

# TWIN CREEKS PAD SITES | FOR SALE

8420 N MADISON AVE | KANSAS CITY, MO



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**WINDFIELD REAL ESTATE**  
DEVELOPMENT • SALES • LEASING

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HIGH SCHOOL & MIDDLESCHOOL DEVELOPMENT- FALL 2023

Twin Creeks Village Master Plan

\$40M PLATTE COUNTY SOCCER COMPLEX NOW OPEN!

PROPOSED 74 AC DEVELOPMENT

SUBJECT SITE

MULTI-FAMILY UNDER CONSTRUCTION 330 UNITS

PLATTE PURCHASE DR 11,153 VPD

7,990 VPD NW 88TH ST

169

40,982 VPD

5,395 VPD MADISON AVE

4,910 VPD

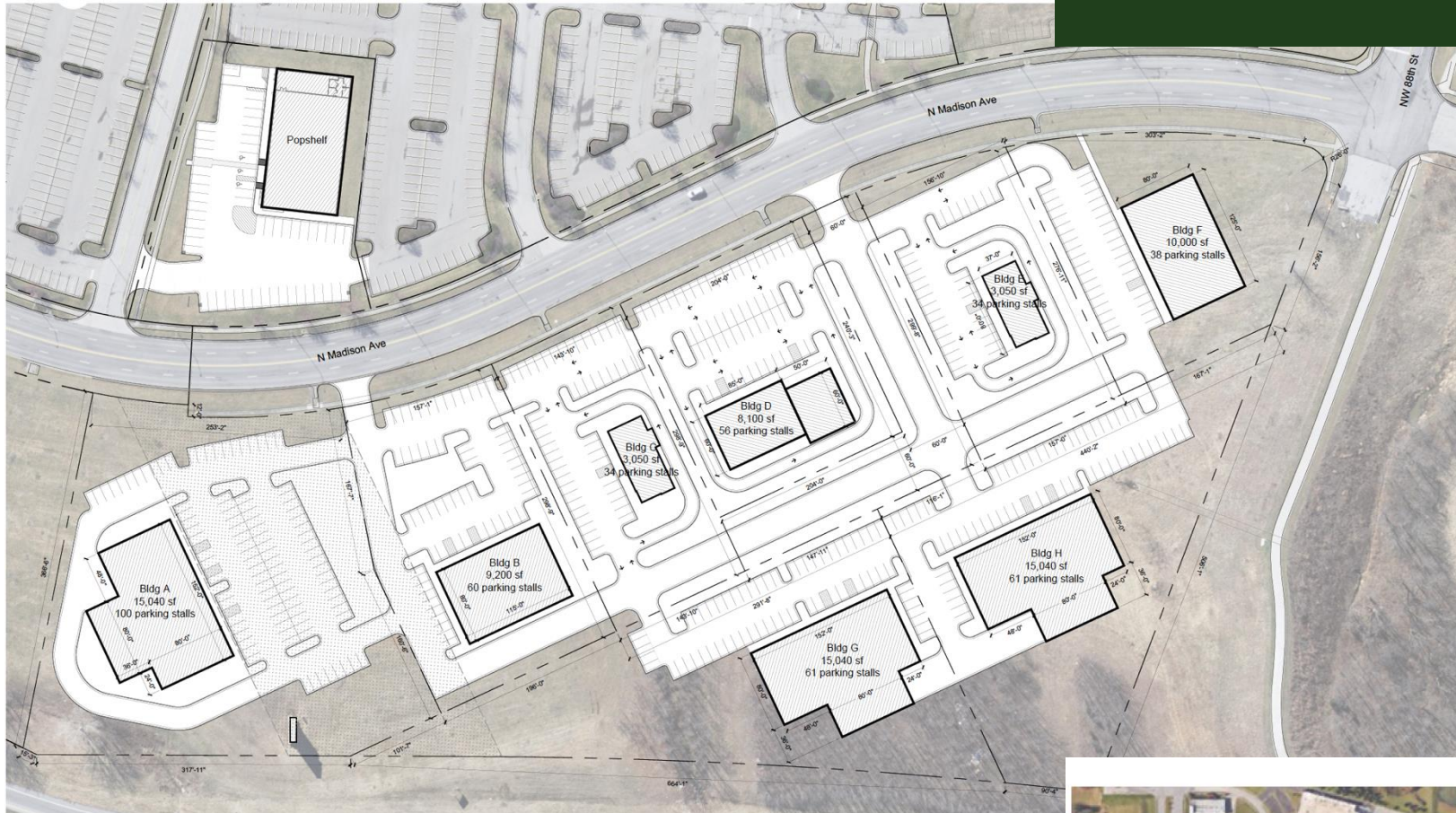
BARRY RD 22,514 VPD

