

Parcels for Sale

# Development Ground

**12.43 AC**

N 103RD TER & LEAVENWORTH RD | KANSAS CITY, KS



## Property Highlights

- Development opportunity with a combined 12.43 AC across seven adjoining parcels
- Zoned CP-2 for a variety of uses
- Proximity to The Legends along with adjacent retail and entertainment attracting over 16M visitors annually
- Ideal location for businesses wanting to tap into the area's transformative wave of sports, tourism, and commercial expansion in the immediate area
  - New Kansas City Chiefs stadium
  - Mattel Adventure Park
  - American Royal Complex
  - Margaritaville Hotel
  - Buc-ee's
  - Homefield
  - Atlas 9
  - K1 Speed

**MIKE LEVITAN**

816.268.9109 | mlevitan@lane4group.com

**ANDREW SANDBURG**

816.268.9111 | asandburg@lane4group.com

**LANE4**

# Parcel Details



Lot	AC
1	2.36
2	3.27
3	1.73
4	2.49
5	0.84
6	0.88
7	0.86

# Neighborhood Aerial



MARGARTAVILLE Hotel KANSAS CITY

K1

ATLAS 9

HOMEFIELD KANSAS CITY

DFA Dairy Farmers of America

KANSAS CITY SPORTING &

KANSAS SPEEDWAY

MATTEL ADVENTURE PARK

LEGENDS OUTLETS

Nebraska Furniture Mart

Bass Pro Shops



12.43 AC SITE

Leavenworth Rd 7,698 CPD



# Market Aerial

Demographics	1 MI.	3 MI.	5 MI.
Population	2,312	19,796	47,163
Avg. HH Income	\$108,389	\$111,036	\$99,841
# of Businesses	119	700	1,293
# of Employees	1,333	11,408	22,467

