

TURNKEY SPORTS, TRAINING & ENTERTAINMENT VENUE

42,273 SF INDOOR FACILITY

381,000 SF OF OUTDOOR FIELDS

707 DOC HENRY RD, GREENWOOD, MO

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS



TURNKEY ASSET:

42,273 SF sports training and entertainment facility



IRREPLACEABLE 14.55-AC SITE:

~381,000 SF of actively programmed outdoor field space; most comparable facilities sit on 2-5 acres



BUILT-IN FOOD & BEVERAGE:

Fully operational pub and commercial kitchen with seating



MULTI-SPORT CONVERSION READY:

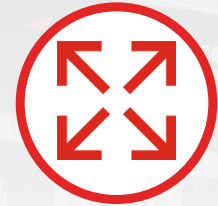
Building already includes an 190' x 94' indoor soccer field, gym, and 3 pickleball courts. Additional sport courts could be added.



LEE'S SUMMIT GROWTH CORRIDOR:

Located in one of KC metro's fastest-growing suburban corridors

GROWTH: 2020 → 2024 = +5.2%
AVG HH INCOME (3-MI): \$158,275



OUTDOOR EXPANSION POTENTIAL:

Acreage supports addition of outdoor pickleball courts, sand volleyball, additional turf fields, or parking without rezoning