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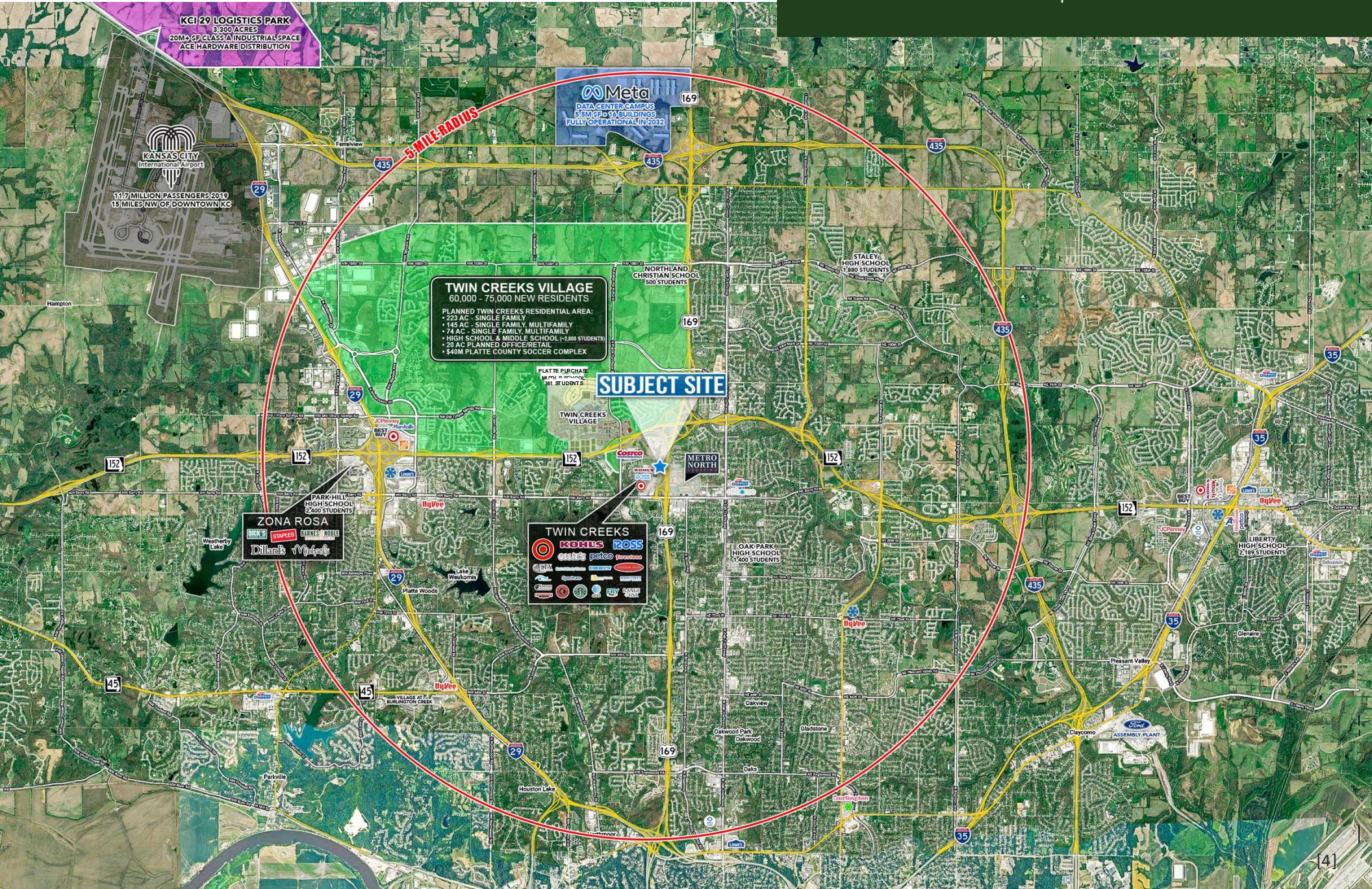


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	TYPE	BUILDING AREA	LOT SQ FT	LOT ACRES
Building A	Office/Medical	15,040	116,315	2.67
Building B	Office/Medical	9,200	57,648	1.32
Building C	Drive Thru	3,050	42,914	0.99
Building D	Retail/Drive Thru	8,100	48,858	1.12
Building E	Drive Thru	3,050	45,660	1.05
Building F	Daycare	10,000	56,202	1.29
Building G	Office/Medical	15,040	86,468	1.99
Building H	Office/Medical	15,040	89,482	2.05

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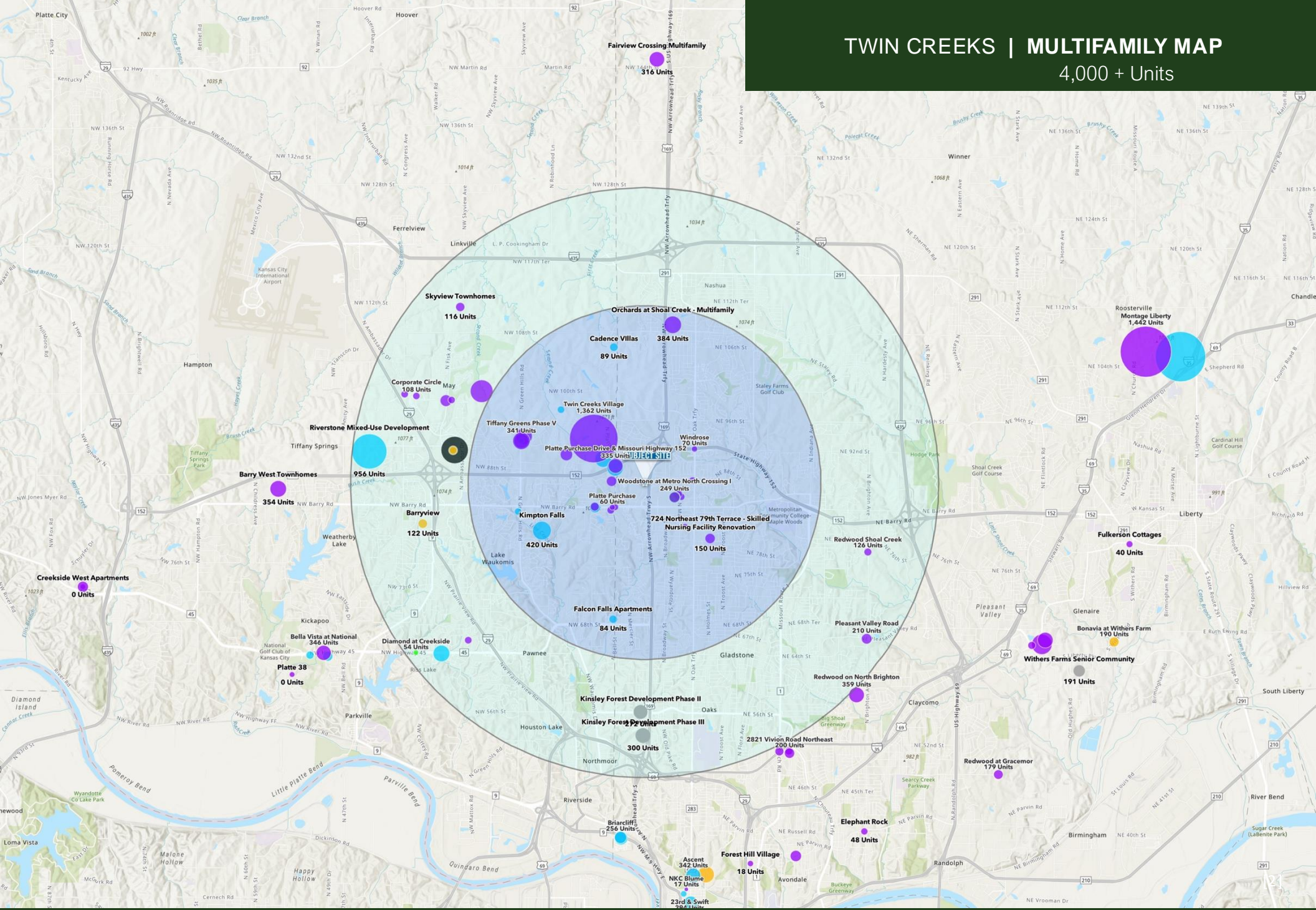
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# TWIN CREEKS | MULTIFAMILY MAP

