

PARAGON STAR

MIXED-USE DEVELOPMENT, LEE'S SUMMIT, MO



PROPERTY FEATURES

- Upscale mixed-use development in the rapidly growing City of Lee's Summit
- First of its kind sports anchored project with expected annual visitation north of 1,000,000 from soccer alone
- Exposure to approx 90,000 CPD along 470 Highway
- Nearly 400 upscale apartment units planned
- Various opportunities ranging from small shop retail space, full-service restaurant, and entertainment
- Drive-thru capable pad site available

ERIC FRANZ

efranz@Crossroads-KC.com

M (785) 691-6196

CHARLIE LOWE

clowe@Crossroads-KC.com

M (660) 853-9203



CROSSROADS
REAL ESTATE GROUP



PROJECT HIGHLIGHTS

MULTI-FAMILY

392 projected upscale apartment units overlooking the Little Blue River.

HOTEL

98 projected room full-service hotel. Soccer tournaments are expected to bring in 30,000 hotel bed nights annually.

OFFICE

60,000 SF of medical office with an additional 20,000 SF of Class A office space overlooking Central Plaza.

RETAIL

Approximately 80,000 SF in phase 1, accommodating for restaurants, apparel, entertainment and misc retail.

PARK & TRAIL SYSTEM

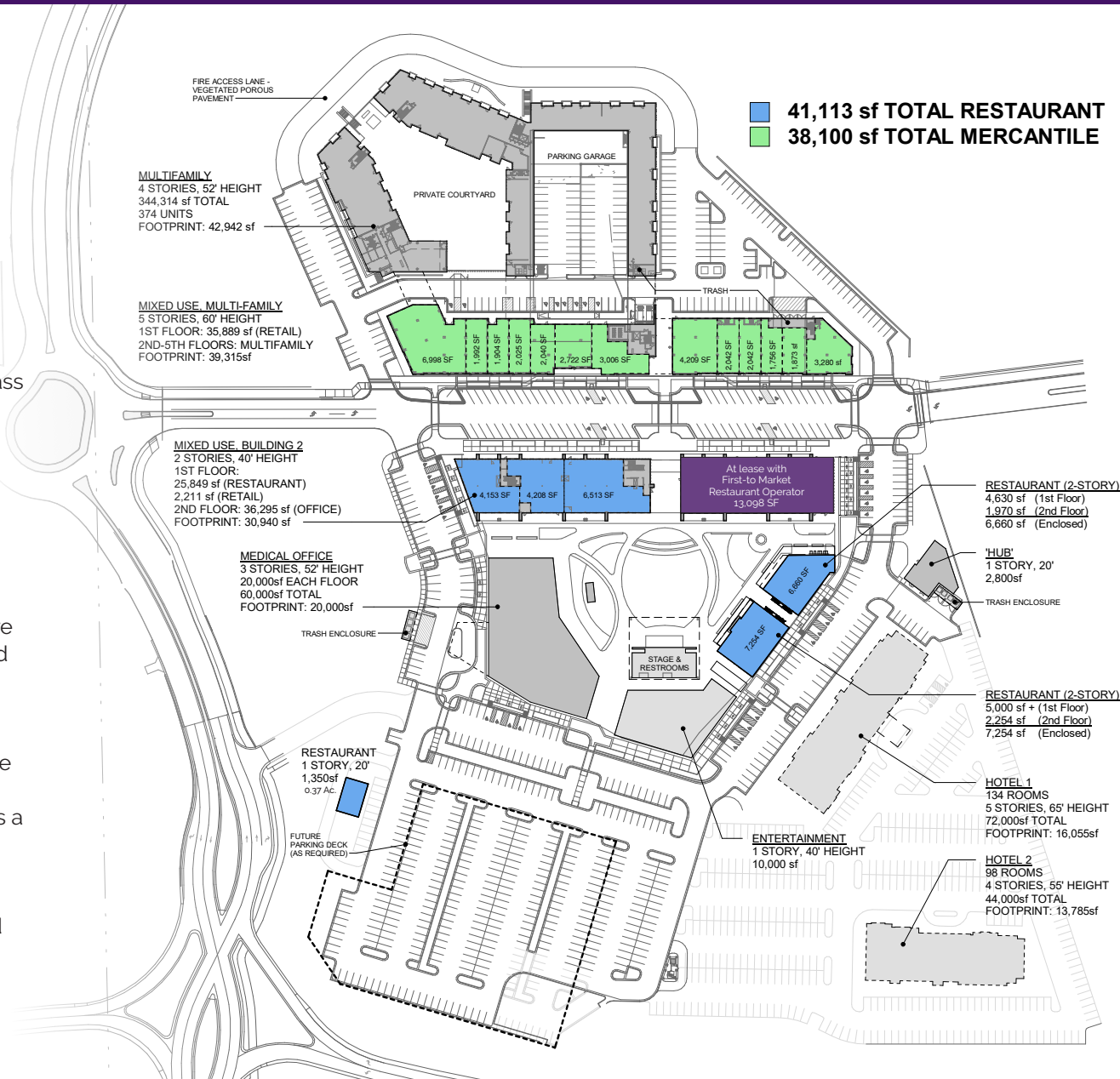
The project sits at the confluence of the Little Blue Trace and Rock Island Railroad trails (with 400,000+ users) and will feature a major trail head with restrooms, shelters and other hiking and biking amenities.

