

Premier Pad Site Opportunities At KCI Entrance

PAD SITES AVAILABLE - 1 TO 9 ACRES

I-29 & Cookingham Rd. at KCI Exit KANSAS CITY, MO 641 63



4,000 SPACE
AIRPORT PARKING

PAD SITE
DEVELOPMENT

6 FLOOR
CLASS-A OFFICE

- Direct airport access
- Last true pad-site opportunity entering KCI
- 80,000+ vehicles/day
- New roundabout access (2026)
- Adjacent to Class A office
- Limited pad availability

Offering

Strong Customer Base

- On-site at Kansas City International Airport home to $\pm 300,000$ SF of Class A office serving 700+ daily employees

Flexible Lot Configuration

- Lots ranging from ± 1 to ± 9 acres, Developer willing to lot sizes subdivide to meet individual buyer requirements
- Suitable for office, hotel, retail, automotive, medical, restaurant and QSR.
- Ownership is open to ground lease, build-to-suit, or outright purchase

Exceptional Highway & Airport Access

- $\pm 4,200'$ of frontage along I-29 & I-435
- Over 80,000 daily travelers along I-29 & I-435



Lot	Lot SF	Acres	Proposed Use	Status
1	783,203	17.98	Office	SOLD
2	1,302,444	29.90	Off-Airport Parking	SOLD
3	147,668	3.39	C-Store/Car Wash	Available
4	62,128	1.42	Retail	Available
5	47,952	1.10	Retail	Available
6	50,197	1.15	Retail	Available
7	86,825	1.99	Retail	Available
8	69,611	1.59	Retail	Available
9	73,847	1.69	Hotel	Available
10	75,499	1.73	Hotel	Available
11	405,439	9.30	Office/Retail	Available
12	155,065	3.56	Office/Retail	Available

Investment Highlights

Exceptional Consumer & Income Demographics

- \$2.9 billion in consumer spending within a 10-mile radius
- \$102,923 average household income within a 2-mile radius

Educated & Growing Population Base

- 40% of the population within a 5-mile radius holds a bachelor's or advanced degree
- Located in Platte County, recognized as the healthiest, wealthiest, and fastest-growing county in the state, with a projected 3% growth population growth in the next 5 years

Key Location Advantages

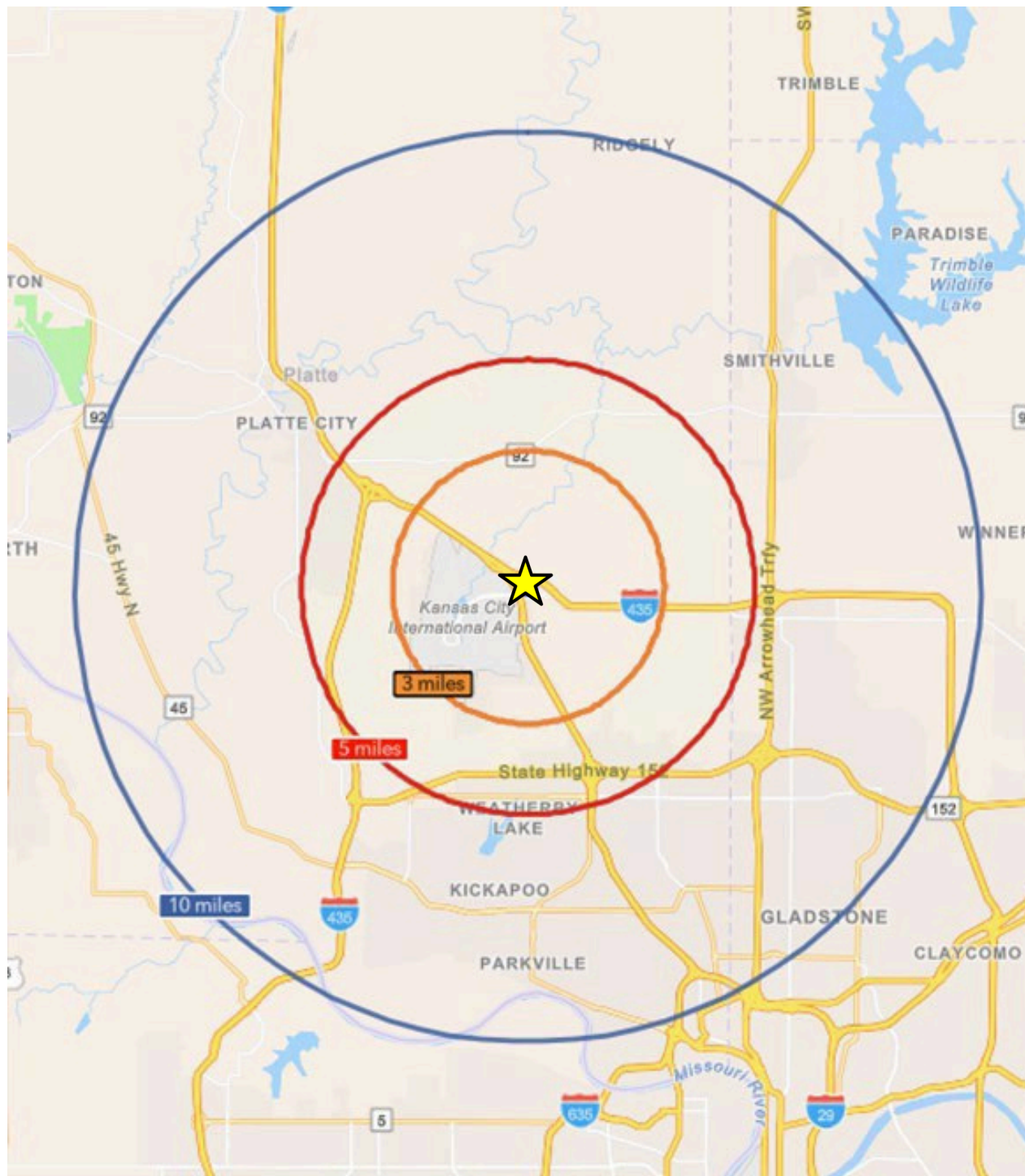
- 35+ Hotels nearby with 80% occupancy rate
- Located within a strong commercial and industrial corridor, neighboring large expo centers such as KCI Expo Center and Acellus Conference Center









PAD SITE DEVELOPMENT





Legend

-  Pad Site Development
-  Within 3 Mile Radius of Subject Property
-  Within 5 Mile Radius of Subject Property
-  Within 10 Mile Radius of Subject Property

2024 Demographic Report

	3-Mile	5-Mile	10-Mile
Total Population	2,410	29,234	190,719
Total Households	988	11,645	76,349
Family Population	1,789	21,152	129,700
Average Household Size	2.44	2.51	2.48
Owner Occupied Housing Units	514	6,948	49,953
Renter Occupied Housing Units	474	4,687	26,396
Median Age	38	37.8	38.1
Median Household Income	\$66,491	\$96,632	\$88,947
Average Household Income	\$93,951	\$121,750	\$114,252
Per Capita Income	\$43,946	\$48,061	\$45,750



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CONTACT

