

PRIME DEVELOPMENT LAND FOR SALE | 9746 Parallel Parkway, Kansas City, KS 66109



- ✓ Approximately 2.876 acres (125,292.105 SF) located near the NE corner of 99th & Parallel Parkway, in ever-growing western Wyandotte County, KS
- ✓ Approximately 165' frontage and 764' depth
- ✓ Outstanding visibility and access from I-435 and from Parallel Parkway
- ✓ Legends Outlets, Nebraska Furniture Mart, Cabella's, Kansas Speedway, Sporting KC, Legends Toyota & Honda Dealership, Legends Auto Plaza, Schlitterbahn Waterpark, US Soccer Training Center and Tournament Fields, and many other restaurants and retail services, all near the intersection of I-435 & Parallel Parkway
- ✓ Over 16,000 cars per day on Parallel Parkway

- ✓ Excellent opportunity for multi-family, apartments, senior housing, automotive services, or offices
- ✓ There is an additional 2.769 acres available contiguous to the west of this property, making a total of 5.645 acres available

SALE PRICE: \$627,000

	5 miles	10 miles	15 miles
Population	54,923	269,936	794,867
Households	21,217	98,311	326,931
Median HH Income	\$56,007	\$57,793	\$58,380

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Street view of house currently located on the property



PARALLEL PARKWAY

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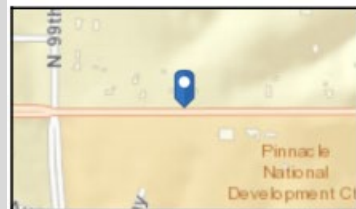
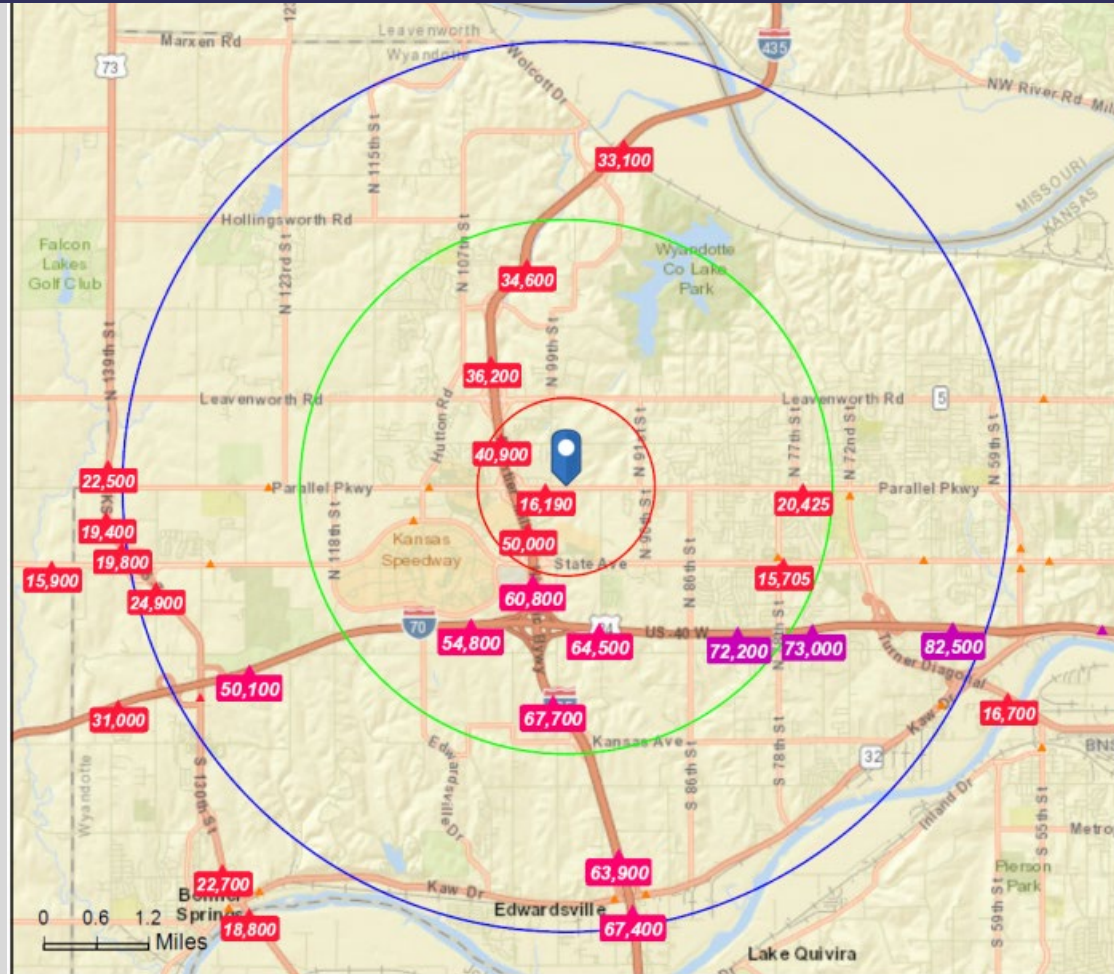
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	5 miles	10 miles	15 miles
Population Summary			
2000 Total Population	46,335	230,410	694,563
2010 Total Population	49,601	250,620	733,311
2018 Total Population	54,923	269,936	794,867
2018 Group Quarters	610	4,563	12,972
2023 Total Population	57,667	281,972	839,250
2018-2023 Annual Rate	0.98%	0.88%	1.09%
2018 Total Daytime Population	51,734	237,935	937,912
Workers	22,664	95,998	543,769
Residents	29,070	141,937	394,143
Household Summary			
2000 Households	17,699	84,933	284,930
2000 Average Household Size	2.58	2.66	2.39
2010 Households	19,201	91,803	301,942
2010 Average Household Size	2.55	2.68	2.39
2018 Households	21,217	98,311	326,931
2018 Average Household Size	2.56	2.70	2.39
2023 Households	22,230	102,489	345,447
2023 Average Household Size	2.57	2.71	2.39
2018-2023 Annual Rate	0.94%	0.84%	1.11%
2010 Families	13,132	63,966	181,605
2010 Average Family Size	3.09	3.21	3.05
2018 Families	14,397	67,867	193,142
2018 Average Family Size	3.12	3.26	3.09
2023 Families	15,034	70,528	202,441
2023 Average Family Size	3.14	3.27	3.10
2018-2023 Annual Rate	0.87%	0.77%	0.94%
Housing Unit Summary			
2000 Housing Units	18,526	91,316	307,825
Owner Occupied Housing Units	68.2%	65.6%	57.3%
Renter Occupied Housing Units	27.4%	27.4%	35.2%
Vacant Housing Units	4.5%	7.0%	7.4%
2010 Housing Units	20,980	101,393	337,189
Owner Occupied Housing Units	64.5%	62.5%	54.8%
Renter Occupied Housing Units	27.0%	28.1%	34.7%
Vacant Housing Units	8.5%	9.5%	10.5%
2018 Housing Units	22,608	107,072	361,624
Owner Occupied Housing Units	61.6%	61.0%	52.3%
Renter Occupied Housing Units	32.2%	30.9%	38.1%
Vacant Housing Units	6.2%	8.2%	9.6%
2023 Housing Units	23,475	111,284	380,630
Owner Occupied Housing Units	62.5%	61.8%	52.3%
Renter Occupied Housing Units	32.2%	30.3%	38.5%
Vacant Housing Units	5.3%	7.9%	9.2%
Median Household Income			
2018	\$56,007	\$57,793	\$58,380
2023	\$62,029	\$64,633	\$66,281
Median Home Value			
2018	\$141,894	\$168,729	\$186,878
2023	\$165,359	\$194,180	\$212,594
Per Capita Income			
2018	\$27,286	\$29,315	\$34,446
2023	\$31,016	\$33,220	\$39,309
Median Age			
2010	37.5	35.4	35.9
2018	38.5	36.7	37.3
2023	39.0	37.3	37.9

