

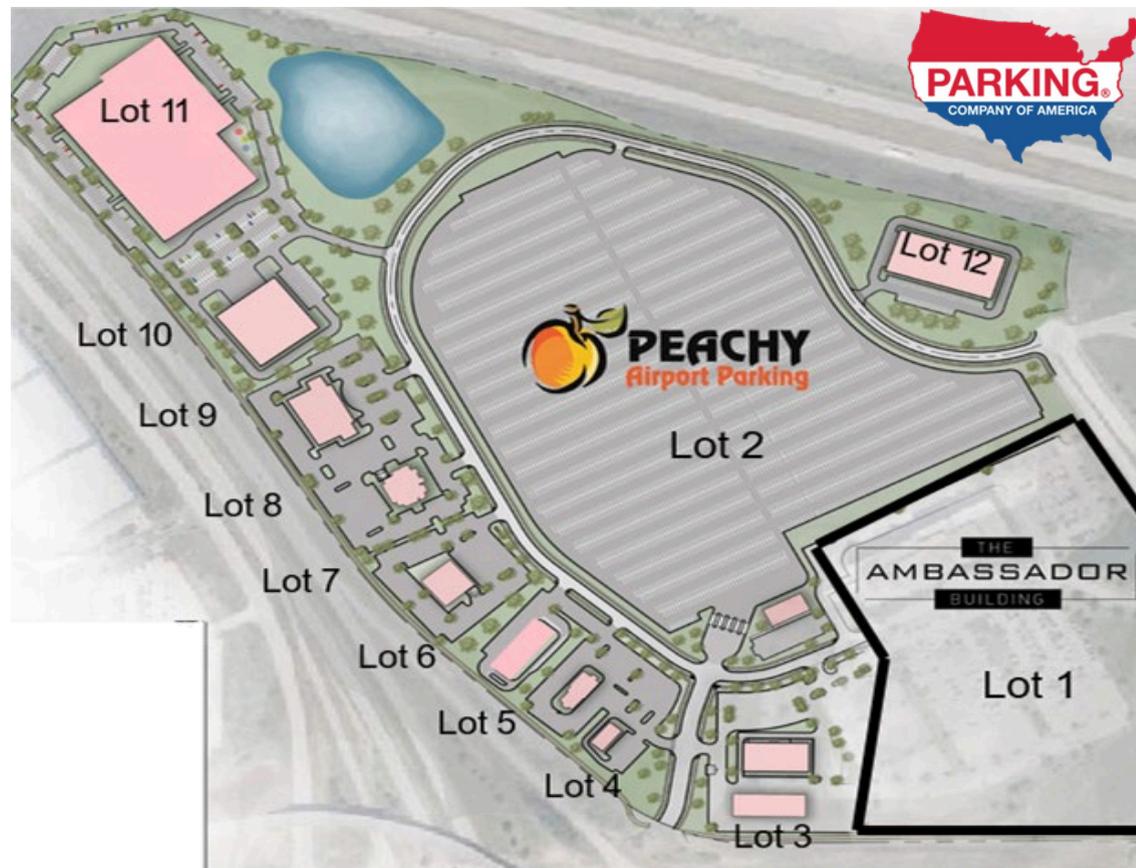
THE CHAVES DEVELOPMENT AT KCI

PAD SITES AVAILABLE - 1.66 TO 3.51 ACRES

I-29 & Cookingham Rd. at KCI Exit
KANSAS CITY, MO 64163



Offering



Master-Planned Development at KCI

- On-site at Kansas City International Airport Home to
- ±300,000 SF of Class A office serving 700+ daily employees
- Existing corporate users include Parking Company of America, Herzog Contracting, National Beef Packing Co., Boilermakers International, Western Governors University, and TSA

Flexible Lot Configuration

- Lots ranging from ±1.0 to ±29.9 acres
- Developer willing to subdivide to meet individual buyer requirements
- Suitable for office, hotel, retail, automotive, medical, and quick-service uses
- Ownership is open to ground lease, build-to-suit, or outright purchase

