

- FUTURE DEVELOPMENT SITE
- ±22-115.51 ACRES FOR SALE
- CALL BROKER FOR PRICING
- PARCELS CAN BE SOLD SEPARATELY



FUTURE DEVELOPMENT SITE FOR SALE | SEC PARALLEL PKWY & K7, KANSAS CITY, KS



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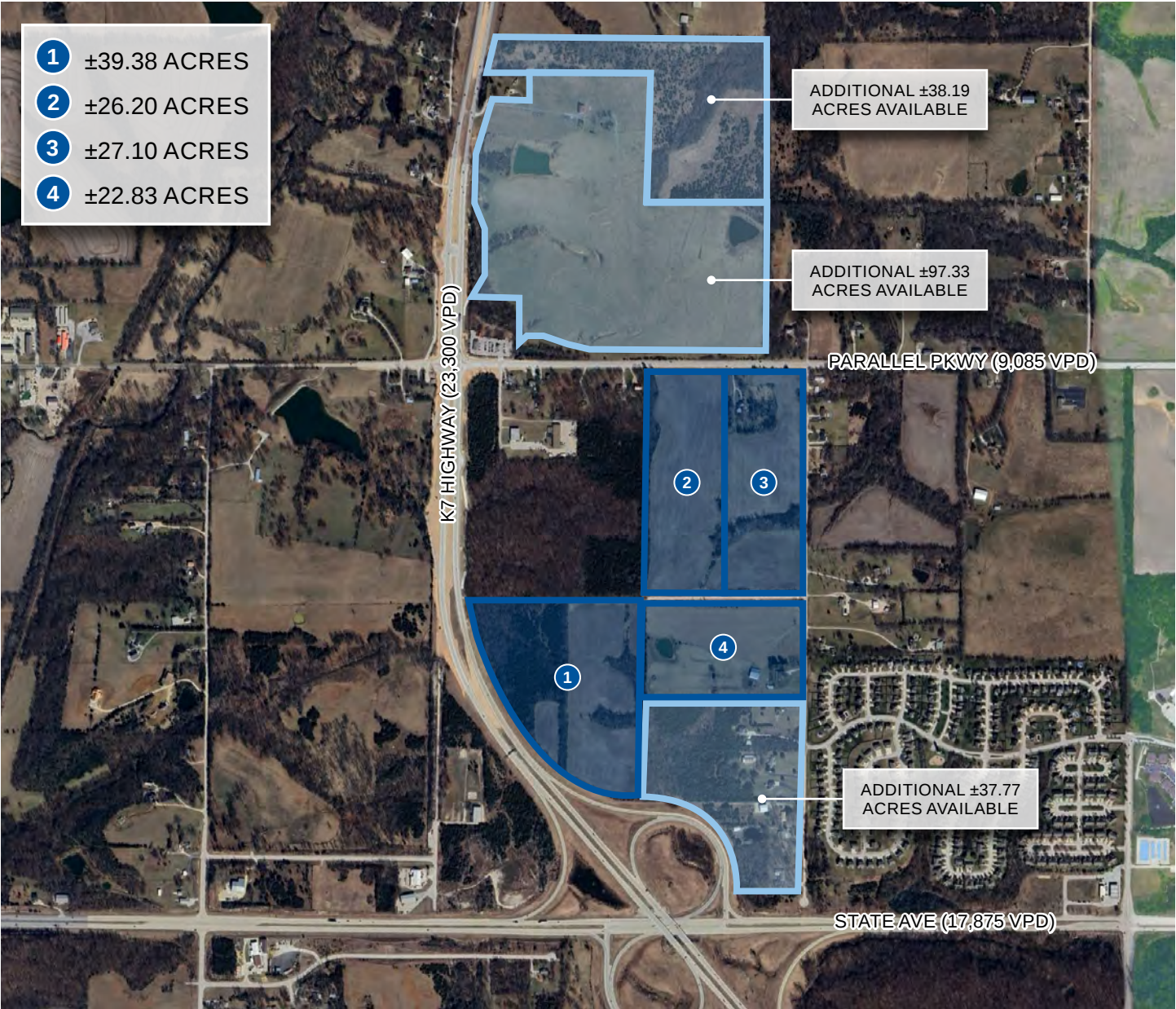
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SITE INFORMATION