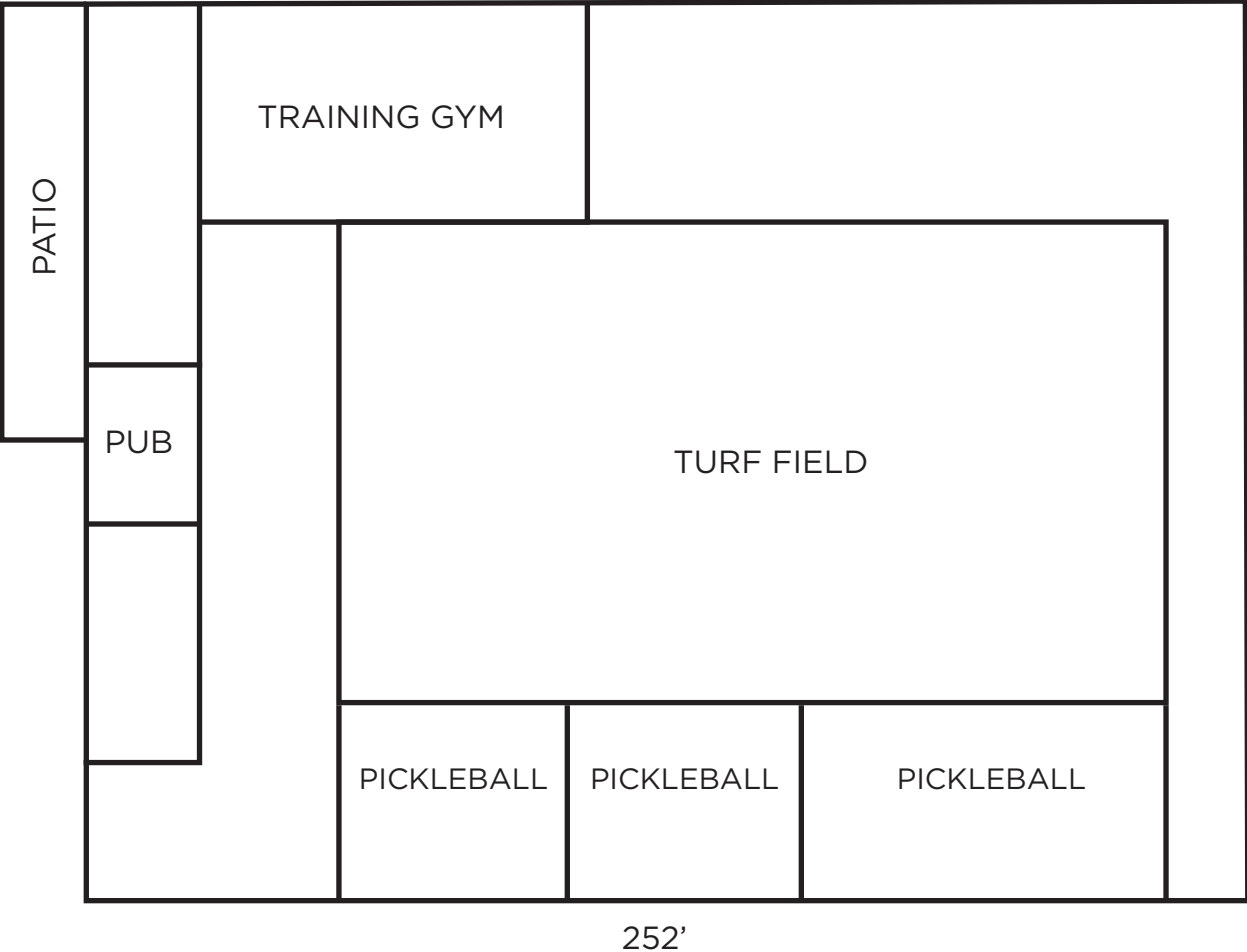
PROPERTY DESCRIPTION



Sale Price	\$6,700,000
Total Building Area	42,273 SF
Building Dimensions	252' (L) × 167'9" (W)
Indoor Soccer Field	190' × 94' (17,860 SF)
Column Spacing	24' & 94'
Clear Height	14' (eave) to 20' (ridge)
Land Area	14.55 acres
Outdoor Usable Field Space	~381,000 SF
Z Pub & Kitchen	~2,000 SF fully equipped commercial kitchen
Fitness Area	~2,000 SF
Pickleball Courts	3
Year Built/Renovated	1968/2014
Construction Type	Pre-engineered metal building
Foundation / Slab	Concrete slab on grade
Parking	184 Total - 88 in western lot, 96 is eastern lot
Zoning	C-1 - General Business (Greenwood, MO)

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

FLOOR PLAN



CLEAR HEIGHT: 14' - 19'6"
INDOOR SOCCER FIELD WIDTH: 94'
FIELD LENGTH: 190'
BUILDING LENGTH: 252'
BUILDING WIDTH: 167'9"
TOTAL SIZE: 42,273 SF

INTERIOR PHOTOS



FULLY EQUIPPED GYM



RECEPTION



PICKLEBALL COURTS (3 TOTAL)



INDOOR SOCCER FIELD - 190' x 94' (17,860 SF)



