



## CALL FOR PRICING | 1 TO 20 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,486	16,467	46,082
Avg. Household Income	\$118,831	\$123,305	\$105,142

- Build-to-suit, ground lease, or sale
- Prime opportunity on a high traffic corner
- Directly surrounded by 900 apartments
- Perfect opportunity for restaurants, banks, coffee users, medical, hospitality, entertainment, grocery, and hardware stores
- Drive thru opportunities available
- Anchor tenants call for pricing



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



# DEVELOPMENT OPPORTUNITY NEAR THE LEGENDS

11001 Parallel Parkway, Kansas City, Kansas

AERIAL

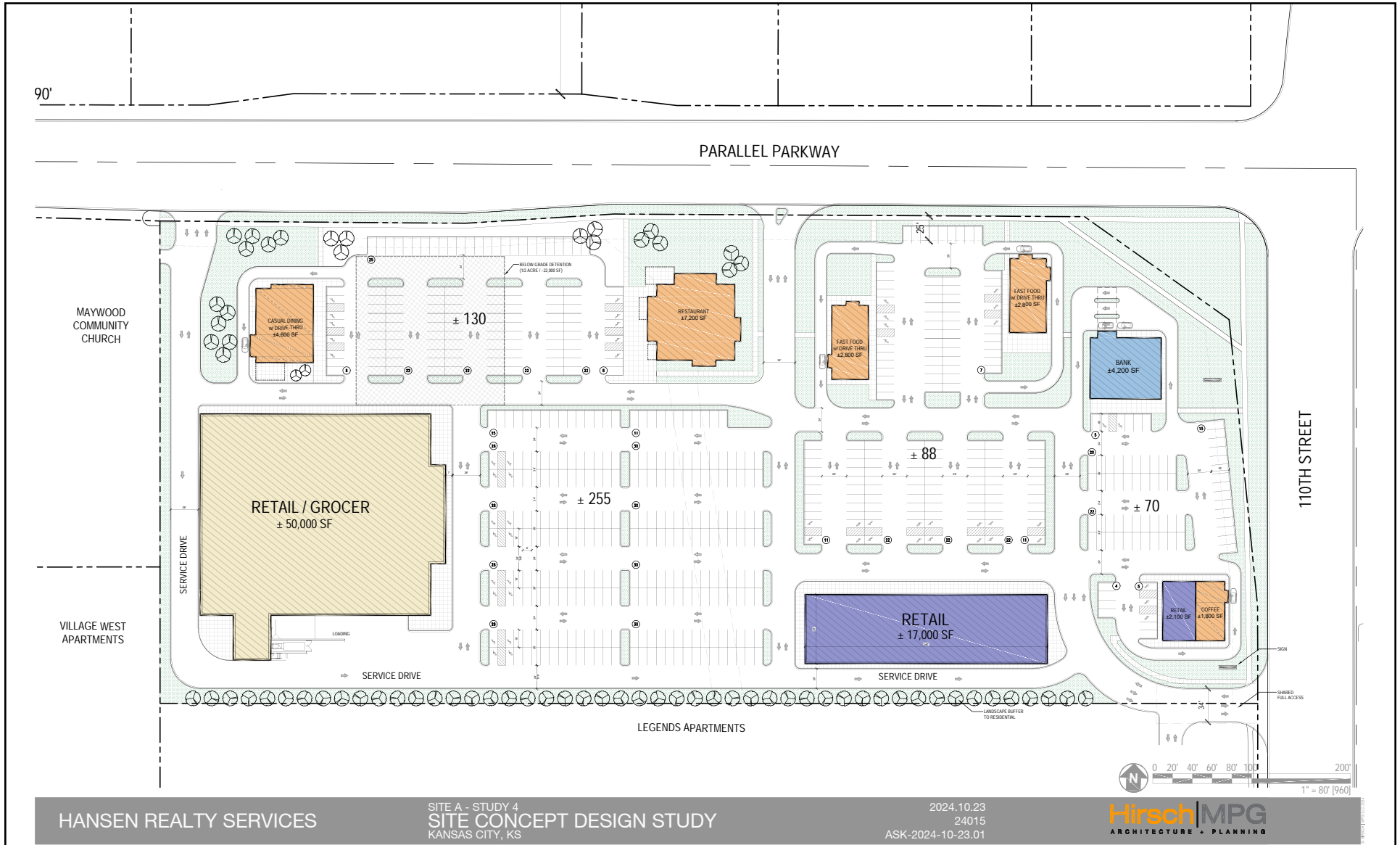




# DEVELOPMENT OPPORTUNITY NEAR THE LEGENDS

## 11001 Parallel Parkway, Kansas City, Kansas

### SITE CONCEPT DESIGN STUDY



HANSEN REALTY SERVICES

SITE A - STUDY 4  
 SITE CONCEPT DESIGN STUDY  
 KANSAS CITY, KS

2024.10.23  
 24015  
 ASK-2024-10-23.01



**Hirsch | MPG**  
 ARCHITECTURE + PLANNING



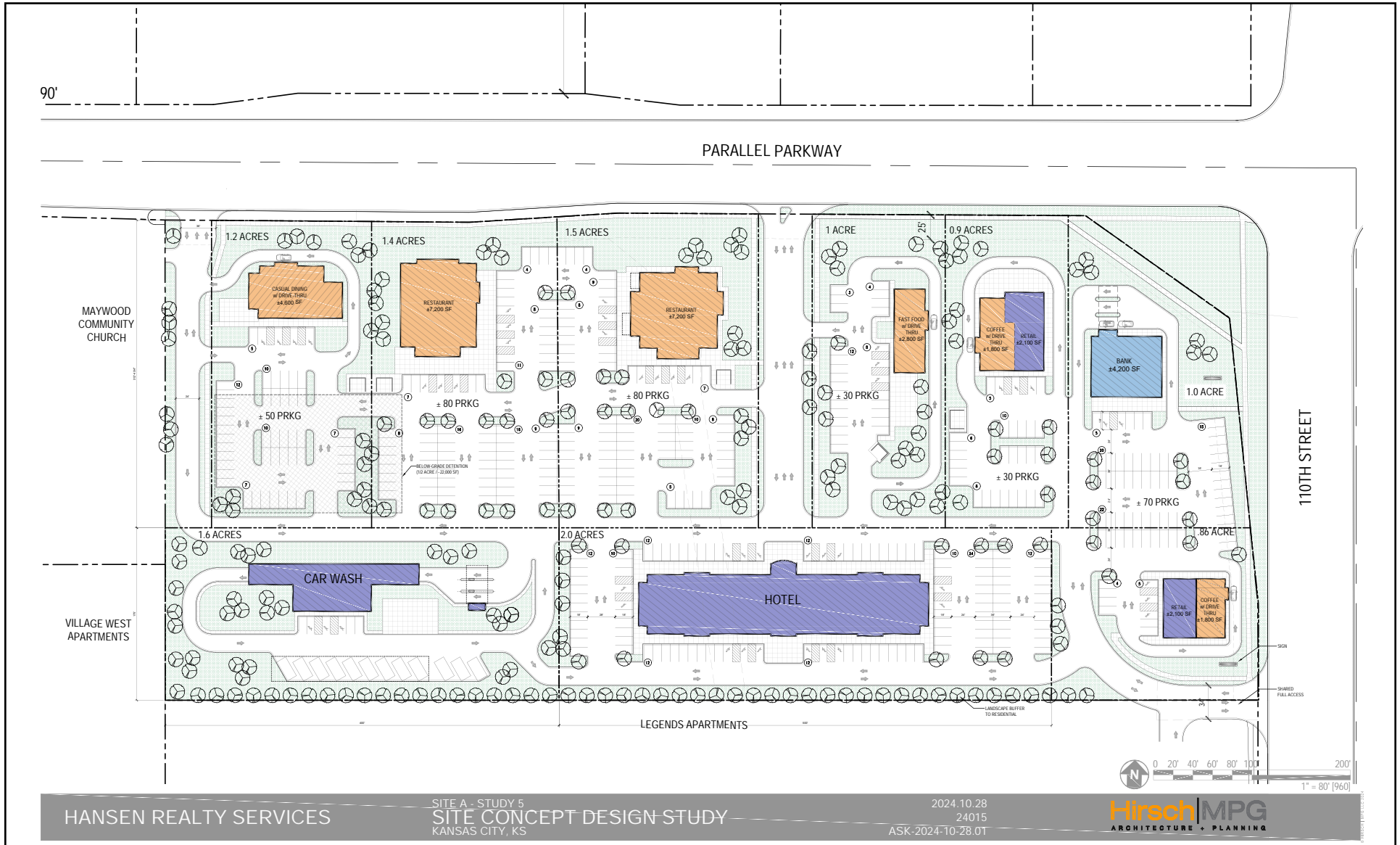
RENDERING BY HIRSCH



# DEVELOPMENT OPPORTUNITY NEAR THE LEGENDS

## 11001 Parallel Parkway, Kansas City, Kansas

### SITE CONCEPT DESIGN STUDY



HANSEN REALTY SERVICES

SITE A - STUDY 5  
 SITE CONCEPT DESIGN STUDY  
 KANSAS CITY, KS

2024.10.28  
 24015  
 ASK-2024-10-28.01



PHOTOS