SEC PARALLEL PARKWAY & K7

ZONING:	AG (Planned Commercial)
ACREAGE:	±115.51 Acres with Potential for Additional ±173 Acres
PRICING:	Call Broker for Pricing Parcels Can be Sold Separately
WATER:	12" Main along Parallel Parkway
SEWER:	Unified Government – Near Site to the South, Off Site to the North
ELECTRICITY:	High Transmission Lines Near Site
NATURAL GAS:	Atmos – Near Site
HIGHWAY ACCESS:	I-70, K7 Highway, I-435



DRIVE TIMES / HIGHWAY ACCESS

SEC PARALLEL PARKWAY & K7

SEC Parallel Parkway & K7 is a future development site located in Kansas City, Kansas, about 3 miles north of I-70 and directly on K7 Highway. This new site offers unparalleled highway access and seamless connectivity to the Kansas City Metro. The site is poised for commercial uses.

DRIVE TIMES

2.5 MILES
INTERSTATE 70

6.3 MILES
INTERSTATE 435

14.5 MILES
KANSAS HIGHWAY 10

26.5 MILES
KCI AIRPORT



REGIONAL DRIVE TIME MAP

SEC PARALLEL PARKWAY & K7

WICHITA	2 Hrs 29 Mins
TULSA	3 Hrs 32 Mins
ST. LOUIS	4 Hrs 6 Mins
OKLAHOMA CITY	4 Hrs 38 Mins
DALLAS / FORT WORTH:	7 Hrs 31 Mins
DENVER	8 Hrs 32 Mins



DEMOGRAPHICS

KANSAS CITY MSA



2,238,618
TOTAL
POPULATION



1,203,118
TOTAL LABOR
FORCE

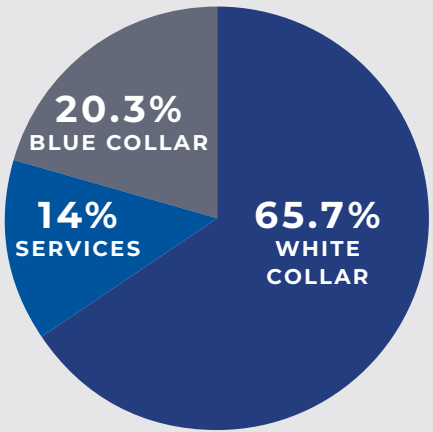


\$76,890
MEDIAN
HOUSEHOLD
INCOME



38.7
MEDIAN AGE

EMPLOYMENT



3.8%
UNEMPLOYMENT
RATE



EDUCATION

9.8%
NO HIGH
SCHOOL
DIPLOMA

22.4%
HIGH
SCHOOL
GRADUATE

19.3%
SOME
COLLEGE

48.7%
BACHELORS
DEGREE OR
HIGHER



INDUSTRY CONCENTRATION

49%
SERVICES

10.5%
RETAIL
TRADE

9%
MANUFACTURING

8.7%
FINANCE,
INSURANCE,
REAL ESTATE



WHY KANSAS CITY?

The Kansas City market is a strategic hub for industrial operations. A prime location for your next industrial facility, Kansas City offers a central location, robust transportation network, strong utility infrastructure, available real estate, skilled workforce, and low operating costs.



