

KIMPTON FALLS SHOVEL-READY DEVELOPMENT PROJECT

SWC OF NW BARRY ROAD & LINE CREEK PKWY / KANSAS CITY, MO 64154



CROSSROADS
RETAIL GROUP



TWIN CREEKS KC DEVELOPMENT
PROJECTED GROWTH
POPULATION +75,000
HOUSING +20,000 UNITS

Golden Plains
Technology Park &
Meta Data Center

ZONA ROSA

SITE

PROJECT OVERVIEW

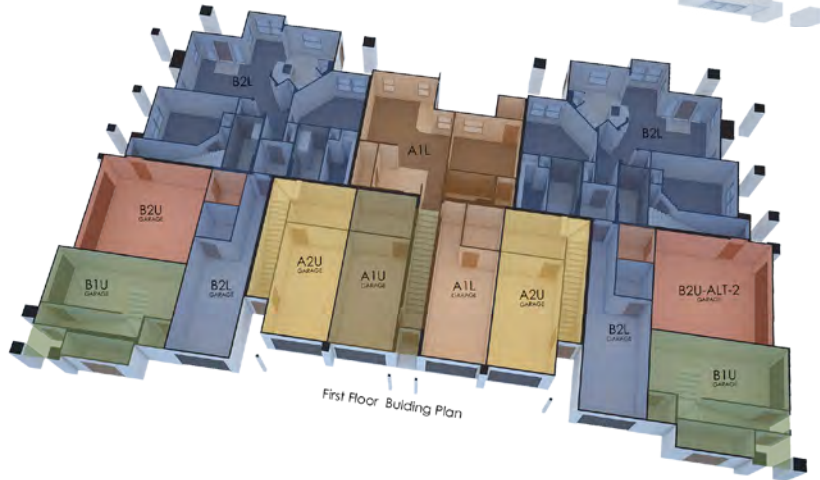
- 31 acre site planned for multifamily apartments
- Shovel-ready development project
- Graded with utilities, and full plans
- Desirable location with excellent demographics and projected growth
- Award winning Big House Design

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BIG HOUSE DESIGN AT A GLANCE

The Big House® design features direct access garages, enclosed private stairs for upper units, walk out patios, and balconies with 100% efficiency. This unique style feels and looks like a single family home and blends seamlessly into suburban infills. It can also be combined with e-Urban® for a dynamic site plan and range of unit mixes.




2
STORY
Units Per Bldg: 6-14
Density: up to 18 units/acre

100%
EFFICIENT
Rentable vs. Sellable
Square Feet


SUBURBAN
INFILL


PRIVATE, ATTACHED
GARAGES & SURFACE
PARKING


PRIVATE, UNIT
ENTRANCES


HUD
APPROVED



EXECUTIVE SUMMARY

Crossroads Real Estate Group is pleased to provide this Offering to purchase a fully entitled “shovel ready” multifamily project, **Kimpton Falls**. Kimpton Falls is an approved 420 luxury apartment community to be located at the southwest corner of NW Barry Rd. and N Shoal Creek Pkwy., Kansas City, MO.

Kimpton Falls, (the “Project”) will be the first luxury apartment community of its kind in the Kansas City Metro with the award-winning Big House concept from Humphrey’s & Partners Architects.

Exceptional build quality and an attractive, contemporary design utilizing various construction materials will be the hallmark characteristics of Kimpton Falls. Comprising a total of 420 apartment homes spread across 48 2-story buildings, Kimpton Falls will offer residents modern and functional one and two-bedroom floorplans, premier finishes, and a first-class amenity package.