4,000 + Units



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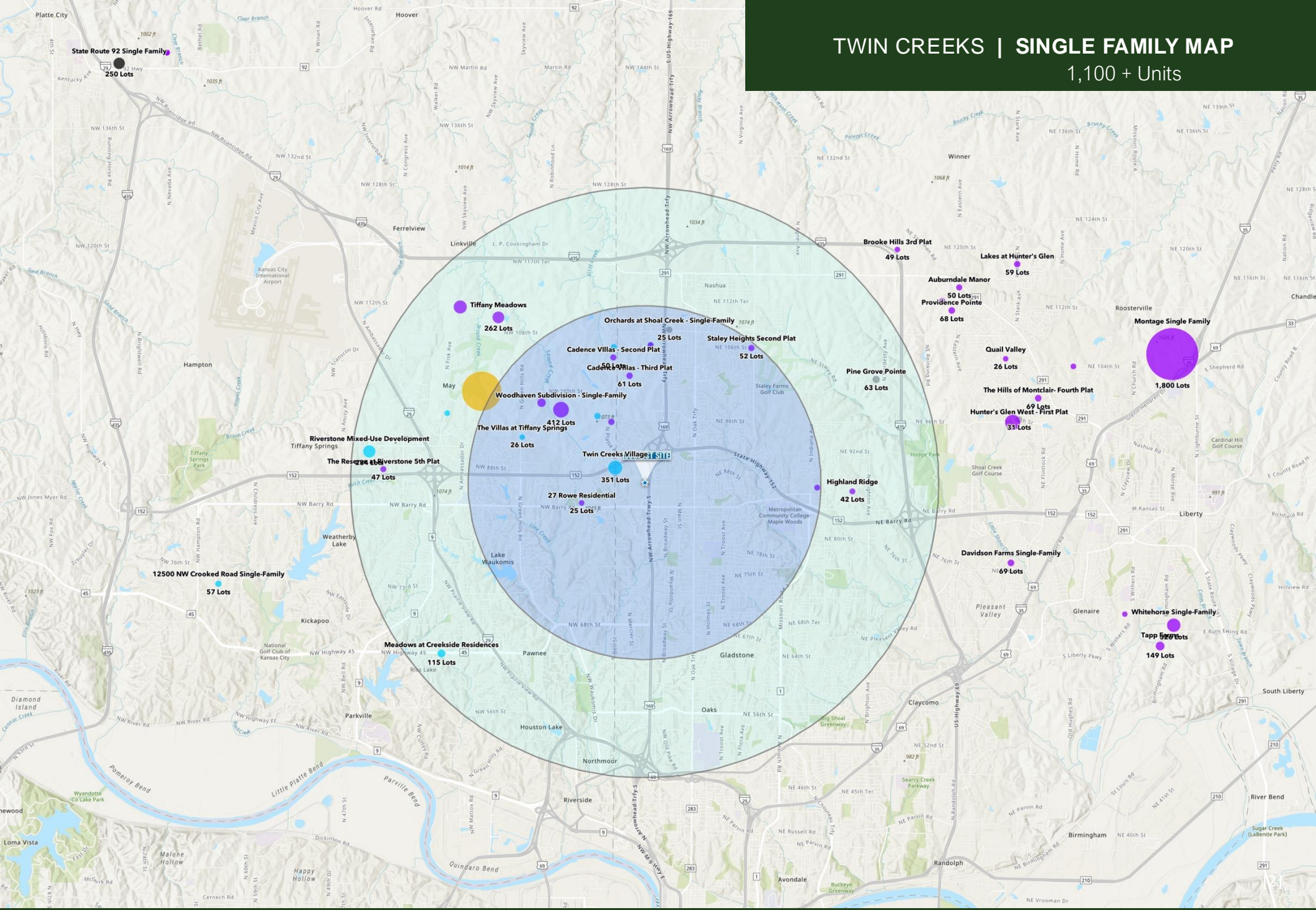
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# TWIN CREEKS | SINGLE FAMILY MAP