Exceptional Highway & Airport Access

- ±2,100' of frontage along I-29
- ±2,100' of frontage along Highway 435
- Immediate proximity to KCI terminals

Strong Surrounding Demand Drivers

- Adjacent hospitality: Hilton, Holiday Inn
- Nearby healthcare: Saint Luke's North, TMC Health Alliance
- Proximity to Zona Rosa, MidAmerica Logistics Park, CVS Distribution Center, and KCI Expo Center

Lot	Lot SF	Acres	Proposed Use	Status
1	783,208	17.98	Office	SOLD
2	1,302,444	29.90	Off-Airport Parking	SOLD
3	147,668	3.39	C-Store/Car Wash	Available
4	62,128	1.42	Retail	Available
5	47,952	1.10	Retail	Available
6	50,197	1.15	Retail	Available
7	86,825	1.99	Retail	Available
8	69,611	1.59	Retail	Available
9	73,847	1.69	Hotel	Available
10	75,499	1.73	Hotel	Available
11	405,439	9.30	Office/Retail	Available
12	155,065	3.56	Retail/Office	Available



Investment Highlights

Exceptional Consumer & Income Demographics

- \$2.9 billion in consumer spending within a 10-mile radius
- \$102,923 average household income within a 2-mile radius

Educated & Growing Population Base

- 40% of the population within a 5-mile radius holds a bachelor's or advanced degree
- Population projected to increase by 3% over the next five years

Proven County-Level Fundamentals

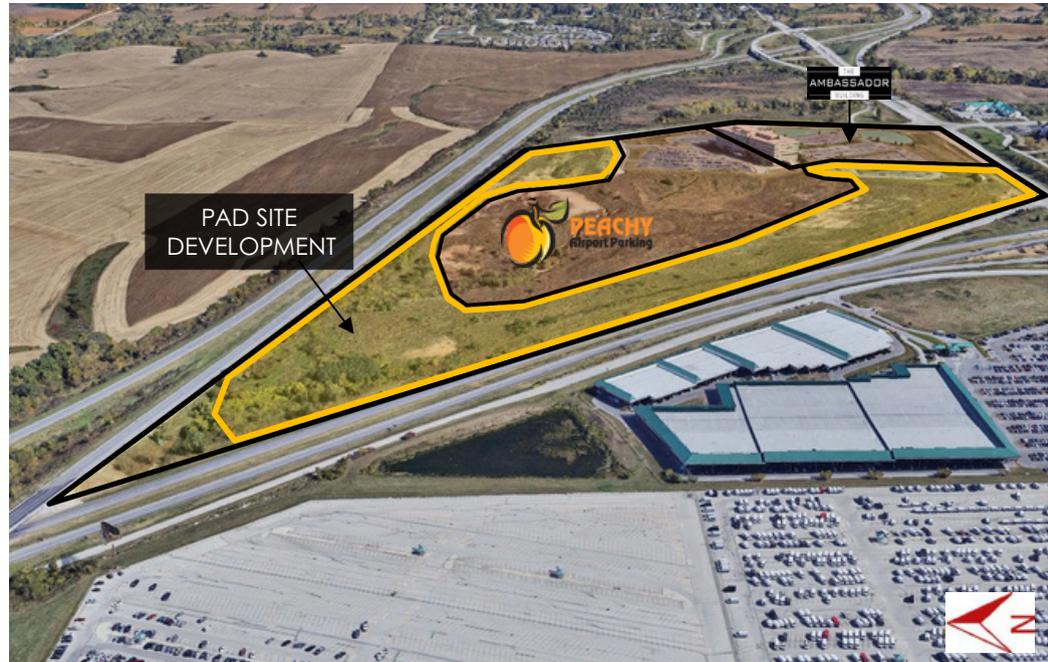
- Located in Platte County, recognized as the healthiest, wealthiest, and fastest-growing county in the state