PROJECT OVERVIEW

Property Address:	SW Corner of Barry Rd & Line Creek Pkwy, Kansas City, MO 64154
Site Size:	31.51 Acres
Total Units:	420
Avg. Unit Size	700 -1,450 sq. ft.
Density:	13.33 du/ac

KIMPTON FALLS / INVESTMENT PROJECT



EXECUTIVE SUMMARY

KIMPTON FALLS / INVESTMENT PROJECT

UNIT SIZES AND FINISHES

The property will consist of 420, one, two and three-bedroom aunits ranging in size from 771–1,735 sq. ft. with a unit mix of 35%, 42% and 23% respectively. Unit features include quartz countertops in kitchens and baths, top of the line stainless steel appliances, 9' ceilings with crown molding, wood-style flooring throughout, separate laundry rooms with full-size washers and dryers, double-vanities in bathrooms, walk-in closets, and smart-home features with high-speed fiber internet access to name a few.

PROJECT DATA

UNIT AVERAGE NET SF:	1,206 SF
ACREAGE:	31.50 GROSS ACRES
DENSITY:	13 UNITS/ACRE

UNIT MIX - 2 STORY BIG HOUSE

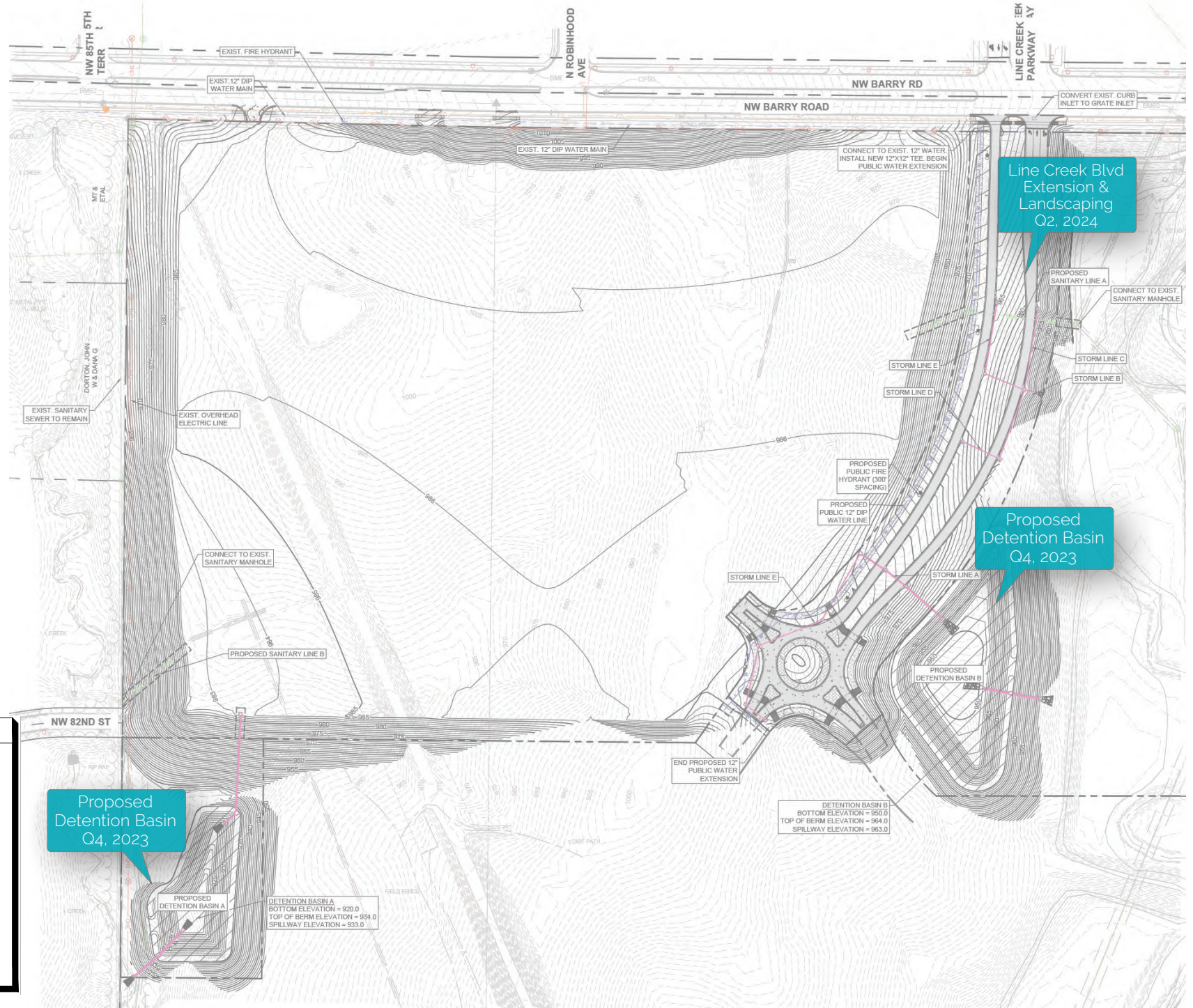
UNIT NAME	UNIT TYPE	NET AREA	UNIT COUNT	%	TOTAL AREA	BREAKDOWN
A1U-MB	1br/1ba	847	15	4%	12,705	35% 1BR/1BA
A2L	1br/1ba	771	33	8%	25,443	
A2U	1br/1ba	780	33	8%	25,740	
A3U	1br/1ba	1,002	66	16%	66,132	
B1U-MB	2br/2ba	1,226	15	4%	18,390	42% 2BR/2BA
B1L	2br/2ba	1,241	33	8%	40,953	
B1U	2br/2ba	1,326	33	8%	43,758	
B2U	2br/2ba	1,241	66	16%	81,906	
B2L-MB	2br/2ba	1,419	15	4%	21,285	
B2U-MB	2br/2ba	1,586	15	4%	23,790	
C1L	3br/2ba	1,431	33	8%	47,223	23% 3BR/2BA
C1U	3br/2ba	1,506	33	8%	49,698	
C1L-MB	3br/2ba	1,572	15	4%	23,580	
C1U-MB	3br/2ba	1,735	15	4%	26,025	
TOTALS / AVERAGES			420	100%	506,628	