TOP 15 INDUSTRIAL MARKET



TOP 10 US CITY FOR FOREIGN BUSINESS



190,000+ MANUFACTURING & LOGISTICS EMPLOYEES IN THE REGION



12TH HIGHEST NET ABSORPTION AMONG TOP US INDUSTRIAL MARKETS



REACH 90% OF THE CONTINENTAL UNITED STATES IN 2 DAYS OR LESS



BUSINESS FRIENDLY **FOREIGN TRADE ZONE**



NEW STATE-OF-THE-ART AIRPORT TERMINAL THAT HANDLES MORE AIR CARGO THAN ANY AIR CENTER IN A SIX-STATE REGION



4 CLASS 1 RAIL LINES & 4 INTERMODAL PARKS



LARGEST NAVIGABLE INLAND WATERWAY IN THE US



4 MAJOR INTERSTATE HIGHWAYS WITH **30% MORE INTERSTATE MILES PER CAPITA** THAN ANY MAJOR US METRO

BIG THINGS ARE HAPPENING

IN KANSAS CITY



2023

NEW KCI TERMINAL

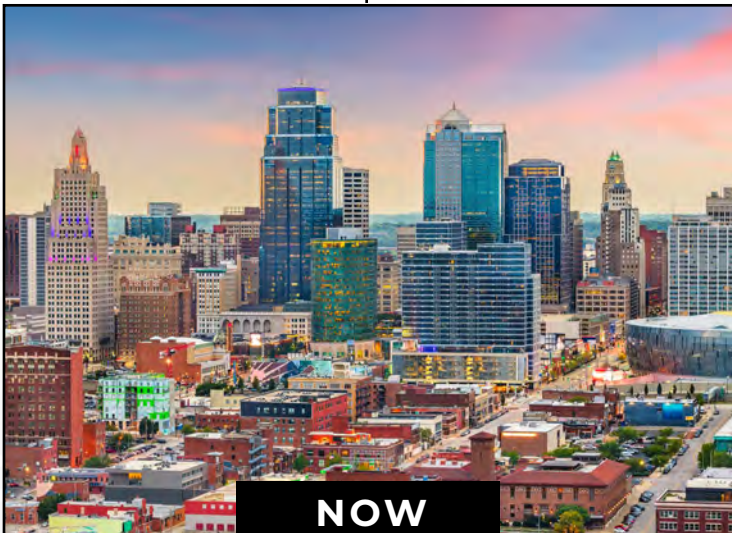
In February 2023, Kansas City unveiled its state-of-the-art single terminal airport, featuring 40 gates, 6,200 garage parking spaces, and more than 50 shops and restaurants—over 80% of which are locally owned. With 157 daily departures, the new terminal has quickly become a major hub for travelers. Since its opening, it has seen record-breaking passenger traffic and has earned widespread recognition, including multiple national and international awards. In July 2024, it was ranked among the Top 10 airports in the U.S. by Travel + Leisure.



2026-2029

AMERICAN ROYAL

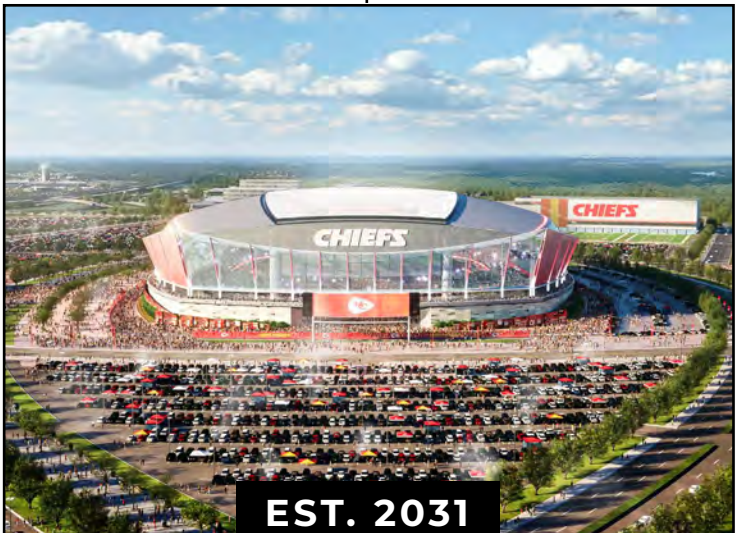
The American Royal is building a new \$375 million, 1 Million square foot campus near 118th Street and Parallel Parkway in Kansas City, Kansas. The first phase, featuring a 400,000 square foot facility with five livestock barns and an exhibition hall, is opening this fall. The full campus is projected to be completed by March 2029. The multi-phase expansion will eventually feature a 270,000 square foot outdoor plaza and an 80,000 square foot food and agriculture learning and engagement center. Learn more at americanroyal.com.



NOW

REGIONAL WINS

Between 2020 and 2024, the Kansas City metro added 58,291 new residents—outpacing population growth in major cities like Boston, Chicago, Cincinnati, Minneapolis, and Philadelphia, according to the U.S. Census Bureau. Kansas City also ranks as a top Midwestern market for net migration, attracting new residents from states including Texas, California, Colorado, Illinois, Florida, and many more. Looking ahead, the region is projected to grow another 9.5% by 2040. Kansas City is also a national logistics powerhouse—home to the largest rail center in the U.S. by tonnage—and boasts a manufacturing workforce that's 16.4% more productive than the national average.



EST. 2031

KC CHIEFS STADIUM

The Kansas City Chiefs are set to move to a new, state-of-the-art \$3 billion domed stadium in Wyandotte County, Kansas, with an opening scheduled for the 2031 NFL season. The stadium will feature a retractable roof and a projected capacity of 65,000-68,000. The development will also include retail shops, dining options, hotels, and residential, aiming to be a year-round destination. The project is expected to generate over 20,000 jobs and an economic impact exceeding \$4 billion. To learn more about this project visit the Chiefs website at www.chiefs.com/new-stadium.

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