1,100 + Units



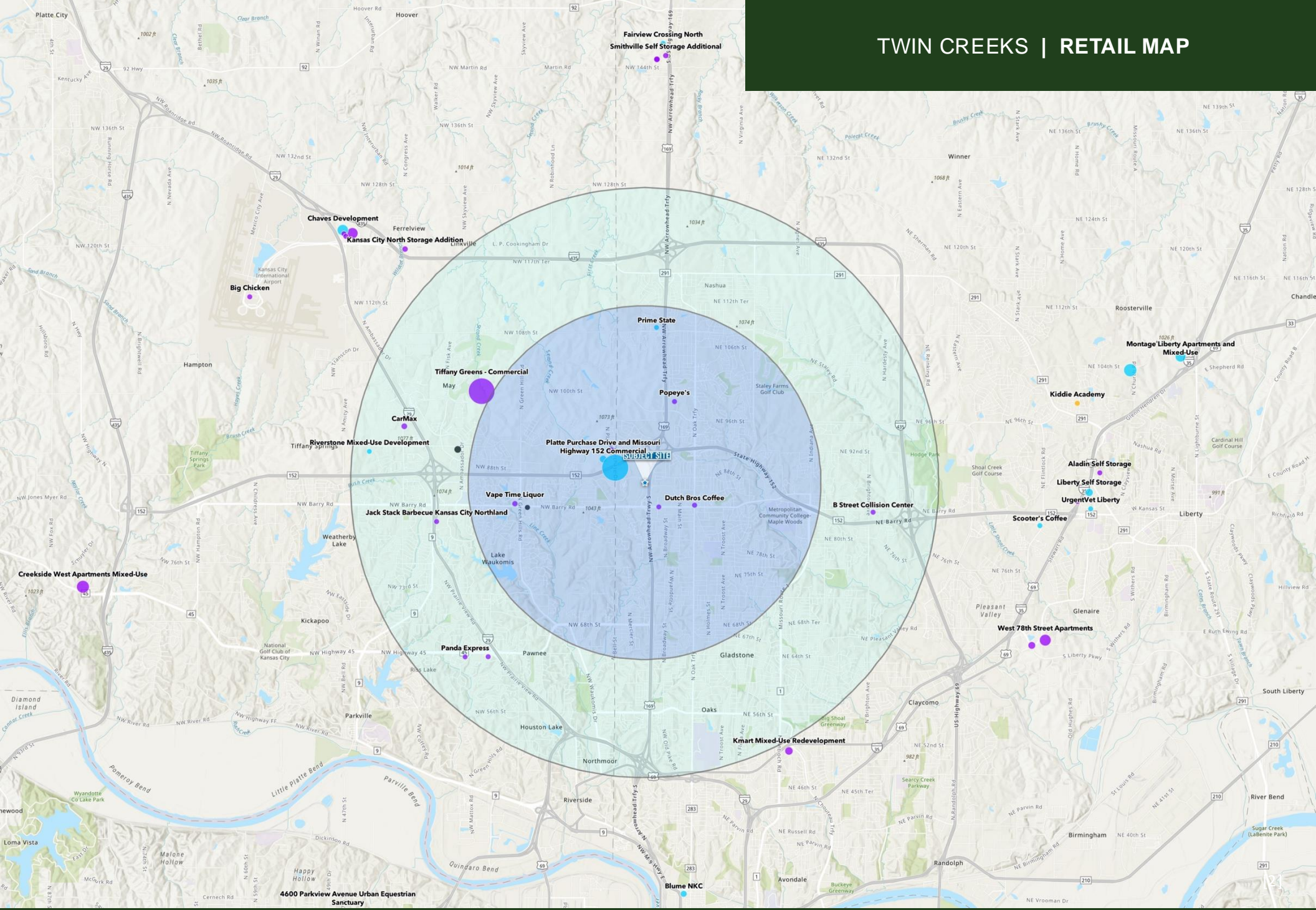
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# TWIN CREEKS | RETAIL MAP

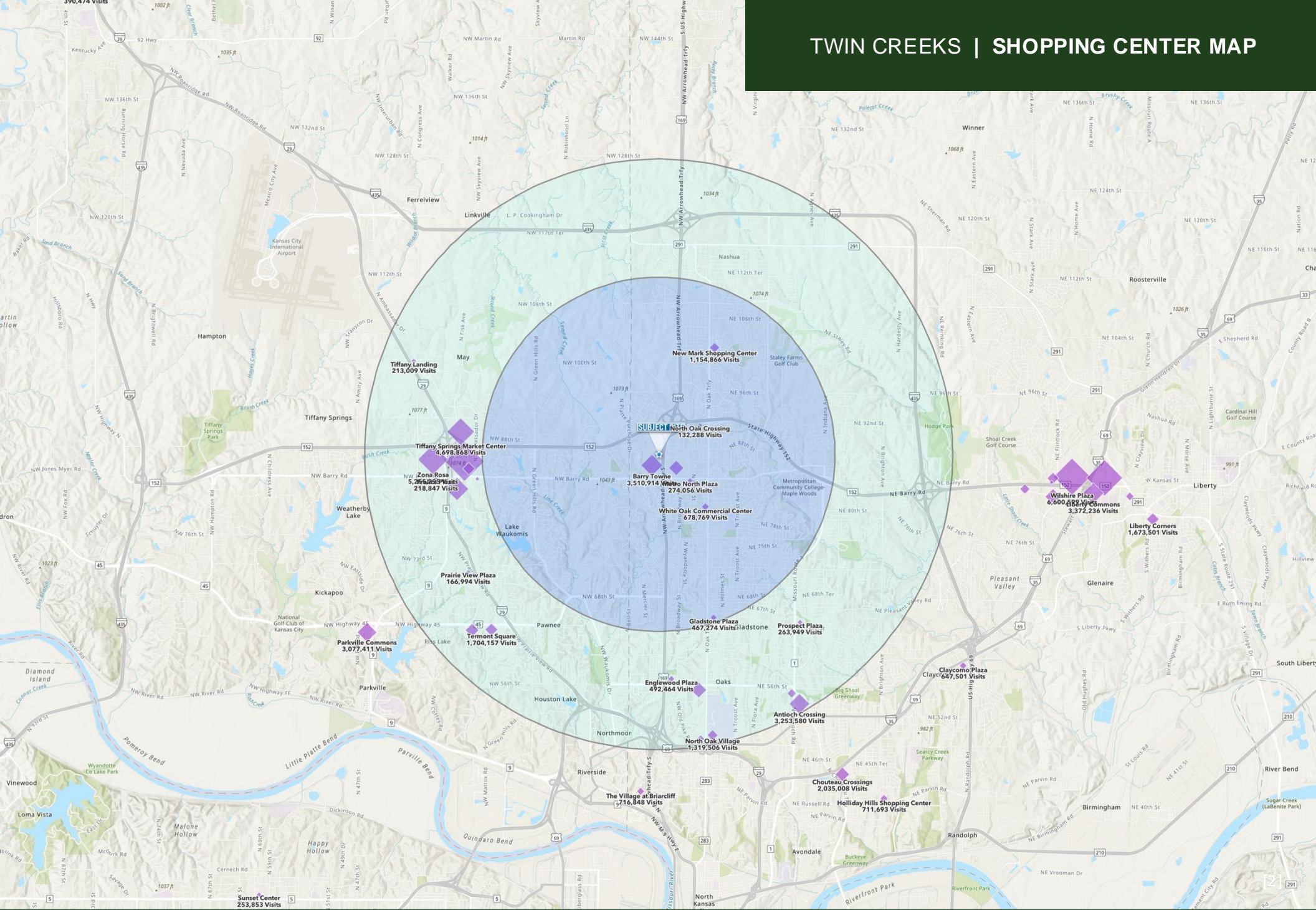


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# TWIN CREEKS | SHOPPING CENTER MAP