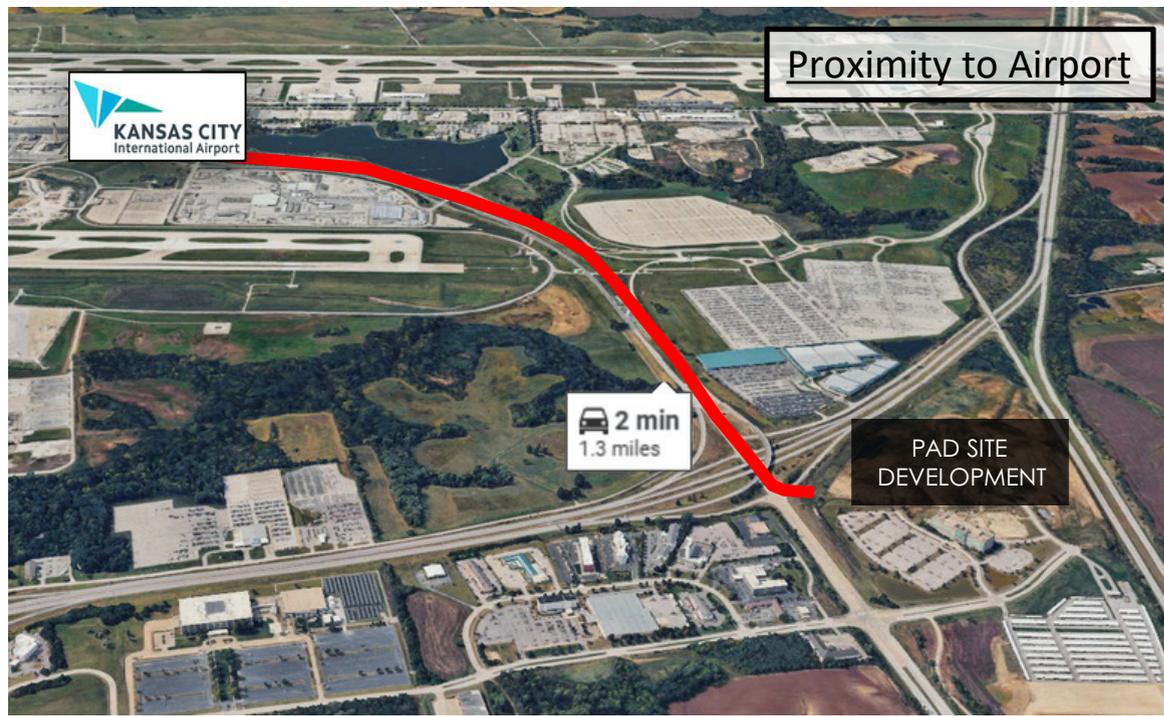
Superior Regional Connectivity

- ±2,500 linear feet of frontage along I-29
- ±2,100 linear feet of frontage along Highway 435
- 22 minutes from downtown Kansas City

Airport Adjacency & Development Flexibility

- Immediately adjacent to Kansas City International Airport
- Lots available for build-to-suit development to meet buyer requirements