### AREA VISITATION



**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.



**The Kansas Speedway:** 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.



**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.



**Destination KCK (Mattel Adventure Park):** Destination KCK is an all-new, 180-acre entertainment development in Kansas: unique, fully themed lakeside resort that contains a mix of hospitality, retail, and leisure activities. The Mattel Adventure Park will be an entertainment destination that brings together iconic Mattel franchises, immersing guests in rides and attractions designed to thrill, excite, and create epic memories.



**KC Monarchs:** The Kansas City Monarchs are a professional baseball team based in Kansas City, Kansas. Formerly known as the Kansas City T-Bones, they are members of the American Association of Professional Baseball; which, in 2020, became designated as a Major League Baseball partner league. Legends Field located in Village West is the home of the Kansas City Monarchs Baseball Club, which attracts many events and family activities.



**American Royal Association:** The new \$350 million dollar development of 127 Acres will span more than 390,000 square feet. The facility will include three arenas, a state-of-the-art learning and engagement center and 100 acres of space for livestock shows. The Unified Government officials believe the new facility will account for an estimated 4,900 new jobs, draw 2 million visitors a year and provide \$526 million in economic growth over a 20-year period. The Complex will be the new home of the American Royal BBQ Competition which is held annually in October and brings around 50,000 attendees.



**Compass Minerals National Performance Center:** The training home for Sporting Kansas City and the United States Soccer Federation. The 50 acre complex is located south-east of 98th Street and Parallel Parkway. The facility includes 5 state-of-the-art soccer fields and the world's first "SuperPitch." Three side-by-side-by-side full-size soccer fields. Two of the full-size, synthetic turf fields feature LED sports lighting and surround a two-story "Coaching Pavilion" containing classrooms, camera positions and an observation deck. The facility also includes a sport performance lab and gymnasium, a U.S. Soccer coaching education center, and event spaces.



**Homefield:** An \$838 million youth sports facility consisting of eight baseball fields, along with a \$60 million indoor multi-sport facility featuring volleyball and basketball courts, parent lounges, and more. Additionally, plans include a Margaritaville-themed hotel, immersive art museum, multisport arena, and BigShots Golf facility, all aimed at enhancing the family sports tournament experience.



**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 water park, 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.