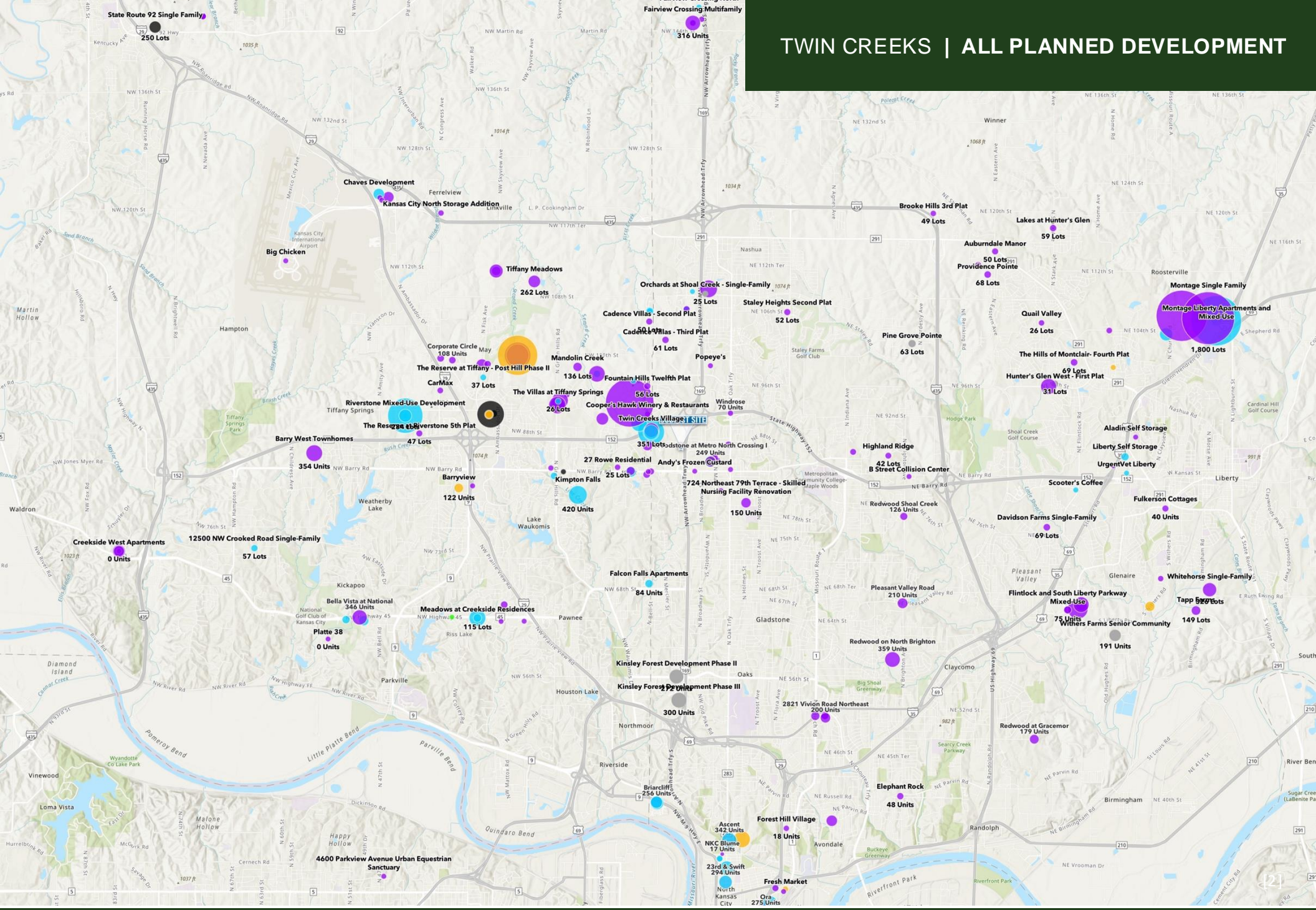
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# TWIN CREEKS | ALL PLANNED DEVELOPMENT



