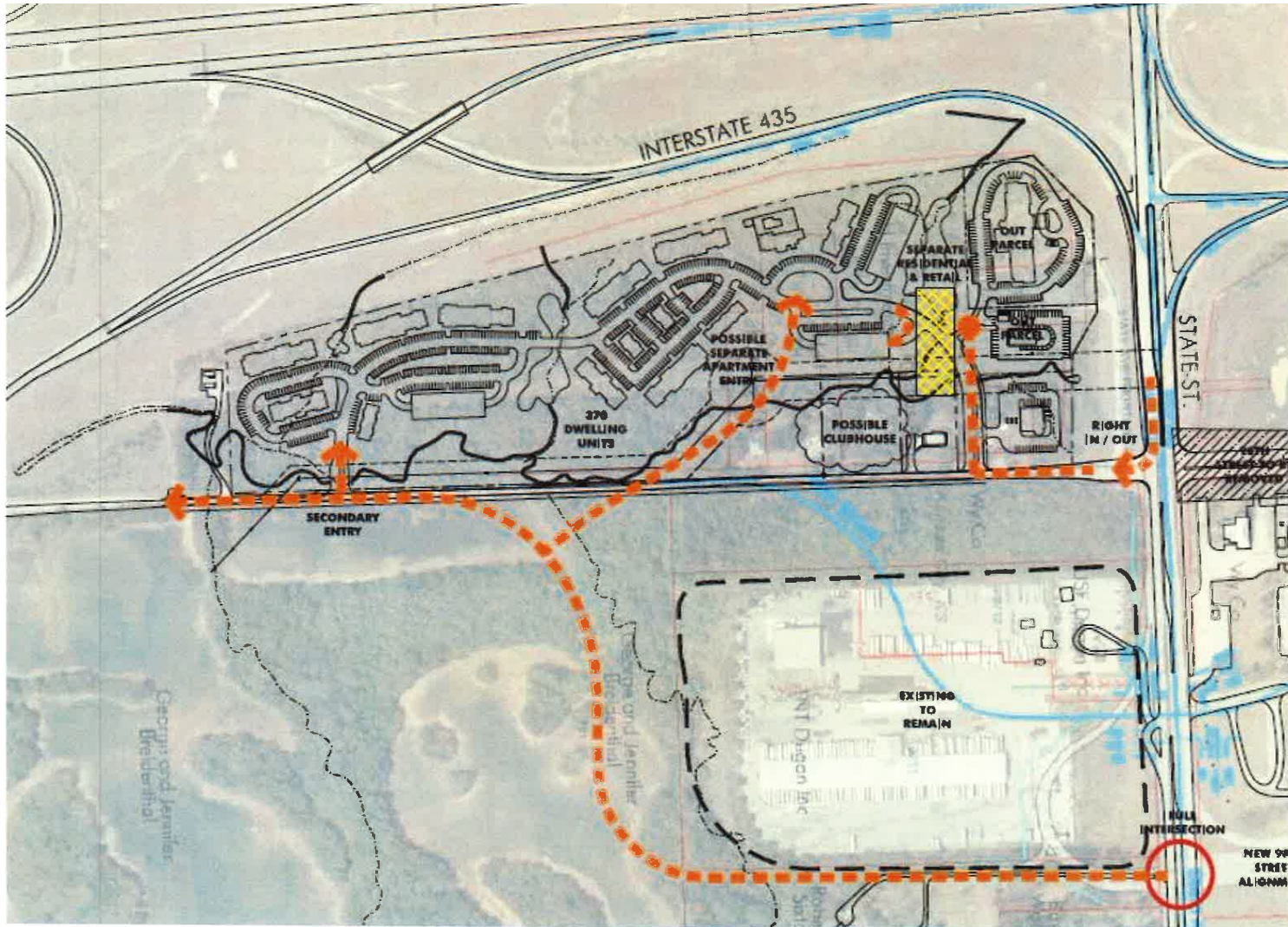
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