

PRIME DEVELOPMENT LAND FOR SALE | 9800 Parallel Parkway, Kansas City, KS 66109



- ✓ 120,663 SF located at the NE corner of 99th & Parallel Parkway, in ever-growing western Wyandotte County, KS
- ✓ 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 Autoplaza, 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 15,000 cars per day on Parallel Parkway
- ✓ Excellent opportunity for multi-family, apartments, senior housing, automotive services, or offices
- ✓ There is an additional 2.876 acres available contiguous to the east of this property, making a total of 5.645 acres available

SALE PRICE: \$325,000

	5 miles	10 miles	15 miles
Population	49,910	247,816	731,049
Households	19,290	90,222	301,461
Median HH Income	\$47,557	\$50,767	\$50,153

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Street view of house currently located on the property



PARALLEL PARKWAY

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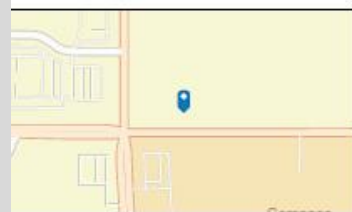
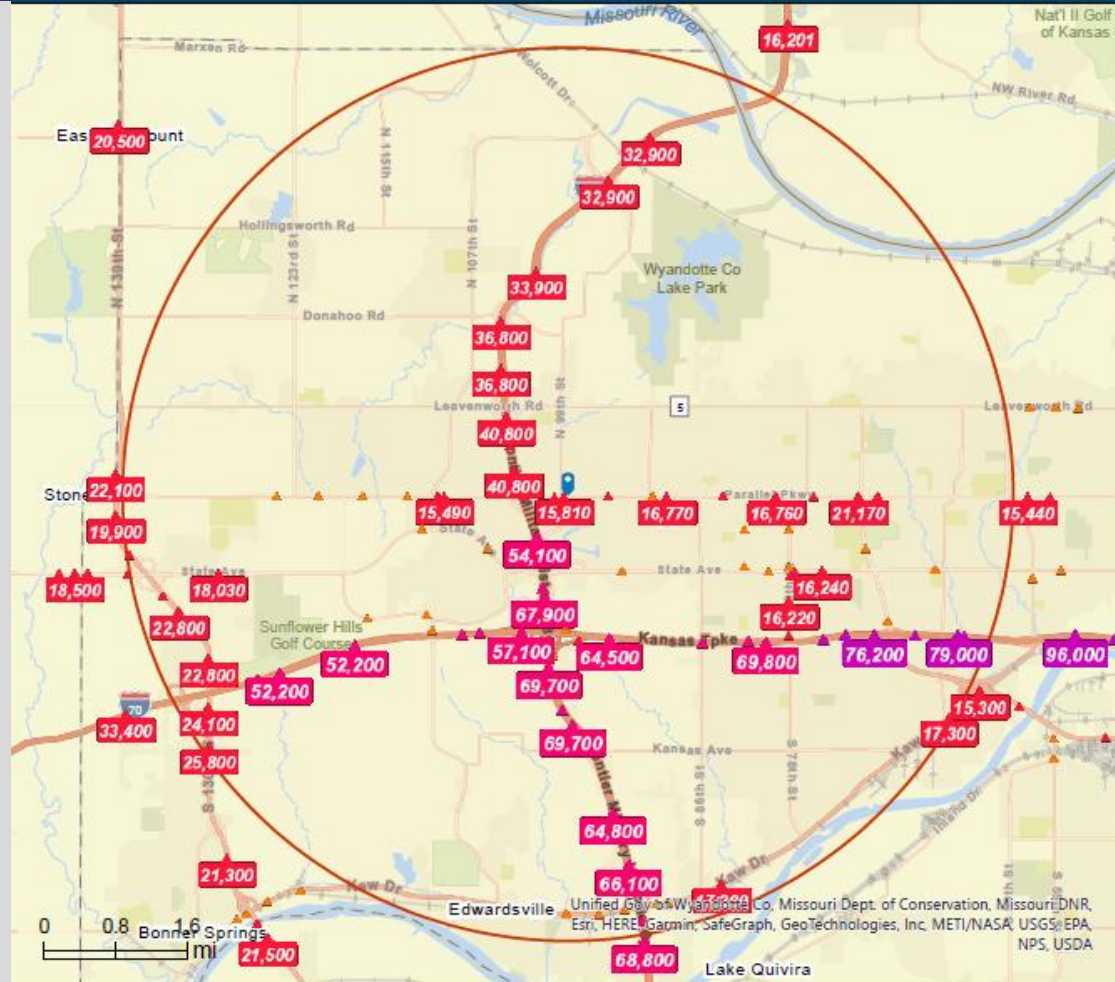
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	5 miles	10 miles	15 miles
Population Summary			
2010 Total Population	48,859	246,559	725,280
2020 Total Population	56,409	271,047	800,529
2020 Group Quarters	709	4,856	15,260
2022 Total Population	56,651	274,357	816,063
2022 Group Quarters	709	4,856	15,260
2027 Total Population	56,352	276,415	832,465
2022-2027 Annual Rate	-0.11%	0.15%	0.40%
2022 Total Daytime Population	53,390	246,585	946,445
Workers	25,529	108,942	559,745
Residents	27,861	137,643	386,700
Household Summary			
2010 Households	18,892	90,364	298,528
2010 Average Household Size	2.55	2.68	2.39
2020 Total Households	21,403	98,611	331,179
2020 Average Household Size	2.60	2.70	2.37
2022 Households	21,527	99,956	338,927
2022 Average Household Size	2.60	2.70	2.36
2027 Households	21,376	100,717	346,902
2027 Average Household Size	2.60	2.70	2.36
2022-2027 Annual Rate	-0.14%	0.15%	0.47%
2010 Families	12,935	63,070	179,778
2010 Average Family Size	3.09	3.21	3.05
2022 Families	14,270	68,069	194,845
2022 Average Family Size	3.20	3.27	3.10
2027 Families	14,175	68,624	198,606
2027 Average Family Size	3.20	3.27	3.08
2022-2027 Annual Rate	-0.13%	0.16%	0.38%
Housing Unit Summary			
2000 Housing Units	18,212	89,577	304,132
Owner Occupied Housing Units	68.3%	65.7%	57.3%
Renter Occupied Housing Units	26.9%	27.3%	35.3%
Vacant Housing Units	4.8%	7.0%	7.4%
2010 Housing Units	20,688	99,756	333,101
Owner Occupied Housing Units	64.6%	62.7%	54.9%
Renter Occupied Housing Units	26.7%	27.9%	34.7%
Vacant Housing Units	8.7%	9.4%	10.4%
2020 Housing Units	22,955	105,882	361,193
Vacant Housing Units	6.8%	6.9%	8.3%
2022 Housing Units	23,099	107,375	370,739
Owner Occupied Housing Units	62.2%	63.6%	54.4%
Renter Occupied Housing Units	31.0%	29.5%	37.0%
Vacant Housing Units	6.8%	6.9%	8.6%
2027 Housing Units	23,008	108,673	380,589
Owner Occupied Housing Units	63.1%	64.3%	54.6%
Renter Occupied Housing Units	29.8%	28.3%	36.6%
Vacant Housing Units	7.1%	7.3%	8.9%
Median Household Income			
2022	\$68,066	\$72,443	\$72,603
2027	\$77,556	\$82,154	\$82,739

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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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