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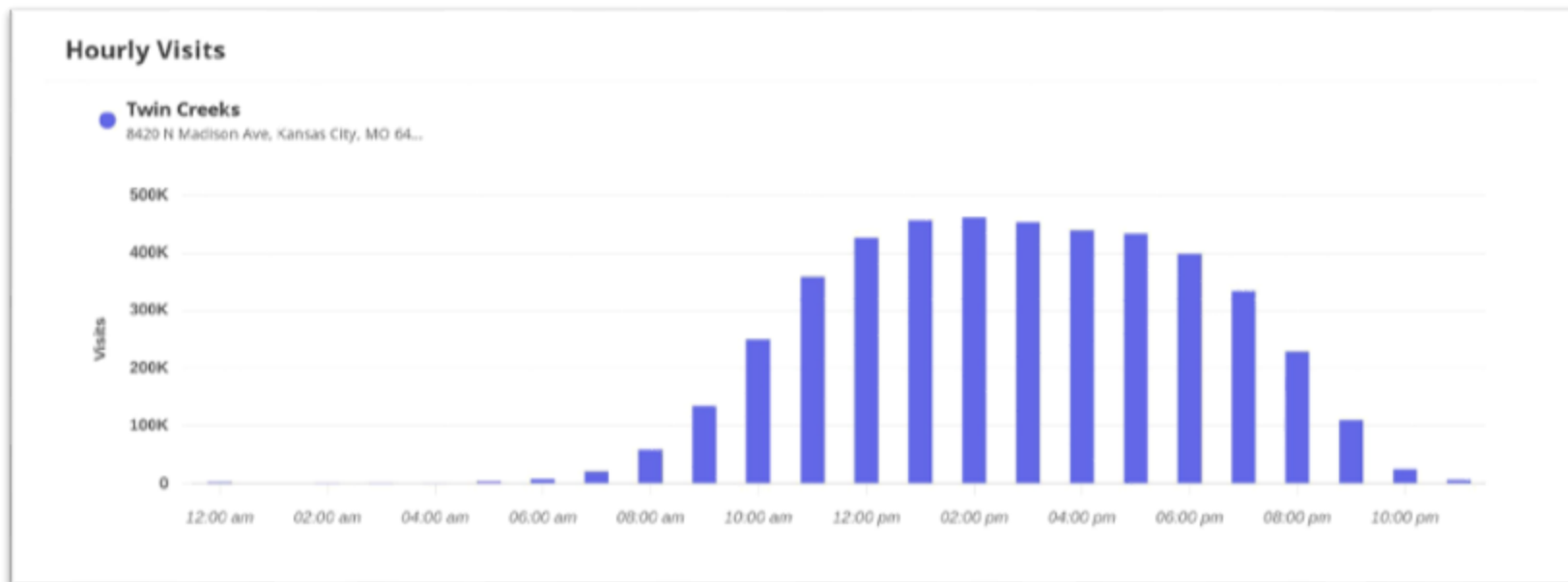
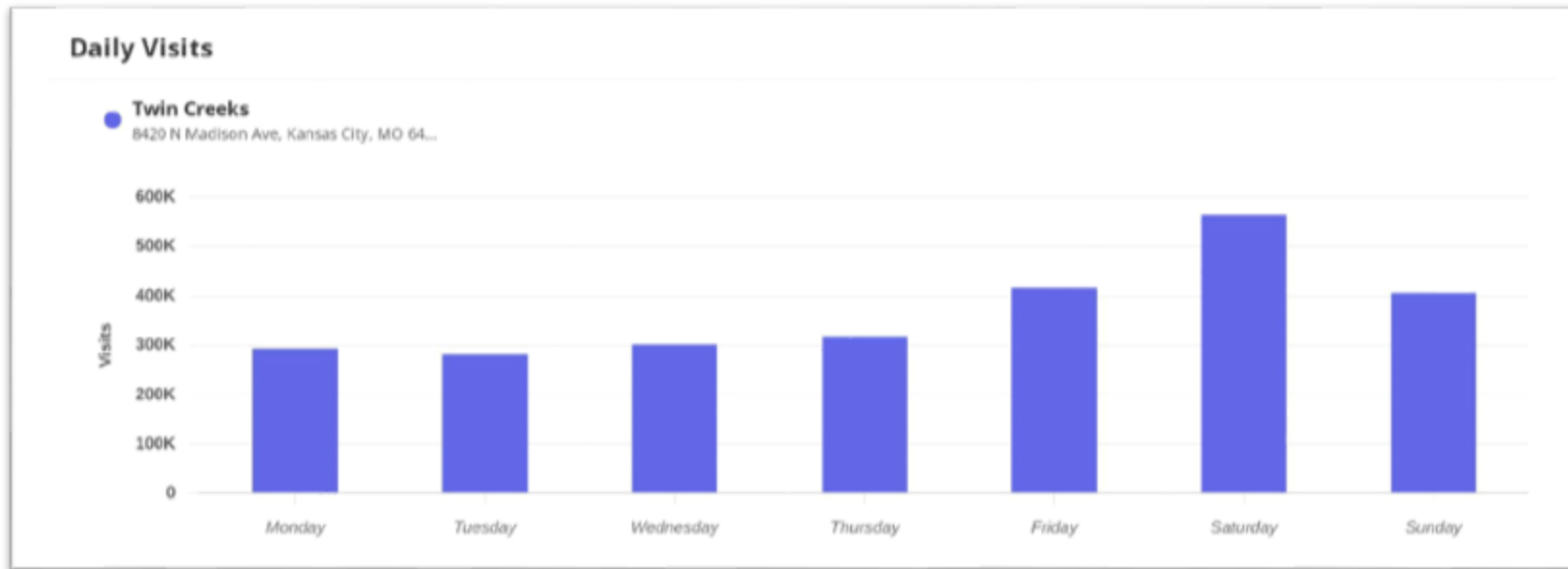
### Metrics

**Twin Creeks**  
8420 N Madison Ave, Kansas City, MO 6415...

Visits	2.6M	Avg. Dwell Time	44 min
Visits / sq ft	11.12	Panel Visits	152.1K
Size - sq ft	232.5K (GLA)	Visits YoY	+5.1%
Visitors	511K	Visits Yo2Y	+16.5%
Visit Frequency	5.06	Visits Yo3Y	+43.4%



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ROUTE 152 TRAIL SEGMENT 10

Subject Site

N. MADISON AVE.

169

BARRY RD.

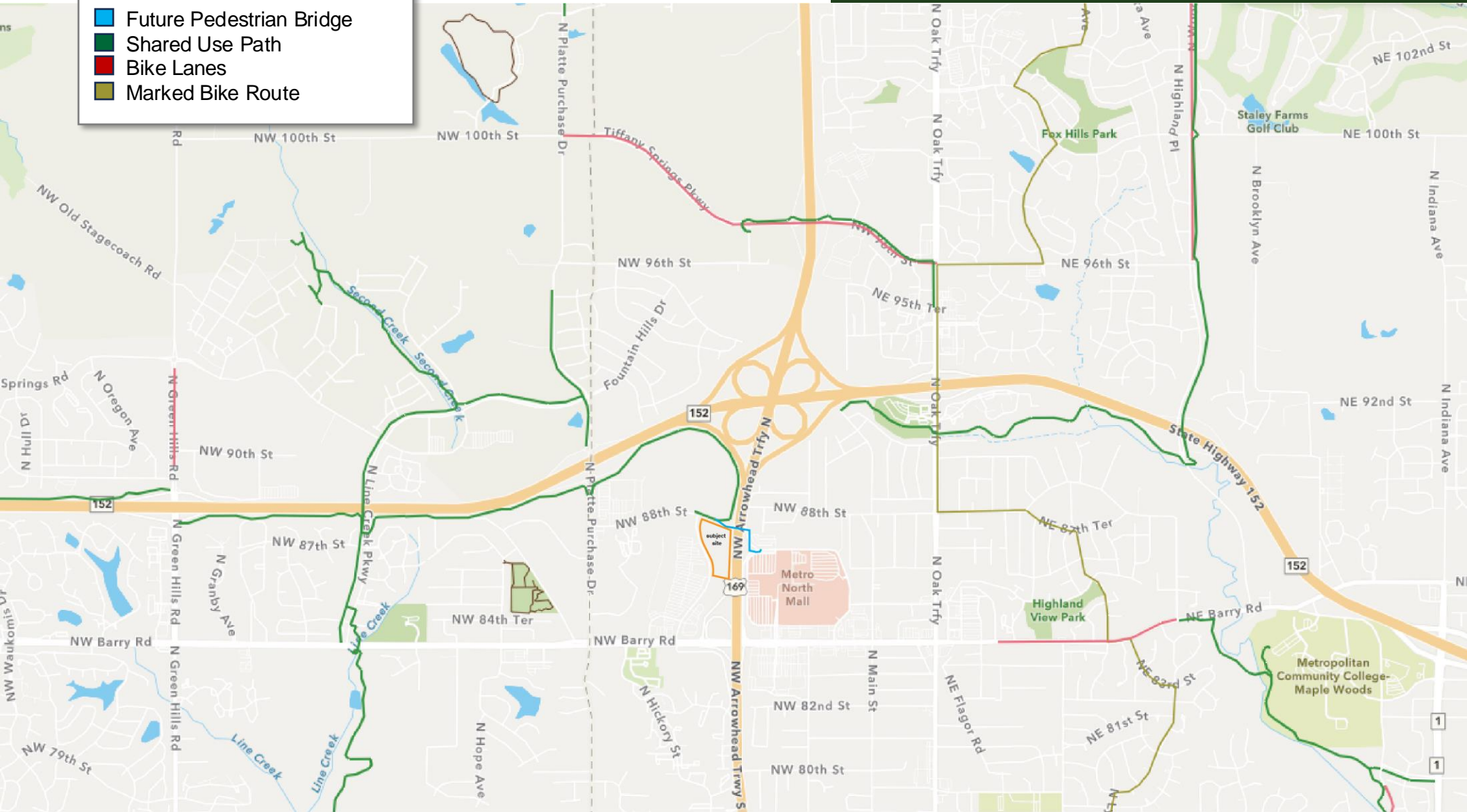
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**LEGEND**