SITE PLANS

GRADING & UTILITY PLANS SELLER DELIVERABLES

- Site planned & fully approved with 420 units as shown on site plan
- Site fully graded to 2.5% slope which falls to detention facilities - Planned completion Q4, 2023
- All stormwater management (detention & BMP's) facilities fully developed, off site for 420 units - Planned completion Q4, 2023
- Extension of Line Creek Blvd, fully built out and landscaped - Planned completion Q2, 2024



GRADING NOTES	
1.	CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2.	ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3.	ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4.	NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5.	MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6.	MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7.	WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8.	MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

UTILITY LEGEND	
	EXISTING LIGHT POLE
	EXISTING OVERHEAD POWER
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING STORM STRUCTURE
	EXISTING FIBER OPTIC
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED CATCH BASIN
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY MANHOLE

GRADING LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR



SITE PLANS

BIG HOUSE DESIGN CONSTRUCTION COSTS

CONVENTIONAL MULTIFAMILY IN KANSAS CITY

GARDEN STYLE / SURFACE PARKED PRODUCT

\$165 - \$175 per NRSF (net rentable sq. ft.)

18 to 24 units per acre

BIG HOUSE® PRODUCT

\$180 to \$190 (NRSF) sq. ft.

14 to 18 units per acre

WRAP GARAGE PRODUCT

4-story elevatored

\$240 - \$250 per NRSF

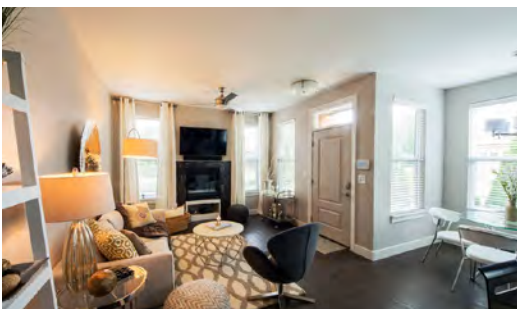
5-story elevatored

\$250 - \$260 per NRSF

60 to 100 units per acre



BIG HOUSE DEVELOPMENT / LUXURY LIVING



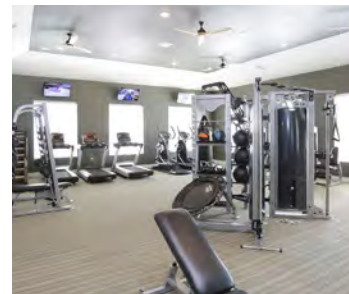
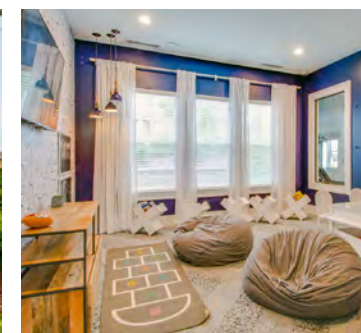
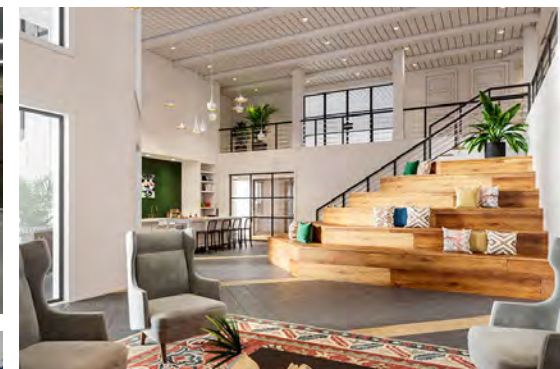
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CROSSROADS
REAL ESTATE GROUP