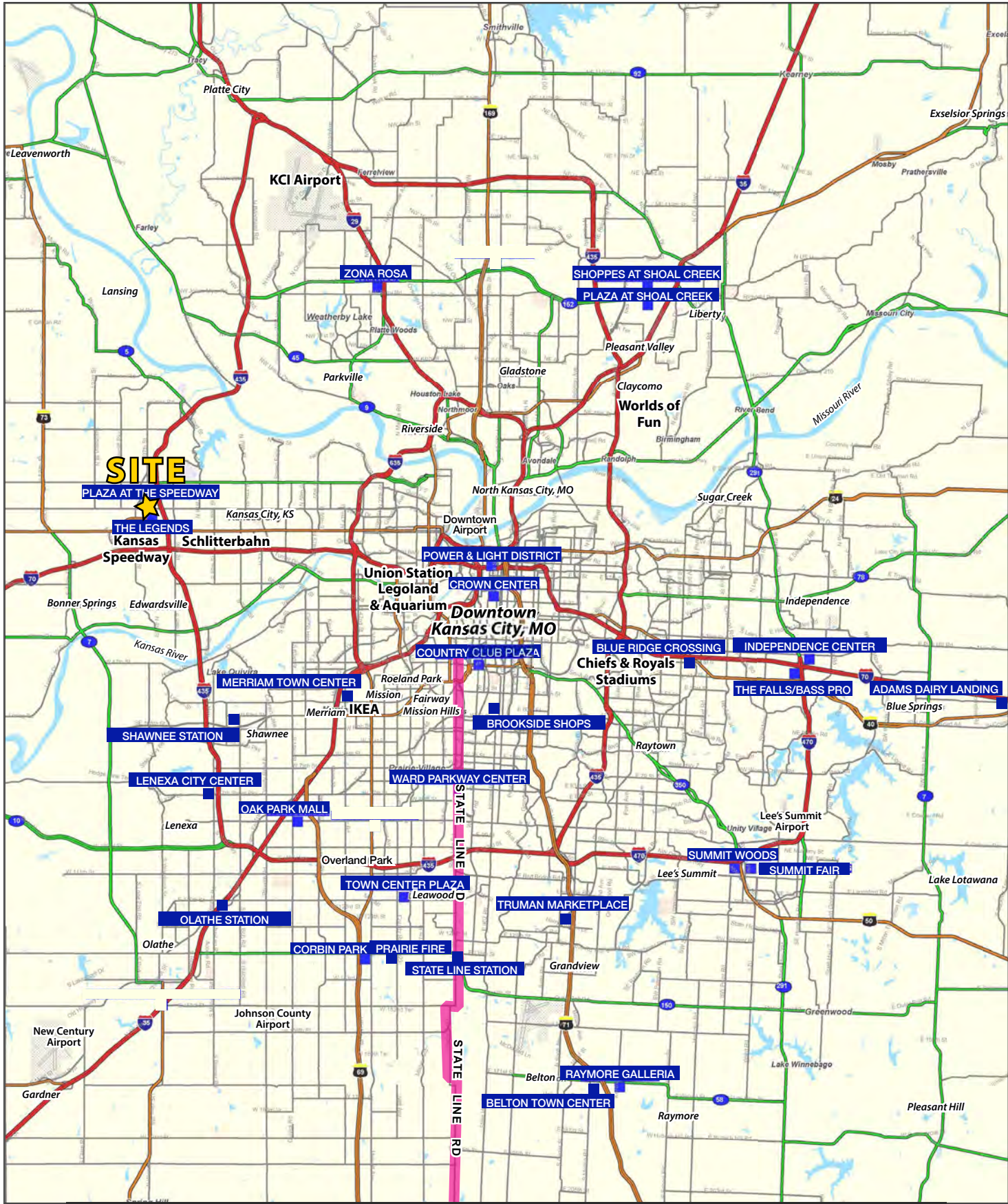
**Nebraska Furniture Mart:** A true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



**Dairy Farmers of America:** The Kansas City area's largest private company, is headquartered in the Village East area located at the southeast quadrant of I-435 & Parallel Parkway. The three-story 110,000 square foot building brings 325 employees to the area.