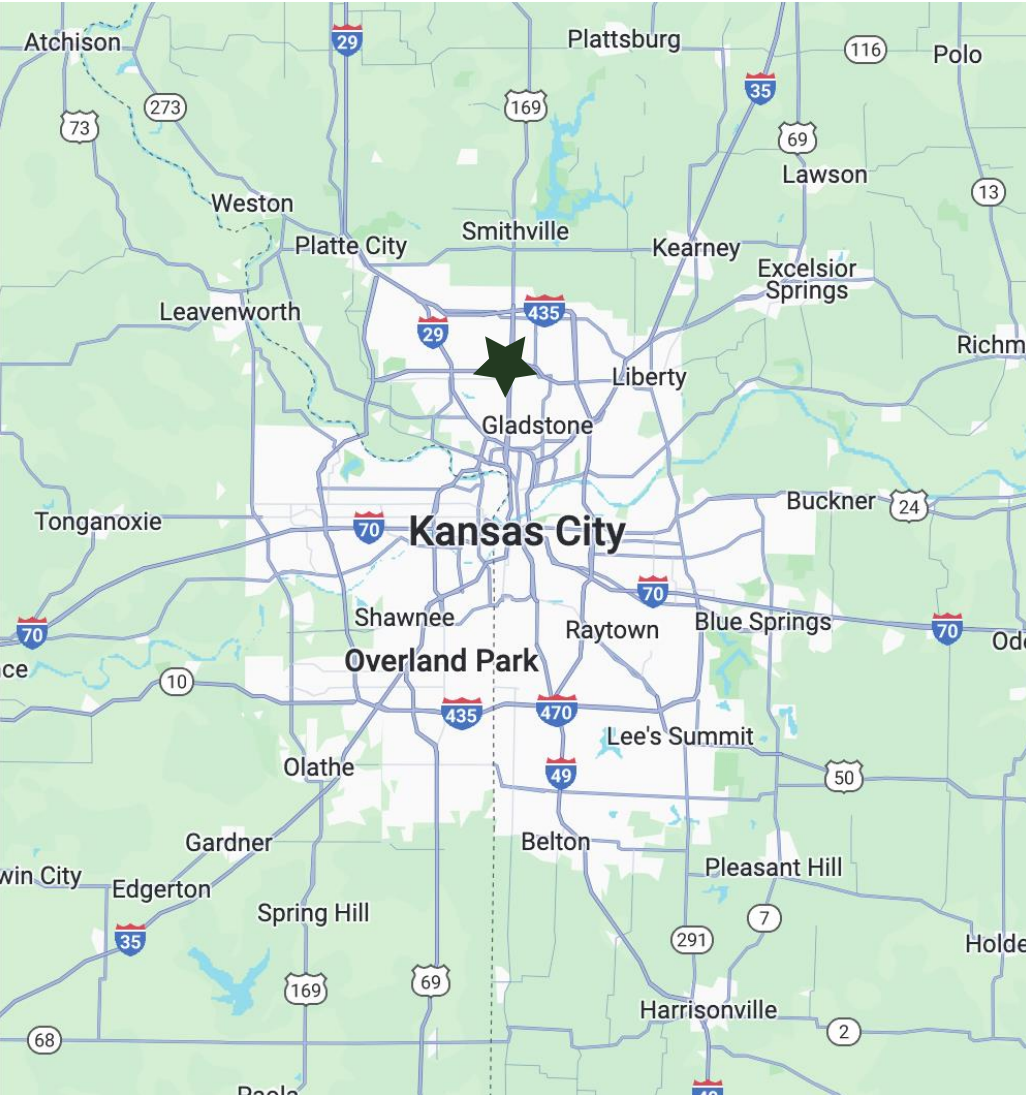
- Future Pedestrian Bridge
- Shared Use Path
- Bike Lanes
- Marked Bike Route



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	2.25 Miles	5.5 Miles	10 Miles
Total Households	13,259	64,614	134,515
Total Population	32,495	155,305	321,559
Persons Per Household	2.5	2.4	2.4
Average Household Income	\$79,143.00	\$85,051.00	\$81,012.00
Average House Value	\$166,653.00	\$201,771.00	\$189,522.00
Average Age	37.7	38.4	37.6
Average Age Male	35.9	37.3	36.5
Average Age Female	38.2	39.5	39

**AREA HIGHLIGHTS**

- Prominent retail location in Northland, one of KC's fastest growing submarkets.
- The pad sites sit along North Madison Avenue with excellent visibility from 169 Highway and easy access to the active Barry Road.
- Located just south of the interchange of 152 and 169 freeways, significantly expanding the trade area to include several surrounding communities.
- The nearby region is seeing a surge in residential development, with hundreds of new homes in the works, and the population growth projection is near 10% in the next five years.
- Clay and Platte County rank in wealthiest counties in Missouri.