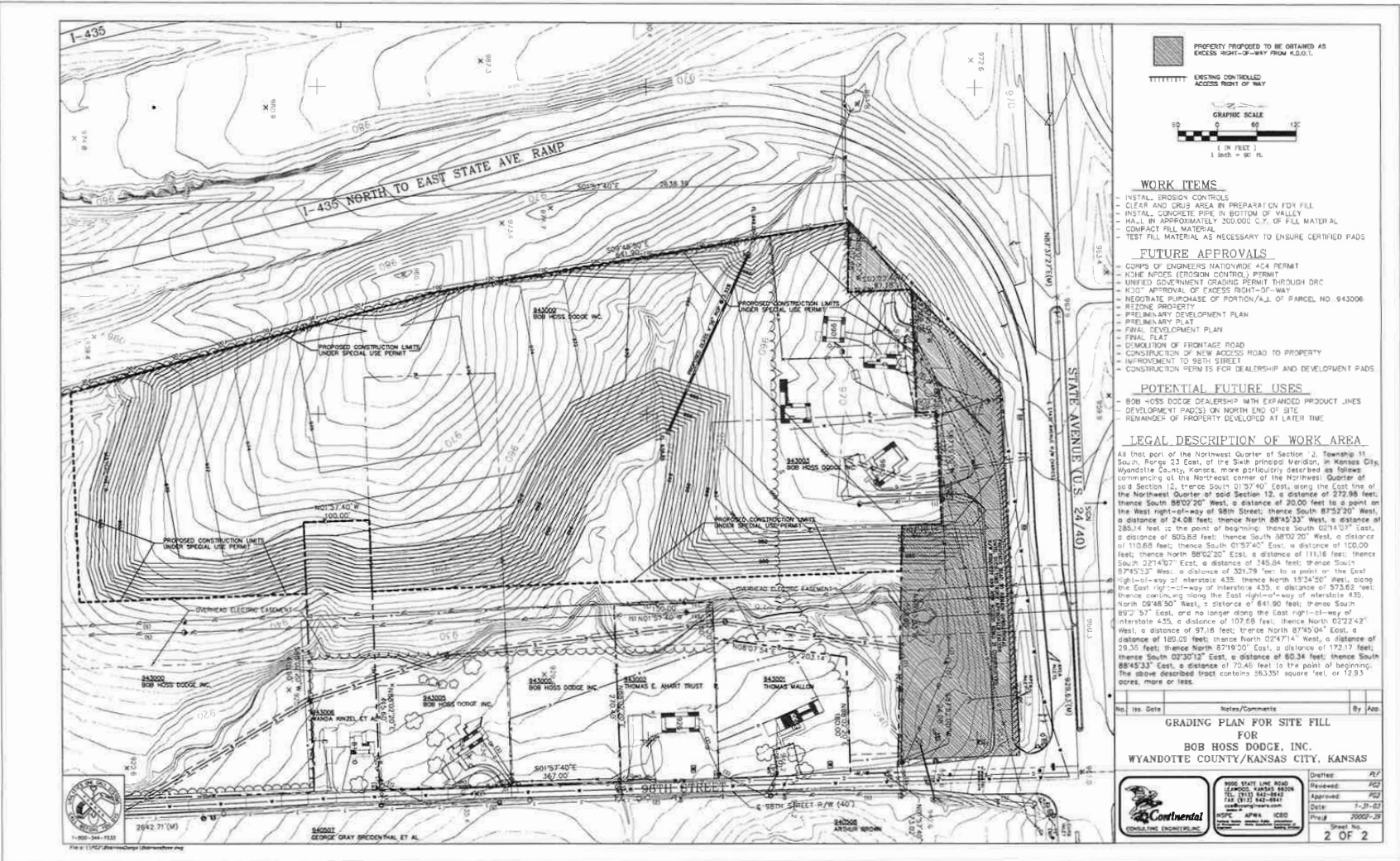


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