

the
VILLAGE
at discovery park



DISCOVERY PARKSM
lee's summit

LEASING:

NEWMARK
ZIMMER

DEVELOPER:

Intrinsic
DEVELOPMENT



DISCOVERY PARKSM

lee's summit

Discovery Park, Lee's Summit is a mixed-use development designed to live, work, and play. Consisting of four distinct phases of development, the project will have a ±268-acre footprint that is comprised of 2,791 residential units as well as retail, restaurant, offices and two hotels.



STRUCTURED AND
ADDITIONAL SURFACE
PARKING



230 HOTEL
ROOMS



2,791 LUXURY
MULTI-FAMILY
UNITS

660,500 SF

RETAIL, OFFICE, MEDICAL OFFICE, ENTERTAINMENT AND HOSPITALITY

Discovery Park is in the process of being refined. All plans and concepts identified in the following pages are subject to change.

4

PHASES (2023-2031)

LIVE WORK PLAY

the hill
at discovery park
(Zone 5)

the
VILLAGE
at discovery park
(Zone 1)


The Promenade
at discovery park
(Zone 3)

 17,400 VPD
(Colbern Rd)

 20,400 VPD
(Douglas St)

 38,000 VPD
(East Bound I-470)

The Promenade
at discovery park
(Zone 4)

 **DISCOVERY CROSSING**
(Zone 2)

 48,000 VPD
(West Bound I-470)

the
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ALURA
— LUXURY APARTMENTS —
1,100+ luxury multifamily units

100 Alura Way

200 Alura Way

1920 NE Discovery Ave

FOR LEASE
3,324 SF

1921 NE Discovery Ave

FOR LEASE
4,500 SF

1900 NE Discovery Ave

TOWNEPLACE SUITES
BY MARRIOTT

HOME 2
SUITES BY HILTON

village
MARKET
— coffee —
HAUS

nuggins

YOGASIX

BODYBAR
MILWAUKEE

SWTHZ

FOR LEASE
3,980 SF

PROTEINHOUSE
HEALTHY-FIT-KITCHEN

NE Discovery Ave

NE Discovery Ave

the VILLAGE

at discovery park



1,100+ LUXURY
MULTI-FAMILY
UNITS

A VILLAGE CENTER - 221 NE ALURA WAY

1ST LEVEL

- 5,194 SF - Retail, Divisible
- 1,998 SF - Retail
- 5,923 SF - Retail, Divisible

