

OFFERING MEMORANDUM

1901 N 100th Terrace

Kansas City, Kansas 66109

PRIME LAND OPPORTUNITY

7.03 Acres

Village West Entertainment District



Future Chiefs Stadium District



Adjacent to Kansas Speedway



I-70 & I-435 Interchange



KELLERWILLIAMS
LAND

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EXECUTIVE SUMMARY

A Rare Development Opportunity in Kansas City's Premier Entertainment Destination

This exceptional **7.03-acre land parcel** is strategically positioned in the heart of the Village West entertainment district - Kansas's most visited tourist destination attracting over **14 million visitors annually**. The property offers unparalleled access to major highways and sits within the designated zone for the upcoming **\$3 billion Kansas City Chiefs stadium development**, making this a once-in-a-generation investment opportunity.

LAND SIZE

7.03

ACRES

ZONING

CP-2

Commercial

AREA VISITORS

14M+

ANNUALLY

DISTRICT INVESTMENT

\$4.4B

PLANNED

STRATEGIC LOCATION

Premier Highway Access at I-435 & Parallel Parkway Interchange. Close to I-70



HIGHWAY CONNECTIVITY



Interstate 70

Direct access • East-West corridor to Denver & St. Louis



Interstate 435

KC Metro loop • Connects all major suburbs

DRIVE TIMES



Downtown Kansas City

15 min



KC International Airport

20 min

VILLAGE WEST ENTERTAINMENT DISTRICT

Kansas's #1 Tourist Destination • \$1.2 Billion Development • 1,500 Acres



Kansas Speedway

NASCAR & IndyCar racing venue with 80,000+ capacity



Legends Outlets

800,000 SF lifestyle center - 100+ stores & restaurants



Sporting Park (Children's Mercy Park)

Sporting KC home with 18,500 seats



Hollywood Casino

Premier gaming destination



Great Wolf Lodge

Indoor waterpark resort & Family destination



Margaritaville

New tropical-themed destination with 228 rooms

14+ MILLION ANNUAL VISITORS

ECONOMIC IMPACT

\$1B+ Annually

GAME CHANGER

Kansas City Chiefs

New \$3 Billion Stadium Coming to Wyandotte County

\$3B

Stadium Investment

State-of-the-art domed venue

65,000+

Seat Capacity

Premium fan experience

2031

Opening Season

NFL season start

\$4.4B

Total Economic Impact

Stadium + mixed-use district

STADIUM LOCATION

Near Kansas Speedway & The Legends

The site will be generally located at the intersection of Interstates 70 and 435

20,000+

Construction Jobs






4,000+ Permanent Jobs

ONCE-IN-A-GENERATION INVESTMENT OPPORTUNITY

NEARBY AMENITIES & ATTRACTIONS



DISTANCES FROM PROPERTY

| | | |
|---|-------------------------|--------|
|  | Kansas Speedway | 0.5 mi |
|  | Legends Outlets | 0.8 mi |
|  | Children's Mercy Park | 1.0 mi |
|  | Hollywood Casino | 0.7 mi |
|  | Great Wolf Lodge | 1.2 mi |
|  | Nebraska Furniture Mart | 1.5 mi |
|  | Margaritaville | 1.3 mi |
|  | I-435 On-Ramp | 0.2 mi |

DEMOGRAPHICS & MARKET DATA

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| 2025 Population | ~5,150 | ~34,800 | ~76,500 |
| 2024 Households | ~2,050 | ~13,400 | ~29,100 |
| Median HH Income | \$84,200 | \$78,600 | \$71,400 |
| Median Home Value | \$268,000 | \$242,500 | \$218,000 |
| Average Age | 37 | 37 | 37 |

MARKET HIGHLIGHTS

- ✓ Kansas City MSA population: 2.2 million with steady growth
- ✓ Wyandotte County experiencing significant commercial development surge

INVESTMENT HIGHLIGHTS



Prime Entertainment District Location

Situated in the heart of Village West, Kansas's most visited tourist destination with 14+ million annual visitors and \$1B+ annual economic impact.



Future Chiefs Stadium Proximity

Located within the designated zone for the new \$3 billion Kansas City Chiefs domed stadium, opening 2031. Unprecedented development catalyst.



Exceptional Highway Visibility & Access

Direct access to I-70 and I-435 interchange - region's one of the busiest junction connecting the entire Kansas City metro area.



Proven Commercial Corridor

Adjacent to Kansas Speedway, Legends Outlets, Children's Mercy Park, Hollywood Casino, Great Wolf Lodge, Margaritaville, and Nebraska Furniture Mart.



Strong Demographics & Growth

Median household income of \$93,589 within 3 miles. Wyandotte County experiencing unprecedented commercial investment and job growth.



Flexible Development Potential

7.03 acres of commercially zoned land suitable for auto, retail, hospitality, mixed-use, or entertainment development to capitalize on area growth.

PROPERTY DETAILS

| | |
|------------------|---|
| Property Address | 1901 N 100th Terrace, Kansas City, KS 66109 |
| Land Size | 7.03 Acres (306,227 SF) |
| Property Type | Land - Commercial |
| Zoning | CP-2 |
| County | Wyandotte County, Kansas |
| Submarket | Village West / I-435 West KC-KS |
| Visibility | ~15,000 Vehicles per Day |
| Topography | Generally Level |
| Utilities | All Public Utilities Available |
| Flood Zone | Zone X (Minimal Risk) |

INVESTMENT OPPORTUNITY

1901 N 100th Terrace

Kansas City, Kansas 66109

7.03 AC

Land Size

14M+

Annual Visitors

\$4.4B

Planned Investment

2031

Chiefs Stadium Opens

FOR MORE INFORMATION, PLEASE CONTACT:



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KELLERWILLIAMS
LAND

KW PARTNERS INC
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Each Office Is Independently Owned and Operated