

- FUTURE DEVELOPMENT SITE
- ±14-164 ACRES FOR SALE
- CALL BROKER FOR PRICING
- PARCELS CAN BE SOLD SEPARATELY



FUTURE DEVELOPMENT SITE FOR SALE | SEC PARALLEL PKWY & K7, KANSAS CITY, KS



EVAN CALKINS

+1 913 890 2017
evan@nai-heartland.com

SETH SINOVIC

+1 913 890 2012
seth@nai-heartland.com

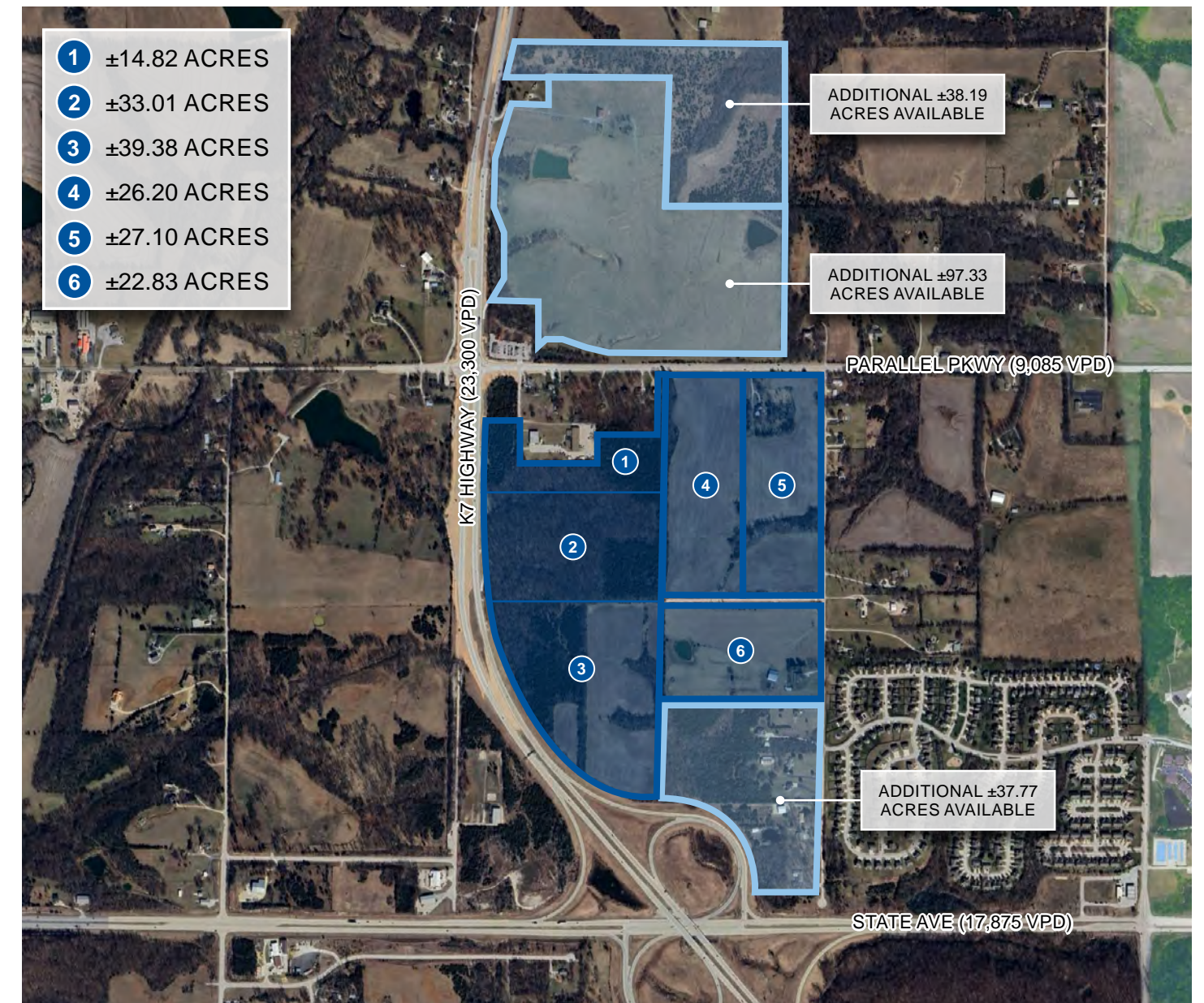
LOGAN ROSE

+1 913 890 2013
lrose@nai-heartland.com

SITE INFORMATION

SEC PARALLEL PARKWAY & K7

ZONING:	AG (Planned Commercial)
ACREAGE:	±164 Acres with Potential for Additional ±173 Acres
PRICING:	Call Broker for Pricing Parcels Can be Sold Separately
WATER:	12" Main along Parallel Parkway
SEWER:	Unified Government – Near Site to the South, Off Site to the North
ELECTRICITY:	High Transmission Lines Near Site
NATURAL GAS:	Atmos – Near Site
HIGHWAY ACCESS:	I-70, K7 Highway, I-435



DRIVE TIMES / HIGHWAY ACCESS

SEC PARALLEL PARKWAY & K7

SEC Parallel Parkway & K7 is a future development site located in Kansas City, Kansas, about 3 miles north of I-70 and directly on K7 Highway. This new site offers unparalleled highway access and seamless connectivity to the Kansas City Metro. The site is poised for commercial uses.