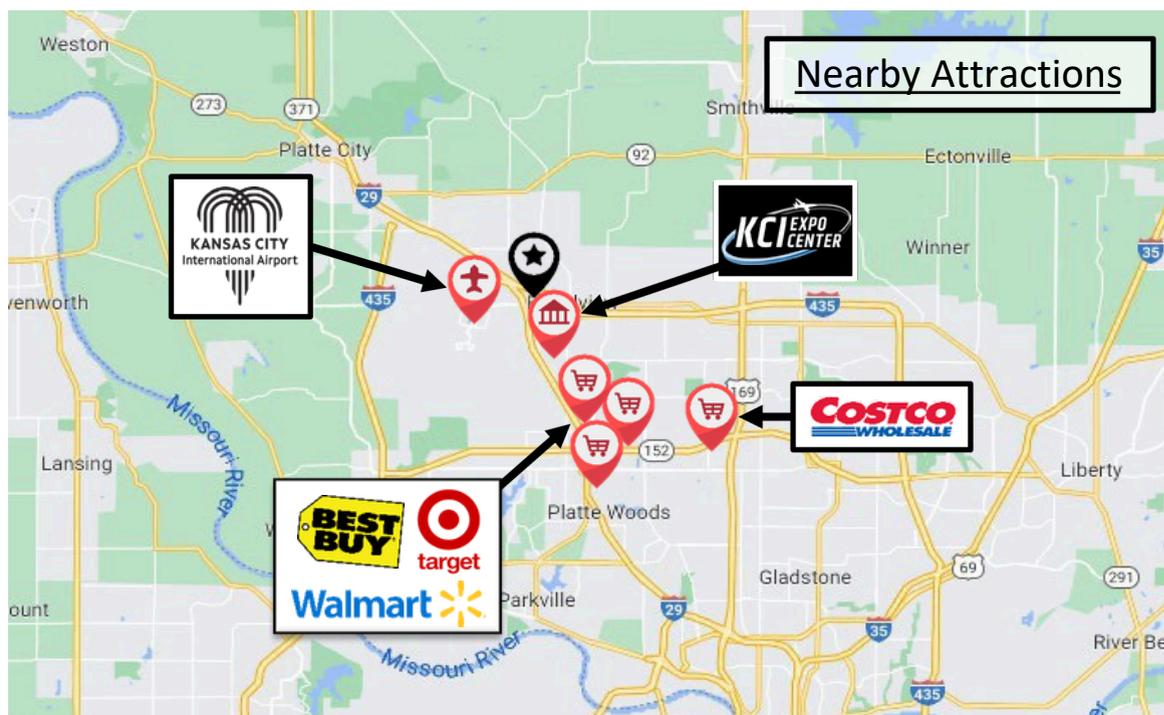
Proximity to Airport

Location Overview

The area surrounding 12200 N Ambassador Dr offers a highly strategic location for commercial development, supported by strong infrastructure and regional connectivity.

Key Location Advantages:

- Immediate proximity to Kansas City International Airport, providing direct access for business travel and logistics
- Excellent regional connectivity via I-29 and I-435, allowing efficient access throughout the Kansas City metro
- Located within an established commercial and industrial corridor with strong existing tenancy
- Surrounded by supporting amenities including hotels, dining, and conference facilities
- Well-positioned to serve office, hospitality, and service-oriented users



Nearby Attractions

This combination of accessibility, infrastructure, and surrounding development makes the site well-suited for businesses seeking a highly connected location near KCI.

Incoming Roundabout



A new multi-lane roundabout is under construction to improve access, traffic flow, and long-term functionality of the Chaves Development. The improvement provides efficient ingress and egress from I-29 and surrounding roadways, supports increased traffic volumes, and enhances overall circulation and safety for future development.

Upon completion, the roundabout will:

