

RETAIL LOTS FOR SALE, GROUND LEASE OR BTS

ACROSS FROM MORTON AMPHITHEATER



KC CURRENT RIVERSIDE CAMPUS

NEC I-635 and Horizons Parkway, Riverside, MO



PROPERTY HIGHLIGHTS



PROPERTY FEATURES

- Situated at the entry to the KC Current Training facility adjacent to a new 134 room Hilton Garden Inn
- Located Across from the 16,000 seat Morton Amphitheater, projected to host over 900,000 fans annually
- The KC Current's Riverside Campus attracts over 300,000 visitors annually and provides diverse year-round demand generators including youth soccer activities (practices, games and tournaments), Kansas City Current Academy Players and Kansas City Current personnel.
- Pylon signage with tenant panels to be located along Interstate 635
- Nearby Argosy Casino attracts 2.3 million guests annually
- Ideal for fast-casual and QSR restaurants, beverage and breakfast concepts, entertainment venues, financial institutions, and convenience stores.
- High visibility with excellent highway access.
- Strong adjacent industrial base, office workers, and casino visitors create a reliable customer flow including 5.8mm SF of industrial distribution and manufacturing facilities within a 1-mile radius
- \$16.8 million phase 2 (opened Summer 2026), which includes a 2,000 seat stadium and 17,000 sf performance center with indoor/outdoor training areas, locker rooms, a player lounge and multipurpose room.

DEMOGRAPHICS

TOTAL POPULATION



1 Mile: 492
3 Mile: 35,917
5 Mile: 198,652

DAYTIME POPULATION



1 Mile: 1,143
3 Mile: 35,898
5 Mile: 117,111

AVG HH INCOME



1 Mile: \$ 126,887
3 Mile: \$ 80,441
5 Mile: \$ 72,199

NEIGHBORING TENANTS



MORTON
AMPHITHEATER

ARGOSY
CASINO
HOTEL & SPA

SITE AERIALS



RENDERINGS

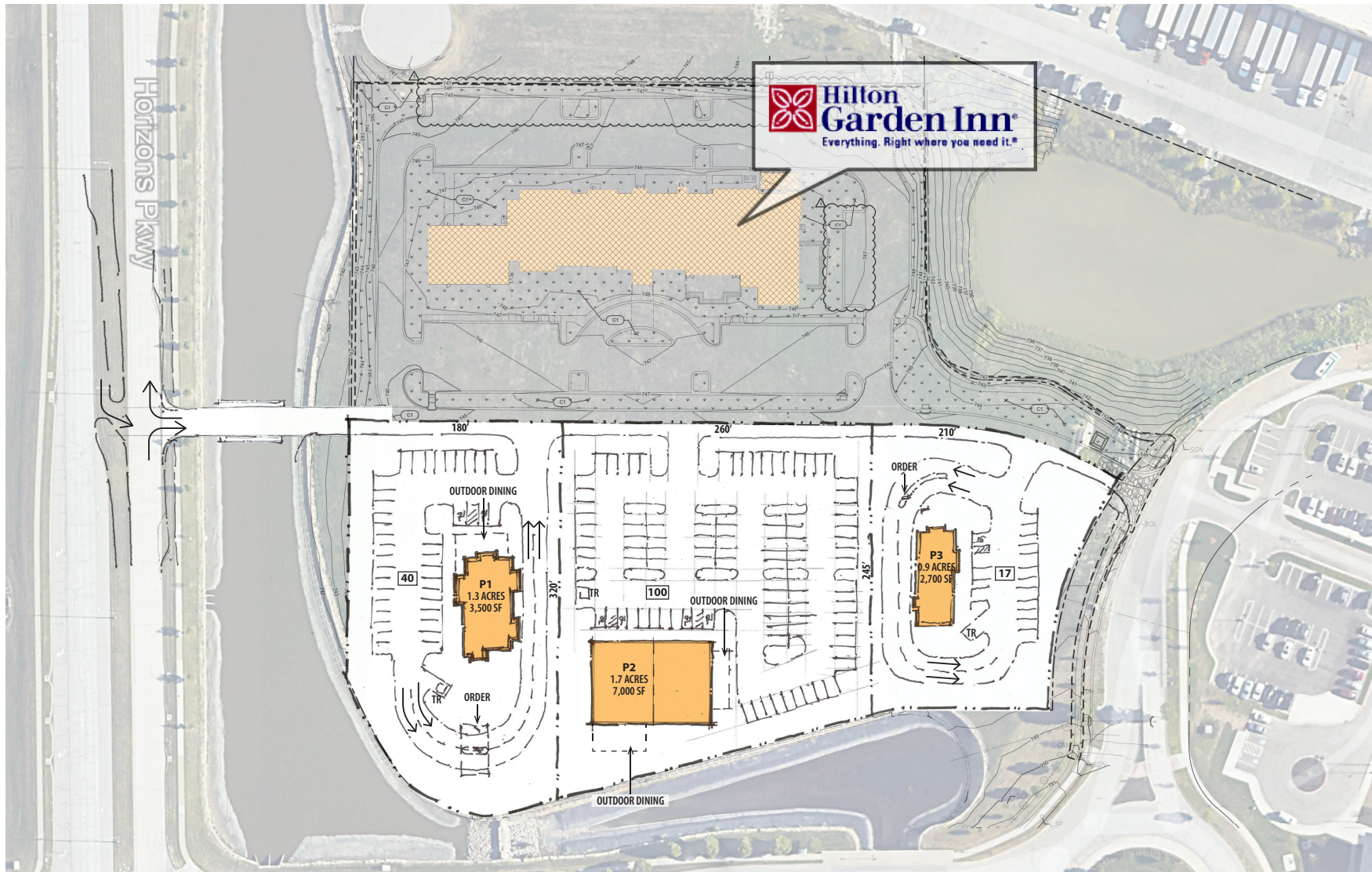


PYLON SIGNAGE

*With Tenant Panels to be Located along Interstate 635.
Signage Photo for Illustrative Purposes*

SITE PLAN OPTION

Lot sizes, configurations and uses can be adjusted



SITE PLAN