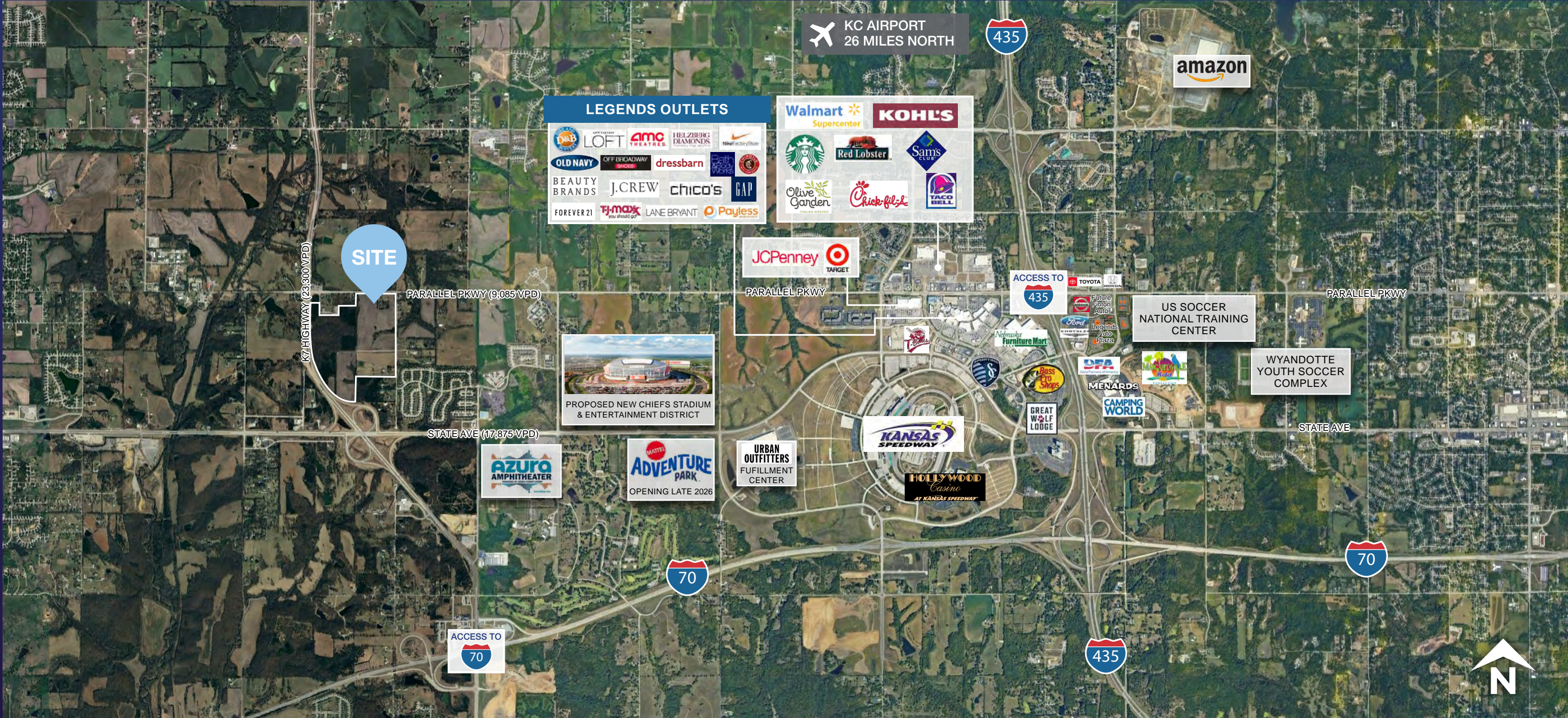
DRIVE TIMES

2.5 MILES
INTERSTATE 70

6.3 MILES
INTERSTATE 435

14.5 MILES
KANSAS HIGHWAY 10

26.5 MILES
KCI AIRPORT



REGIONAL DRIVE TIME MAP

SEC 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



2,238,618

TOTAL POPULATION



1,203,118

TOTAL LABOR FORCE



\$76,890

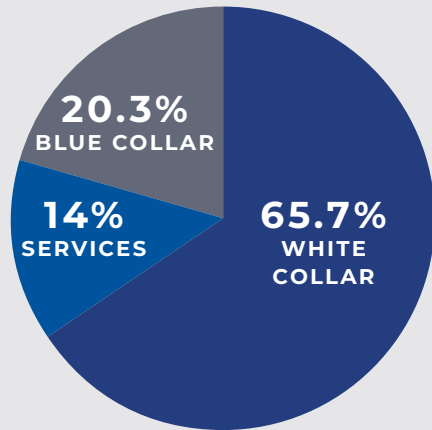
MEDIAN HOUSEHOLD INCOME



38.7

MEDIAN AGE

EMPLOYMENT



3.8%

UNEMPLOYMENT RATE



EDUCATION

9.8%

NO HIGH SCHOOL DIPLOMA

22.4%

HIGH SCHOOL GRADUATE

19.3%

SOME COLLEGE

48.7%

BACHELORS DEGREE OR HIGHER



INDUSTRY CONCENTRATION

49%

SERVICES

10.5%

RETAIL TRADE

9%

MANUFACTURING

8.7%

FINANCE, INSURANCE, REAL ESTATE

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