B 1900 NE DISCOVERY AVE

- 3,980 SF - Retail

C 1920 NE DISCOVERY AVE

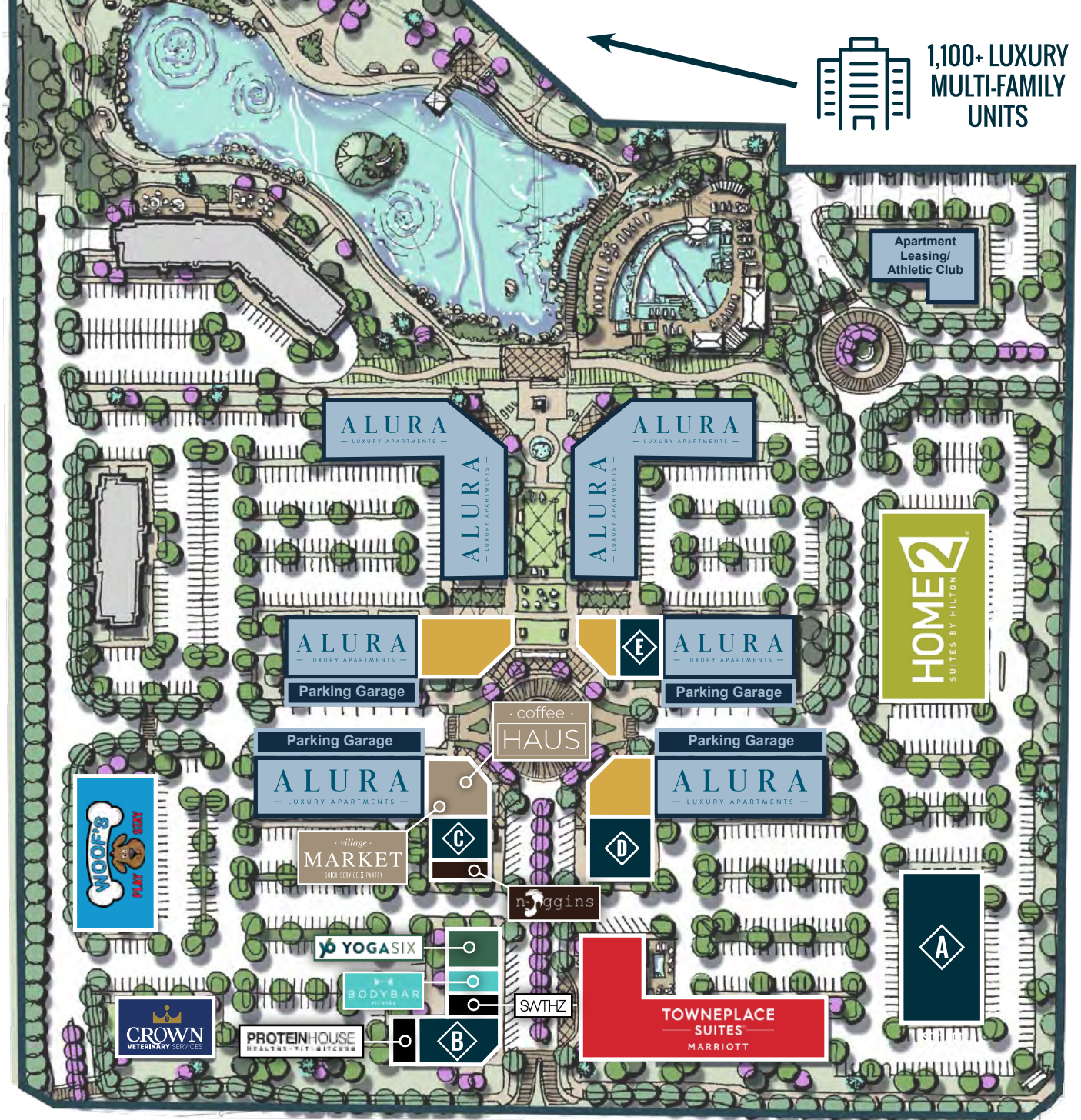
- 3,400 SF - Retail

D 1921 NE DISCOVERY AVE

- 2,800 SF - Retail

E 200 ALURA WAY

- 3,324 SF - Retail



AVAILABLE AT LEASE AT LOI



FLOOR PLANS



AVAILABLE



AT LEASE



AT LOI

B

1900 NE DISCOVERY AVE



C

1920 NE DISCOVERY AVE



FLOOR PLANS

■ AVAILABLE

■ AT LEASE

■ AT LOI

D

1921 NE DISCOVERY AVE



E

200 NE ALURA WAY



VILLAGE CENTER

(Representative Signage)





VILLAGE CENTER FLOOR PLAN | 1ST FLOOR



LEE'S SUMMIT, MO

MARKET OVERVIEW

Lee's Summit is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state with a current population of over 106,419. Median Household Income is approximately \$100,000. At 65 square miles - the fifth largest in the state - the city has room to grow with recently annexed properties in strategic highway served locations. Served by two interstates (I-470 and I-70) and two federal highways (U.S. 50 and U. S. 71) Lee's Summit is accessible to regional and national markets.

However, Lee's Summit is not just a spot on a map. It has a genuine appreciation and respect for all people and things that are real and true. It's not only Lee's Summit residents who know they live in a great community. In 2010, Money magazine cited, "Lee's Summit is among the Best Places to Live." Lee Summit is also renowned for their state and national award winning schools and community college, as well as comprehensive parks, lakes and recreation amenities, diverse housing choices, attention to and preservation of their history and pedestrian-friendly downtown.

MARKET DEMOGRAPHICS

106k±
Population

\$392k±
Average Home Value

49%
Bachelor's Degree

97%
High School Educated

\$105k±
Median Household Income

38.6
Median Age

MAJOR EMPLOYERS



LEE'S SUMMIT, MO

MARKET OVERVIEW



SUMMIT WOODS CROSSING

UNITY Village

DISCOVERY PARK

COLBERN RD IMPROVMENTS

SUMMITTE VILLAGE CORPORATE PARK

SUMMIT FAIR

25,400 VPD

Saint Luke's

60,500 VPD

STREETS OF WEST PRYOR DEVELOPMENT

109,075 VPD

20,150 VPD

John Knox Village

DOWNTOWN LEE'S SUMMIT

FOR MORE INFORMATION:

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