ON-SITE F&B

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OUTDOOR PHOTOS



TURF FIELD



F&B PATIO

OUTDOOR FIELDS & LAND

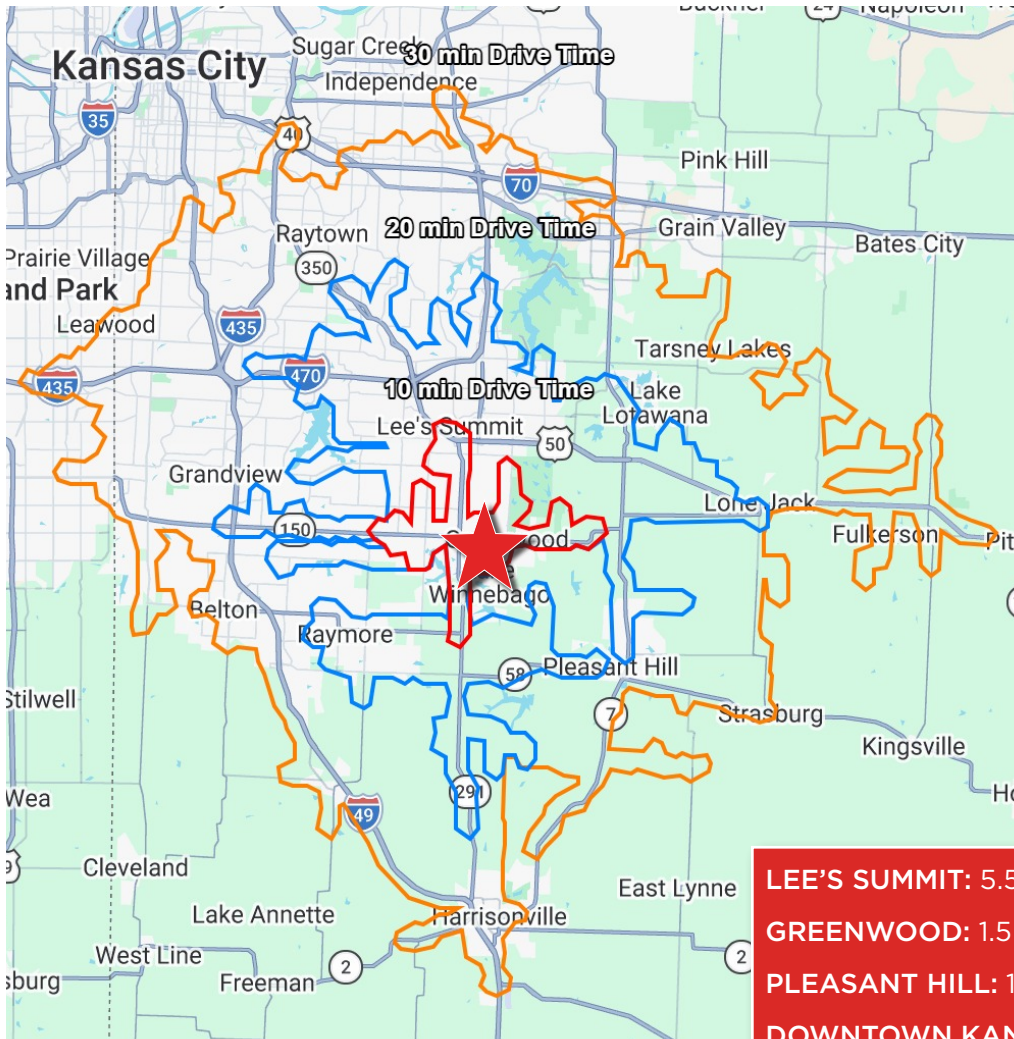


MARKET OVERVIEW



707 Doc Henry Road is located along the 150 Highway corridor, providing convenient access to several surrounding communities in eastern Jackson and northern Cass counties. The facility sits just minutes from Lee's Summit to the north, Pleasant Hill to the south, and the growing residential areas of Greenwood, making it a centrally positioned destination for the region.