FIFA WORLD CUP

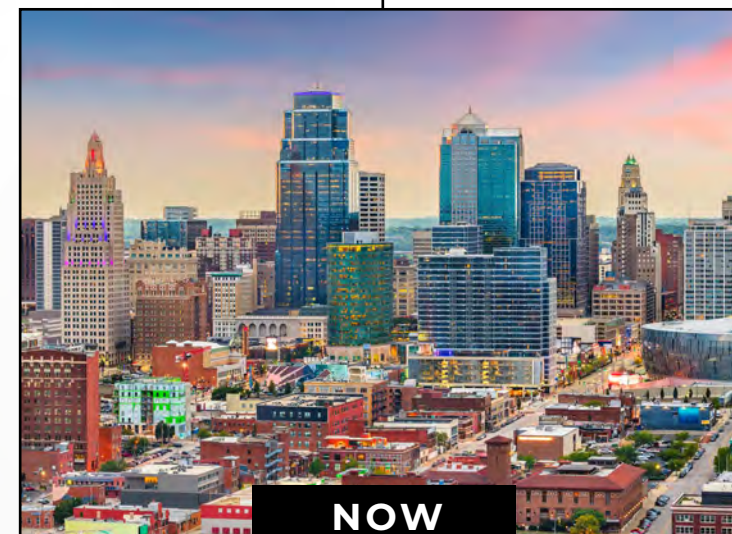
The Kansas City region is proudly known as the Heart of America—and it's also a premier destination for sports fans of all kinds. In 2026, the metro area will host six FIFA World Cup matches, including four group-stage fixtures and two knockout round games. Beyond hosting, Kansas City's impact stretches even further: KC-based firms are contributing to the design of 13 out of the 16 World Cup venues across North America, showcasing the region's world-class talent on a global stage.



2026

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.



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.

±14-164 ACRES

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