

- FUTURE DEVELOPMENT SITE
- ±97.33 ACRES FOR SALE
- CALL BROKER FOR PRICING



FUTURE DEVELOPMENT SITE FOR SALE | 2623 N 139TH ST, KANSAS CITY, KS



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SITE INFORMATION

NEC PARALLEL PARKWAY & K7

ZONING:	AG (Planned Commercial)
ACREAGE:	±97.33 Acres
PRICING:	Call Broker for Pricing
WATER:	BPU - 12" Main South of Property
SEWER:	Unified Government - Off Site to North & South
ELECTRICITY:	BPU - Transmission Lines on Site
NATURAL GAS:	Atmos - Near Site
HIGHWAY ACCESS:	I-70, K7 Highway, I-435



DRIVE TIMES

KCI AIRPORT



REGIONAL DRIVE TIME MAP

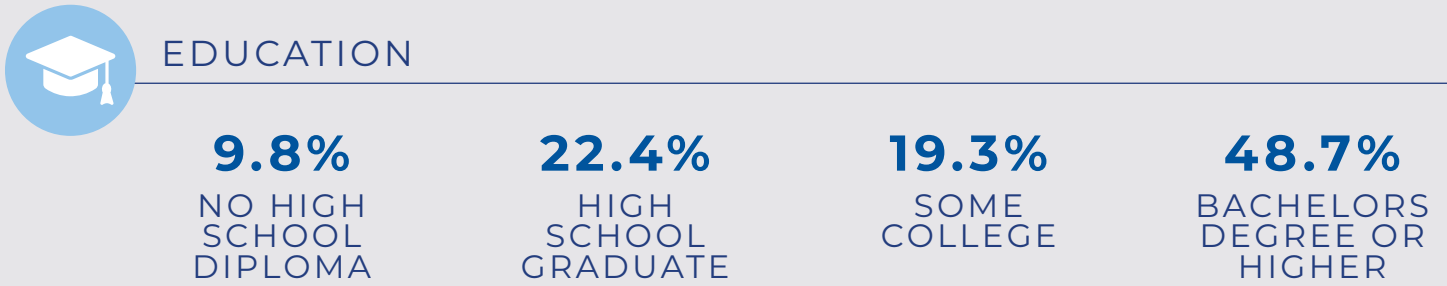
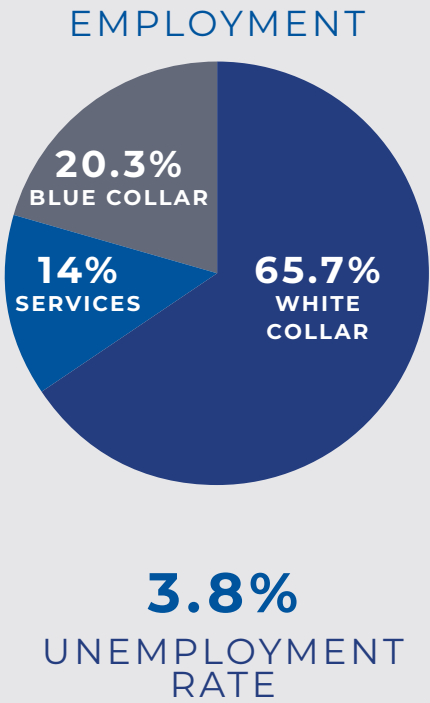
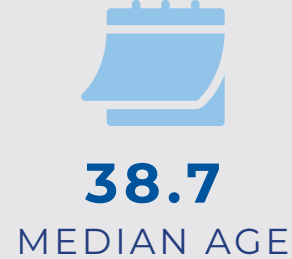
NEC PARALLEL PARKWAY & K7

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



BIG THINGS ARE HAPPENING

IN KANSAS CITY



2023

NEW KCI TERMINAL

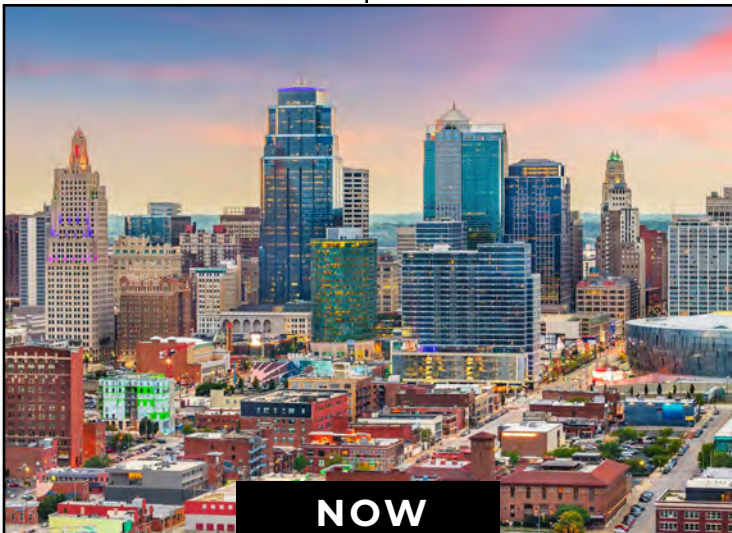
In February 2023, Kansas City unveiled its state-of-the-art single terminal airport, featuring 40 gates, 6,200 garage parking spaces, and more than 50 shops and restaurants—over 80% of which are locally owned. With 157 daily departures, the new terminal has quickly become a major hub for travelers. Since 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

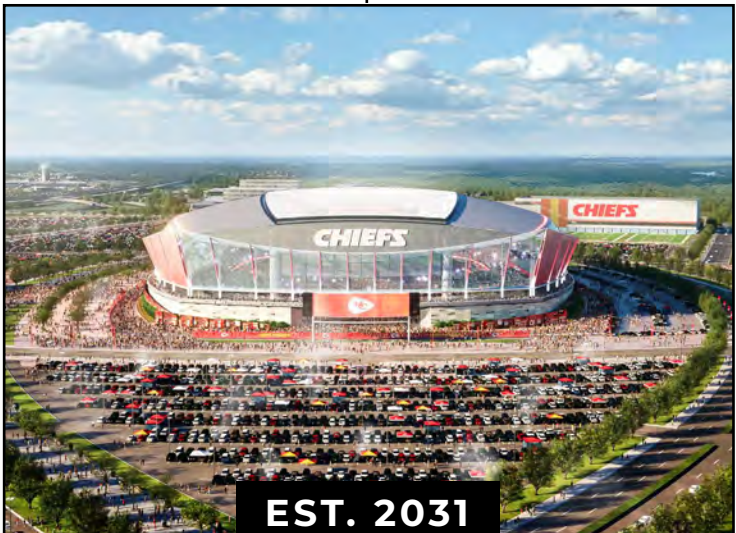
The American Royal is building a new \$375 million, 1 Million square foot campus near 118th Street and Parallel Parkway in Kansas City, Kansas. The first phase, featuring a 400,000 square foot facility with five livestock barns and an exhibition hall, is opening this fall. The full campus is projected 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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