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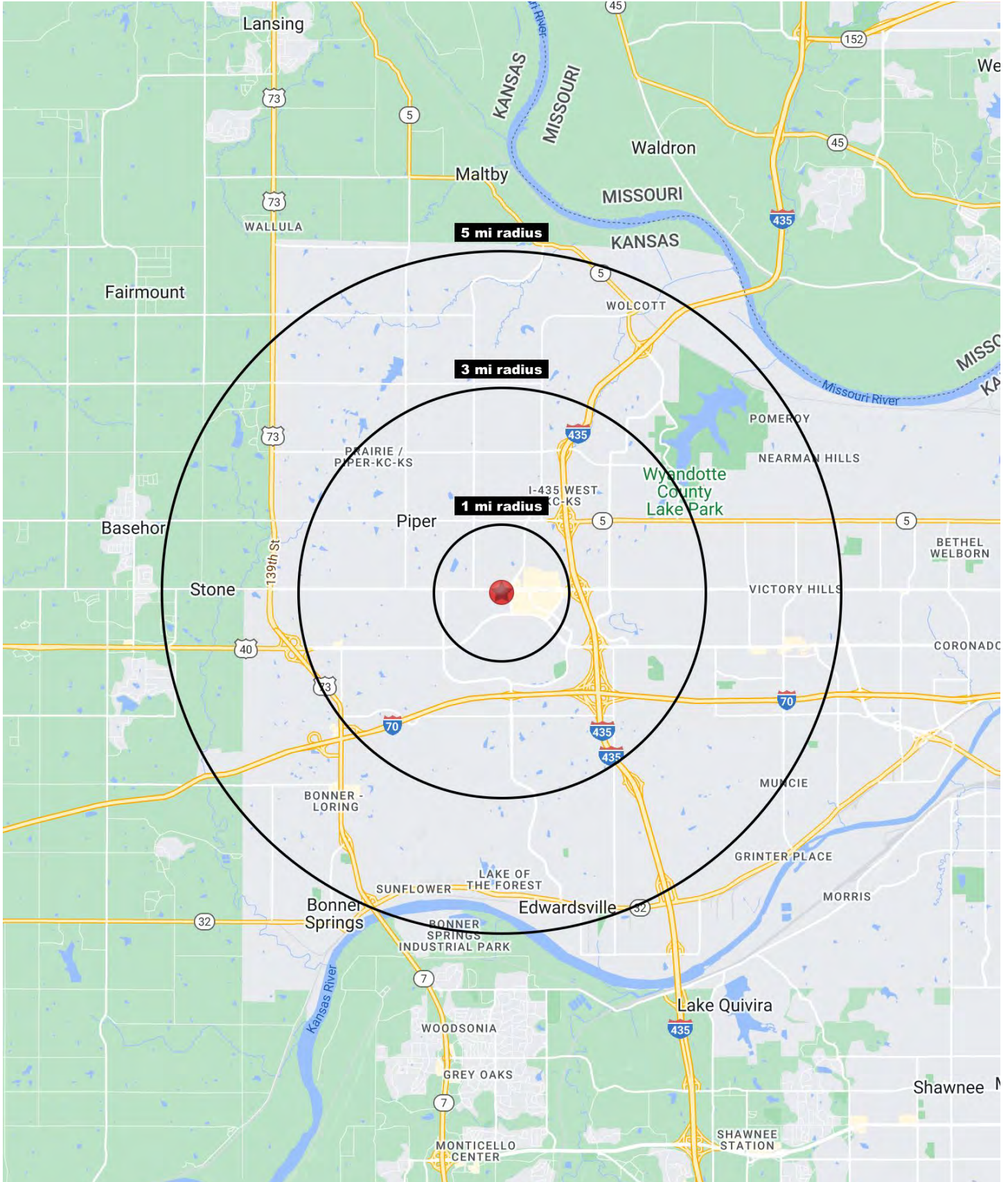
## 11001 Parallel Parkway, Kansas City, Kansas



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

# DEVELOPMENT OPPORTUNITY NEAR THE LEGENDS

## 11001 Parallel Parkway, Kansas City, Kansas







# DEVELOPMENT OPPORTUNITY NEAR THE LEGENDS

## 11001 Parallel Parkway, Kansas City, Kansas

11001 Parallel Parkway Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	4,486	16,467	46,082
2028 Projected Population	4,425	17,748	48,099
2020 Census Population	4,488	16,171	46,339
2010 Census Population	1,849	10,660	38,109
Projected Annual Growth 2023 to 2028	-0.3%	1.6%	0.9%
Historical Annual Growth 2010 to 2023	11.0%	4.2%	1.6%
2023 Median Age	37.5	37.5	38.1
<b>Households</b>			
2023 Estimated Households	1,581	6,287	18,119
2028 Projected Households	1,575	6,895	19,173
2020 Census Households	1,575	5,875	17,440
2010 Census Households	671	3,936	14,585
Projected Annual Growth 2023 to 2028	-	1.9%	1.2%
Historical Annual Growth 2010 to 2023	10.4%	4.6%	1.9%
<b>Race and Ethnicity</b>			
2023 Estimated White	67.3%	62.5%	58.7%
2023 Estimated Black or African American	15.0%	17.9%	20.4%
2023 Estimated Asian or Pacific Islander	5.1%	5.1%	5.7%
2023 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.6%
2023 Estimated Other Races	12.2%	13.9%	14.5%
2023 Estimated Hispanic	15.7%	17.0%	17.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$118,831	\$123,305	\$105,142
2023 Estimated Median Household Income	\$85,930	\$107,609	\$87,495
2023 Estimated Per Capita Income	\$42,137	\$47,167	\$41,442
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.8%	3.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.0%	4.2%	5.8%
2023 Estimated High School Graduate	25.5%	22.2%	26.7%
2023 Estimated Some College	21.5%	21.9%	22.8%
2023 Estimated Associates Degree Only	8.8%	11.6%	10.5%
2023 Estimated Bachelors Degree Only	25.4%	21.6%	18.2%
2023 Estimated Graduate Degree	12.9%	15.8%	12.4%
<b>Business</b>			
2023 Estimated Total Businesses	236	478	1,181
2023 Estimated Total Employees	2,736	6,610	14,736
2023 Estimated Employee Population per Business	11.6	13.8	12.5
2023 Estimated Residential Population per Business	19.0	34.4	39.0

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