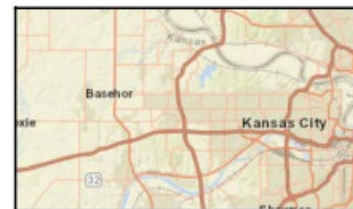
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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Cabela's: Featuring museum-quality wildlife displays and large aquariums, Cabela's destination retail stores reinforce an outdoor lifestyle image and provide exciting tourist and entertainment shopping experiences for the entire family. The 188,000 square foot Kansas City store has over 4 million visitors per year.



Nebraska Furniture Mart: a true success, Nebraska Furniture Mart is America's largest home furnishing store and occupies more than one million square feet of space.



Great Wolf Lodge: a full-service, year-round family destination resort featuring 281 family sized suites, a 49,000 square foot indoor entertainment area including a waterpark, family restaurant, spa, arcade, meeting/conference space, confectionary café, fitness center, and gift shop.



The Kansas Speedway is the Midwest's premier auto sports venue, and features NASCAR, IRL, and Craftsman Truck events. The Speedway seats 82,000 and has infield space for 750 motor coaches.



Hollywood Casino at Kansas Speedway: the first phase opened in early 2012 and features a 100,000 square foot casino floor, a lounge, and several dining and entertainment concepts. A later phase is planned to include a hotel, more gambling space, a spa, a convention center, and an entertainment retail district.



Legends Auto Plaza houses Victory Ford, Victory Chrysler Jeep Dodge Ram, Fenton Nissan, and Premier Auto KC.



New 50 acre \$75 million, US Soccer National Training Facility is projected to draw over \$1 million annually and was completed in February 2018.



Dairy Farmers of America (Kansas City's Largest Private Employer), houses the cooperative's 325 employees in their new world headquarters just south of 435 & Parallel Parkway. The 110,000 square foot office was completed in 2018.



Legends Outlets is Kansas City's premier outdoor shopping and entertainment destination attracting 12 million visitors annually and the only designer outlet center in the area. The mall offers more than 100 designer outlets, retail, dining and entertainment options.

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