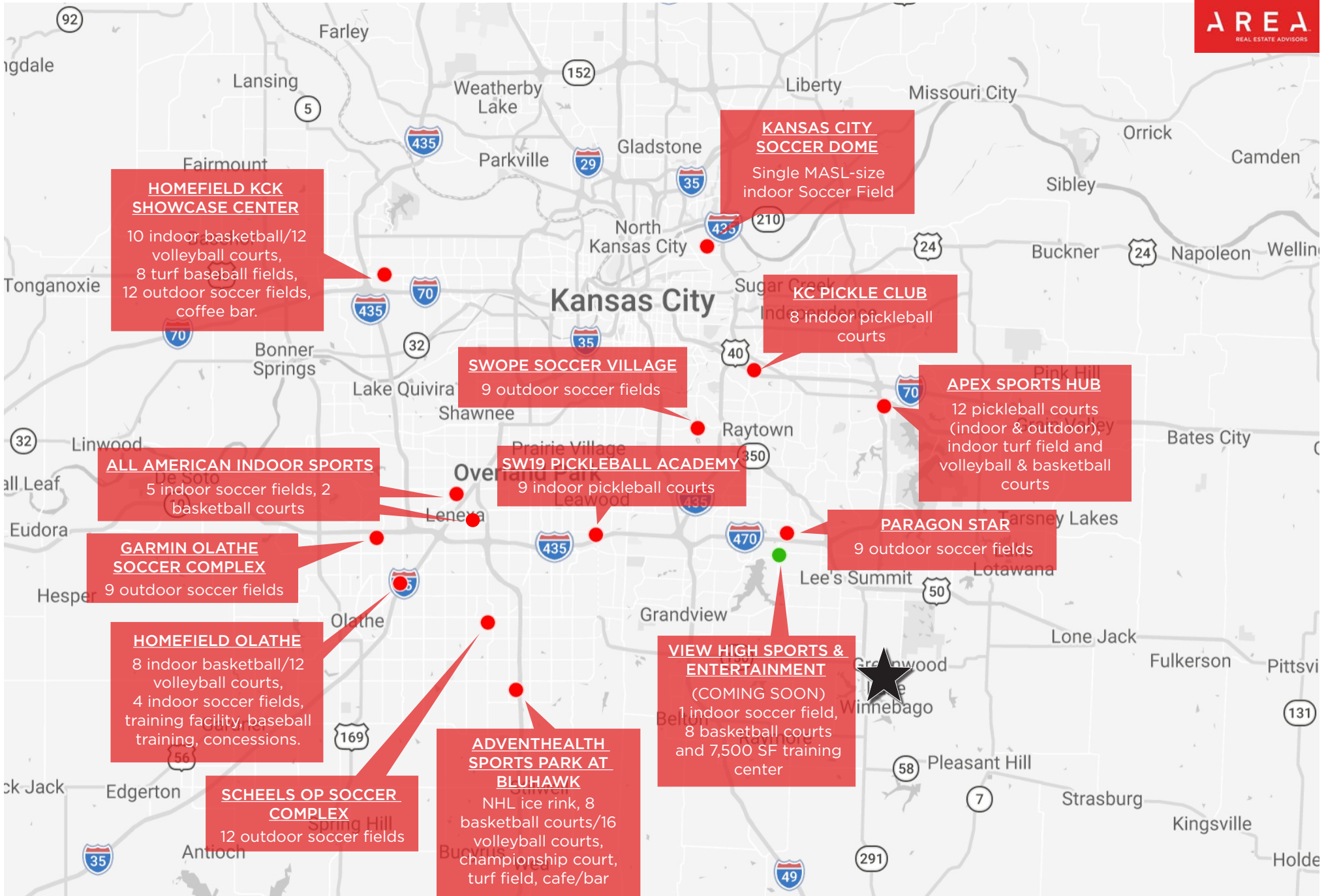
Highway 150 connects directly to major regional routes including I-470 and US-71 (I-49), allowing quick access throughout the south Kansas City metro. Z Sports complex offers strong connectivity to the broader metropolitan area, which is just 25-30 minutes away.



	5 MI	10 MI	15 MI
POPULATION	56,613	224,897	516,750
5-YR POP GROWTH	0.9%	1.1%	0.6%
HOUSEHOLDS	21,079	87,194	207,004
AVG HHI	\$137,051	\$119,376	\$112,174
% HH W/ CHILDREN <18	28.1%	27%	25.9
DAYTIME EMPLOYMENT	15,431	67,135	162,402

LEE'S SUMMIT: 5.5 MILES - 10 MIN
GREENWOOD: 1.5 MILES - 4 MIN
PLEASANT HILL: 12.1 MILES - 17 MIN
DOWNTOWN KANSAS CITY: 26 MILES - 35 MIN

DESTINATION FOR YOUTH SPORTS



CONTACT

JAY HAWKINS
JHAWKINS@OPENAREA.COM
816.895.4808

TIM SCHAFFER
TSCHAFFER@OPENAREA.COM
816.777.2535

AREA REAL ESTATE ADVISORS
A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112
P 816.895.4800 **W** OPENAREA.COM