BIG HOUSE DEVELOPMENT / LUXURY AMENITIES



BIG HOUSE DEVELOPMENT / LUXURY AMENITIES



FRONT ELEVATION

1ST FLOOR MASONRY 85%
2ND FLOOR MASONRY 54%



FRONT ELEVATION

1ST FLOOR MASONRY 85%
2ND FLOOR MASONRY 54%



RIGHT ELEVATION

1ST FLOOR MASONRY 81%
2ND FLOOR MASONRY 59%



RIGHT ELEVATION

1ST FLOOR MASONRY 84%
2ND FLOOR MASONRY 59%



CURRENT BIG HOUSE PROJECTS

HEBRON 121 STATION

Lewisville, TX
Big House®, breezeway, e-Urban®,
mixed-use, town home
1,817 units

MANOR LANTANA

Lantana, FL
Big House®
348 units

TOWN TRELAGO

Maitland, FL
Big House®
350 units

THE PRESERVE ON FREDRICKSBURG

San Antonio, TX
Big House®
376 units

HERMOSA VILLAGE

Leander, TX
Big House®
238 units

NOVEL LOCKWOOD GLEN

Franklin, TN
Big House®, e-Urban®
239 units

MAPLESHAE RESIDENCES

Dallas, TX
Big House®
148 units

RIDGELINE AT ROGERS RANCH

San Antonio, TX
Big House®, e-Urban®
299 units

ECHO AT KATY RANCH

Katy, TX
Big House®, e-Urban®
260 units

BILTMORE COLONY

Palm Springs, CA
Big House®
133 units

VOLARÉ

Las Vegas, Nevada
Big House®, e-Urban®
234 units

CALYPSO BAY

Gretna, LA
Big House®
469 units

PARK PLACE

Surprise, AZ
Big House®, Breezeway
258 units

PARKWAY LAKESIDE

O'Fallon, IL
Big House®
232 units

WATERMARK AT SOUTHLANDS

Aurora, Colorado
Big House®
300 units

GRANT PARK RESIDENCES

Franklin, TN
Big House®
51 units

CIELO CARMEL

San Diego, CA
Big House®, affordable
197 units

ANDALUCIA VILLAS

Albuquerque, New Mexico
Big House®
240 units

PRESERVE AT WILLOW SPRINGS

Indianapolis, IN
Big House®
90 units

THE VILLAS ON WALLACE ROAD

Knoxville, TN
Big House®
76 units

CREEKSIDE PARK THE RESIDENCES

The Woodlands, TX
Big House®, e-Urban®
292 units

WATERMARK AT GRAND CYPRESS

Cypress, TX
Big House®, e-Urban®
318 units

WATERFORD AT SUGARCREEK

Dayton, OH
Big House®
231 units

FAULKNER FLATS

Oxford, MS
Big House®
264 units

PARK 9 AT RIDGEWALK

Woodstock, GA
Big House®, e-Urban®
275 units

MANSIONS AT SUNSET RIDGE

Carrollton, TX
Big House®
539 units

PAYNTER'S MILL

Milton, DE
Big House®, senior living
90 units

NEWPORT ON THE LAKE

Houston, TX
Big House®
234 units

BALA SANDS

Orlando, FL
Big House®
298 units

THE GREENS

Chandler, AZ
Big House®
324 units

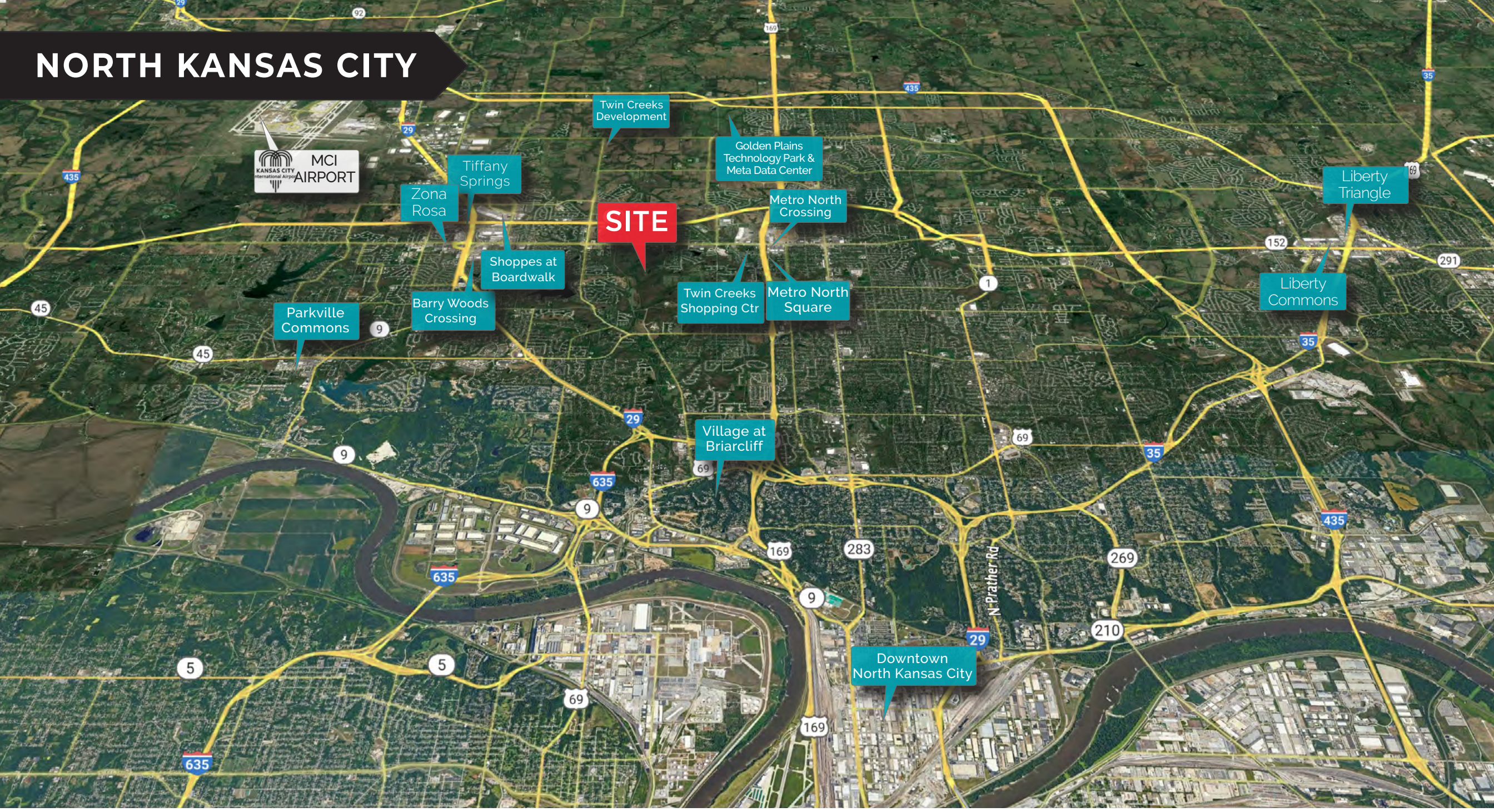
HUMPHREYS & PARTNERS ARCHITECTS

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CROSSROADS
REAL ESTATE GROUP

NORTH KANSAS CITY



PROJECT TEAMS

CROSSROADS REAL ESTATE GROUP DEVELOPMENT TEAM

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Crossroads Real Estate Group is a boutique commercial real estate firm based in Kansas City. Retail, restaurant, and entertainment expertise put us on the map, but our brokers have a wealth of experience in local, regional, and national brokerage and consulting.