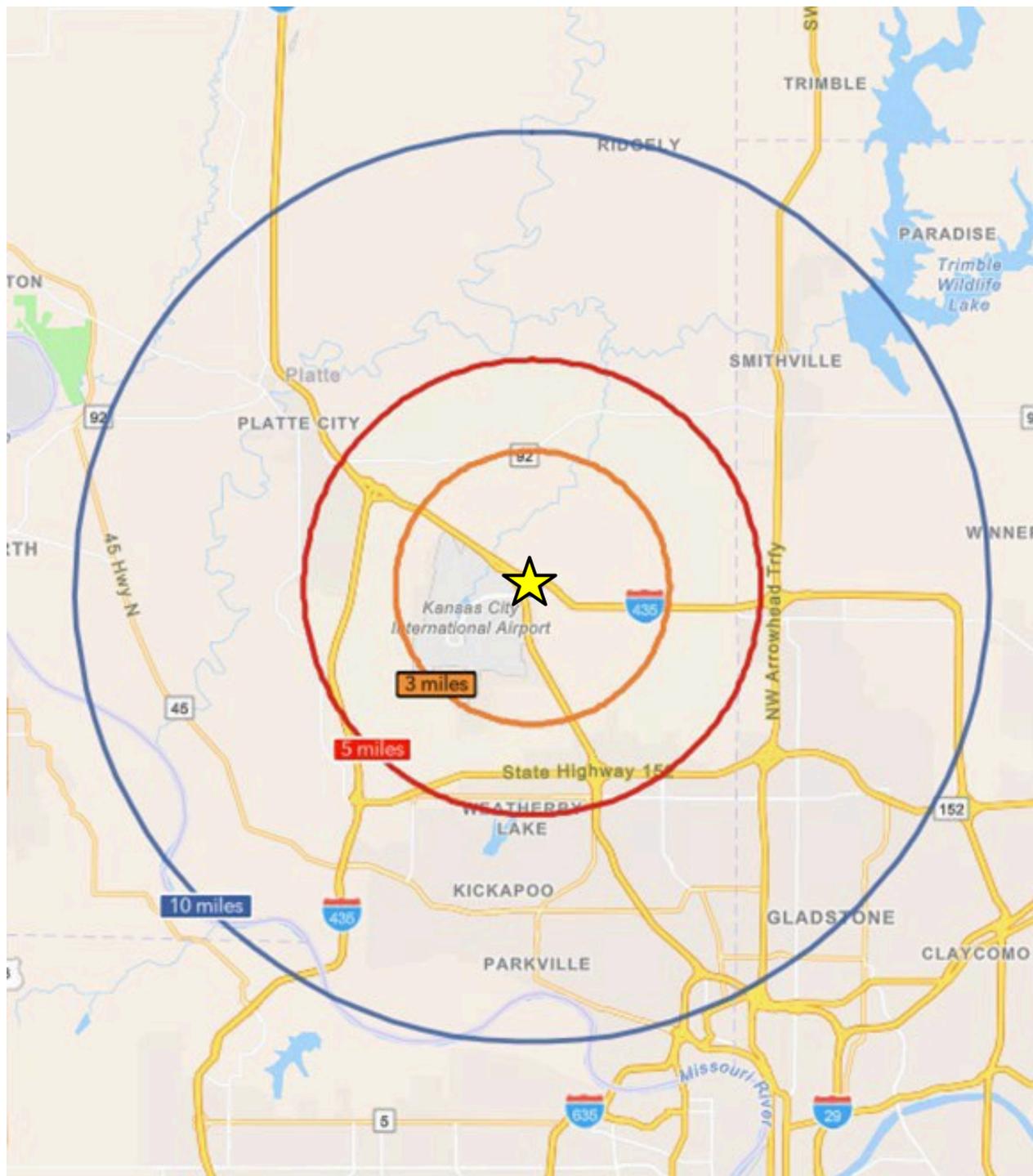
- Improve site visibility and prominence along a heavily traveled corridor
- Enhance ease of access for retail, hotel, and service-oriented users
- Create a more intuitive and efficient traffic flow pattern
- Support long-term development scalability across the site



The improvement strengthens the project's positioning as a highly accessible, infrastructure-supported development immediately adjacent to Kansas City International Airport and major regional roadways.

Construction is currently underway, with completion anticipated in August 2026.





Legend

-  Pad Site Development
-  Within 3 Mile Radius of Subject Property
-  Within 5 Mile Radius of Subject Property
-  Within 10 Mile Radius of Subject Property

2024 Demographic Report

	3-Mile	5-Mile	10-Mile
Total Population	2,410	29,234	190,719
Total Households	988	11,645	76,349
Family Population	1,789	21,152	129,700
Average Household Size	2.44	2.51	2.48
Owner Occupied Housing Units	514	6,948	49,953
Renter Occupied Housing Units	474	4,687	26,396
Median Age	38	37.8	38.1
Median Household Income	\$66,491	\$96,632	\$88,947
Average Household Income	\$93,951	\$121,750	\$114,252
Per Capita Income	\$43,946	\$48,061	\$45,750

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