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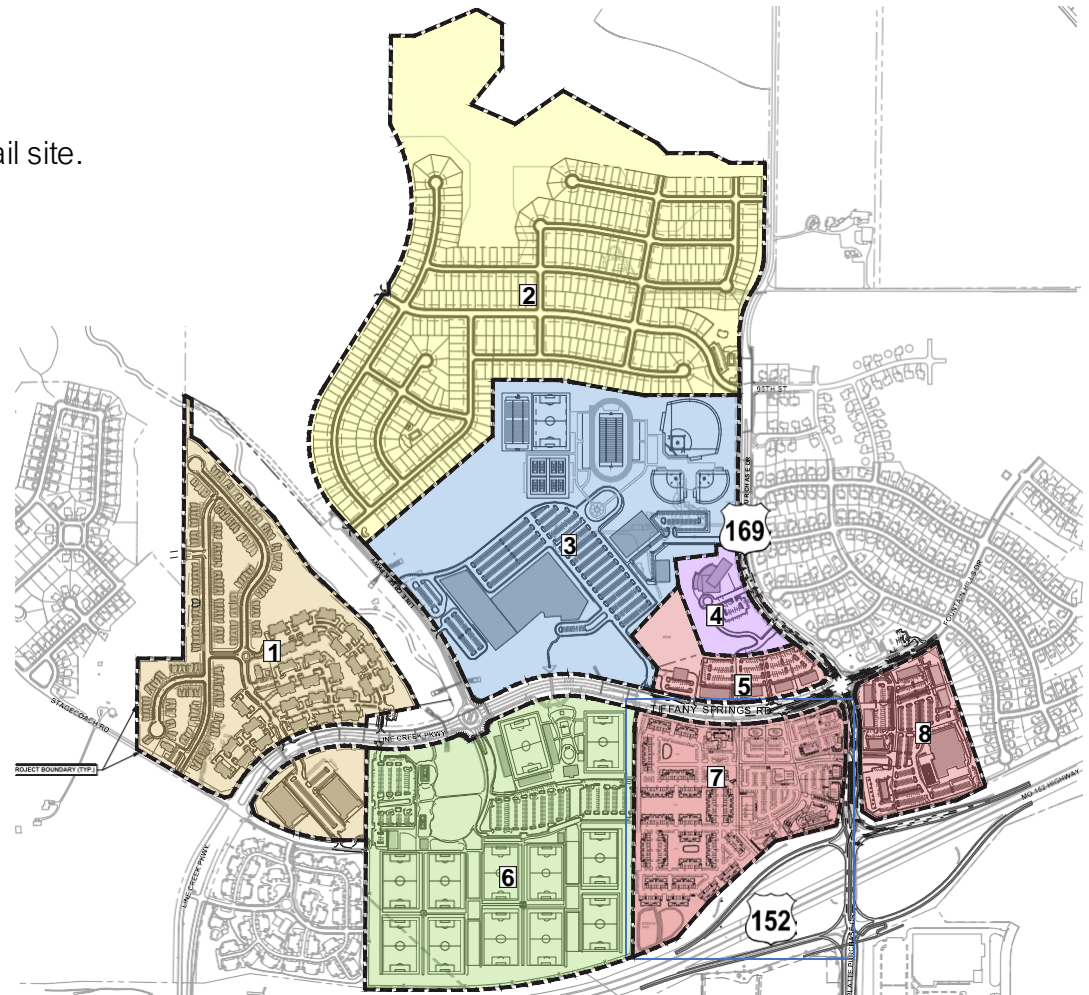


## TWIN CREEKS VILLAGE MASTER PLAN

New development to the northwest of the Twin Creek Retail site.

	<b>1</b>	<b>63.63 AC</b>	Townhouses and Apartments ( <i>up to 700 units</i> )
	<b>2</b>	<b>138.59 AC</b>	Erika's Place ( <i>468 home sites</i> )
	<b>3</b>	<b>86.13 AC</b>	Middle School, High School, & Athletic Fields
	<b>4</b>	<b>8.02 AC</b>	Civic
	<b>5</b>	<b>11.18 AC</b>	Retail/Commercial & Civic
	<b>6</b>	<b>76.71 AC</b>	*Multi-use Outdoor Sports Complex
	<b>7</b>	<b>37.86 AC</b>	Retail/Commercial, Apartments, & Short-Term Residential ( <i>Just sold to developer</i> )
	<b>8</b>	<b>17.10 AC</b>	Twin Creeks Plaza ( <i>Grocer, Floor &amp; Decor, and Pad Sites</i> )

\* 1.5M projected annual visitors



# 2.5%

Unemployment Rate

# \$80,982

Median HH Income  
10 Mile Radius

# 38.5%

Bachelors Degree or  
Higher

# 88.4

Cost of Living Index

### KANSAS CITY | Market Summary

Kansas City, MO, is a flourishing metropolitan area with a resilient economy and diverse industries. The real GDP of the Kansas City metro reached \$145.95 billion in 2022, positioning it as the 32nd largest regional economy in the nation. Kansas City has experienced consistent job growth, with an unemployment rate of approximately 2.5%. Major industries in Kansas City include finance and insurance, healthcare and life sciences, manufacturing and logistics, and technology and innovation. These sectors contribute to the city's economic vitality and provide a strong foundation for businesses.

### NATIONAL RECOGNITION

- Kansas City is No. 2 Market for Family Affordability (Zillow, Feb 2024)
- Kansas City No.1 City for Dog Owners (Forbes, Apr 2024)
- Kansas City Top City for International Trade (Global Trade Magazine, Dec 2023)
- Kansas City No. 6 in US for Tech Job Growth (The Wall Street Journal, Oct 2023)
- Top 10 City for Launching a Business (Real Estate Witch, Jan 2022)
- #3 in Nation for High-Paying Occupation (U.S. News & World Report, Jan 2022)
- Top 10 Place to Start Your Career (Bankrate, June 2023)

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