SPORTS & RECREATION COMPLEX

The complex centerpiece will be 10 lighted FIFA regulation size synthetic multi-use turf fields with a recreation zone that will include pickleball, bocce and sand volleyball courts, as well as a children's playground and other recreational amenities.

CENTRAL PLAZA

The central plaza is the heart of the development's village and will play host to many events including sporting event watch parties and live entertainment.



FOR LEASE

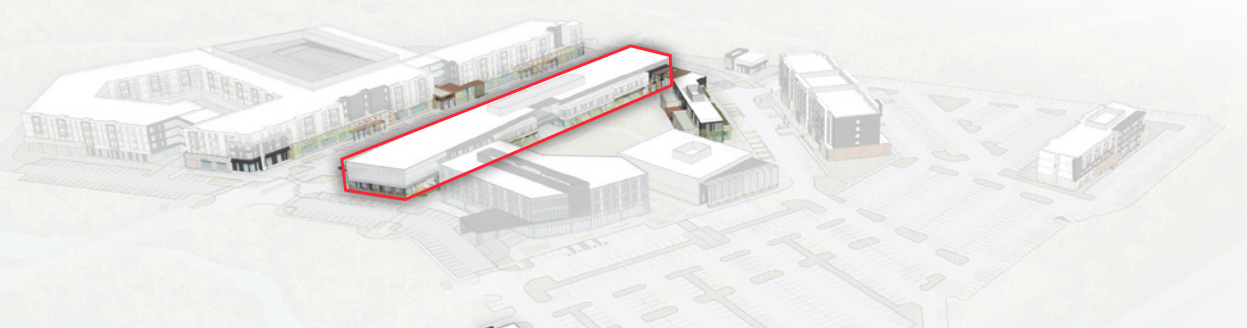
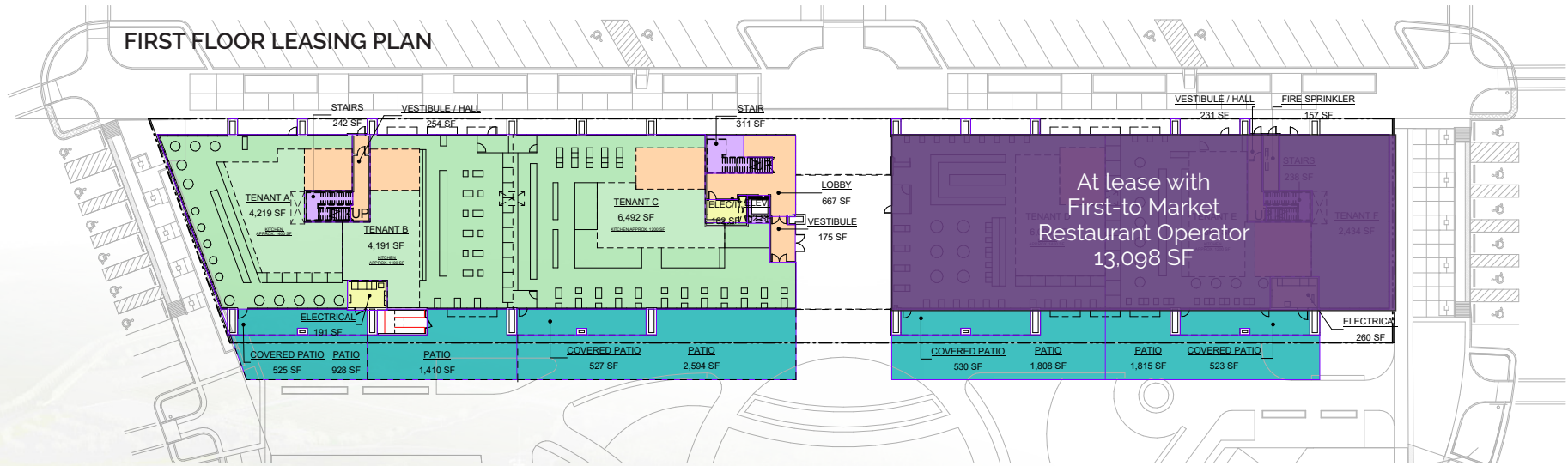