Crossroads has become known for its expertise in retail repositioning and redevelopment, investment sales, mixed-use and most recently industrial and office brokerage. At Crossroads, relationships are the foundation of everything we do. You can trust Crossroads to be there, at each critical juncture in your project, working beside you to find the way forward that best aligns with your strategic business goals. Our client-focused approach streamlines communications and provides efficiency and transparency. It also builds long-term partnerships and many repeat customers

John Nolan started his career in retail development, leasing and brokerage in 2002 at a regional development firm with strong relationships with top retailers. Over the years, John has been intimately involved with all phases of the development process; site selection, public financing, construction, leasing, management and disposition. He focused heavily on tenant representation throughout the recession and had some of his best years; successfully representing national, regional and local retailers and restaurants in over \$30 million of development projects and brokered over \$125 million in acquisitions. In 2017, John started Crossroads Real Estate Group and has continued to lead the firm to year over year growth. John's focus at Crossroads Real Estate Group is working with the best fit of developers, investors, tenants and landlords for the company.

LONGHORN OPPORTUNITY FUND INVESTMENT TEAM



Longhorn Opportunity Fund has decades of experience in real estate development/redevelopment, investment fund structuring, and finance. They take a long-term approach to projects, focusing on strong relationships, specialized knowledge, problem solving, risk mitigation, and maintaining the flexibility to act when opportunity presents.

Each partner possesses an encyclopedic command of his field and a Demonstrated record of success. Dawlett is a 35 -year veteran of real estate development and redevelopment in the residential and commercial sectors. Thomas has broad financial expertise, including hedge fund and private equity management. Together, they form an elite partnership with the practical knowledge, integrity, and credentials to be the best fiduciary stewards of Longhorn Opportunity Fund.

Haythem Dawlett is the founder and principal of Legend Communities, established in 1992 and headquartered in Austin, TX. Legend Communities is a full-service developer of single-family residential, multifamily residential, and active adult communities, as well as commercial projects in Central Texas, California, and Colorado. A boutique development company with unusually broad bandwidth, Legend Communities' project areas include residential, retail, commercial, and maritime development and operations. Dawlett has built a reputation for quality construction, unmatched service and critical attention to detail throughout the development process. He is personally invested in all elements of the project, from planning and development through the construction and marketing phases, resulting in over \$1.8 billion in sales.