PARAGON STAR - MIXED USE DEVELOPMENT

NEC I-470 & View High Drive | Lee's Summit, MO 64063



FIRST FLOOR LEASING PLAN



RESTAURANT - USABLE AREA		RETAIL - USABLE AREA	
Tenant A	4,219 SF	Tenant F	<i>At Lease</i>
Tenant B	4,191 SF		
Tenant C	6,492 SF		
Tenant D	<i>At Lease</i>		
Tenant E	<i>At Lease</i>		
	25,566 SF	OFFICE - USABLE AREA	
		Office Area	30,900 SF

ERIC FRANZ
 efranz@Crossroads-KC.com
 M (785) 691-6196

CHARLIE LOWE
 clowe@Crossroads-KC.com
 M (660) 853-9203



CROSSROADS
 REAL ESTATE GROUP

FOR LEASE



PARAGON STAR - MIXED USE DEVELOPMENT

NEC I-470 & View High Drive | Lee's Summit, MO 64063



PROJECT DETAILS

With more than 80,000 square feet primarily dedicated to entertainment and dining venues, Paragon Star will offer something for everyone. A mixture of first-to-market and local favorite restaurants with large patios for open-air dining, nestled next to our spacious Central Plaza, make this a regional destination not to be missed.

The Village is a great fit for those seeking unique retailers, wide-ranging food choices and great entertainment. Enjoy our festivals, live music, large screen watch parties and the Magic Tree, while savoring the ambiance of Eastern Jackson County's only entertainment district.



MAGIC TREE

89,124 VPD



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

Crossroads Real Estate Group
800 W. 47th Street, Suite 517
Kansas City, MO 64112



CROSSROADS
REAL ESTATE GROUP

FOR LEASE



PARAGON STAR - MIXED USE DEVELOPMENT

NEC I-470 & View High Drive | Lee's Summit, MO 64063



AREA DEMOGRAPHICS	Lee's Summit	5 mile
2022 Population	102,299	115,273
Average HH Income	\$123,650	\$78,311
Median HH Income	\$100,226	\$58,947

ERIC FRANZ
 efranz@Crossroads-KC.com
 M (785) 691-6196

CHARLIE LOWE
 clowe@Crossroads-KC.com
 M (660) 853-9203



CROSSROADS
 REAL ESTATE GROUP