

# THE CHAVES DEVELOPMENT AT KCI

PAD SITES- 1.66 TO 3.51 ACRES

I-29 & Cunningham 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., Bollomarks International, Western Governors University, and TSA

## Flexible Lot Configuration

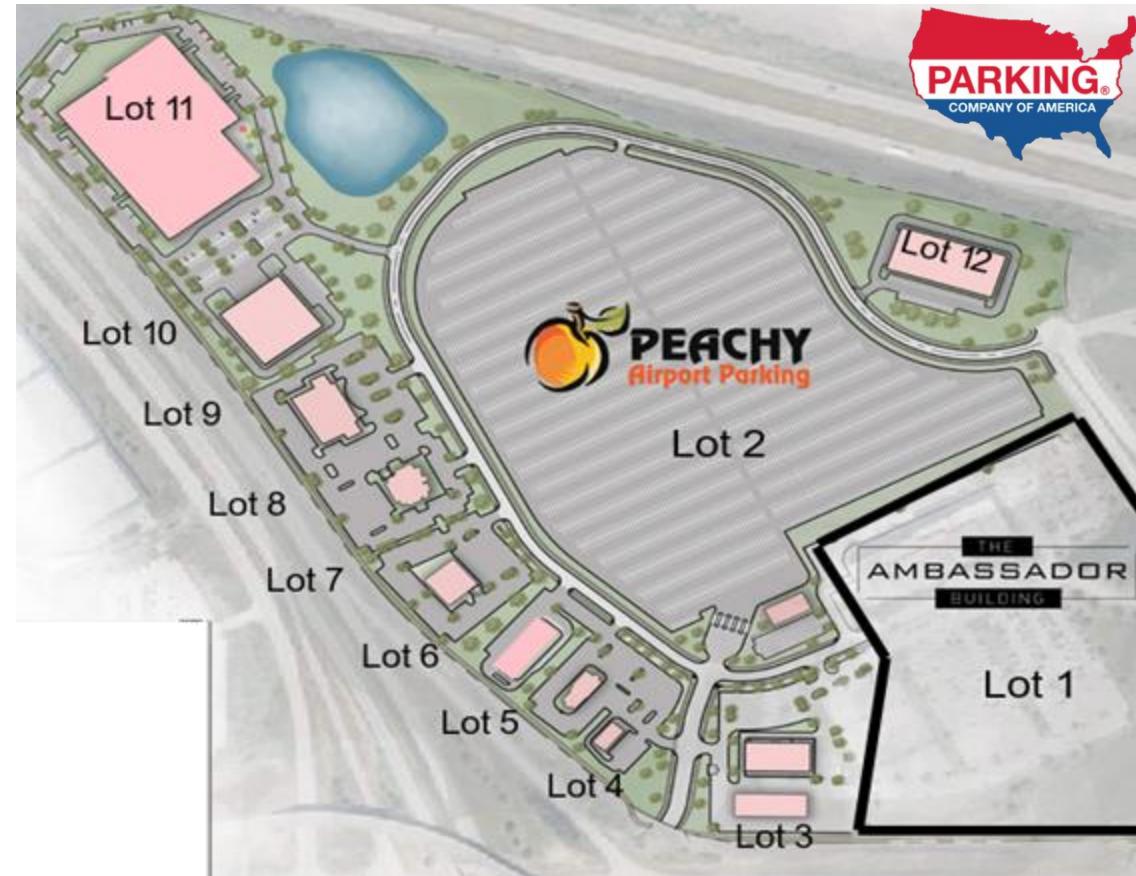
- Lots ranging from ±1.0 to ±29.9 acres
- Developer willing to subdivide to meet individual buyer requirements
- Suitable for office, hotel, retail, automotive, medical, and quick-service uses

## 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



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

## OFFERING SUMMARY

# 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*
- *Approximately 22-minute drive to 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*





AERIAL PHOTOS



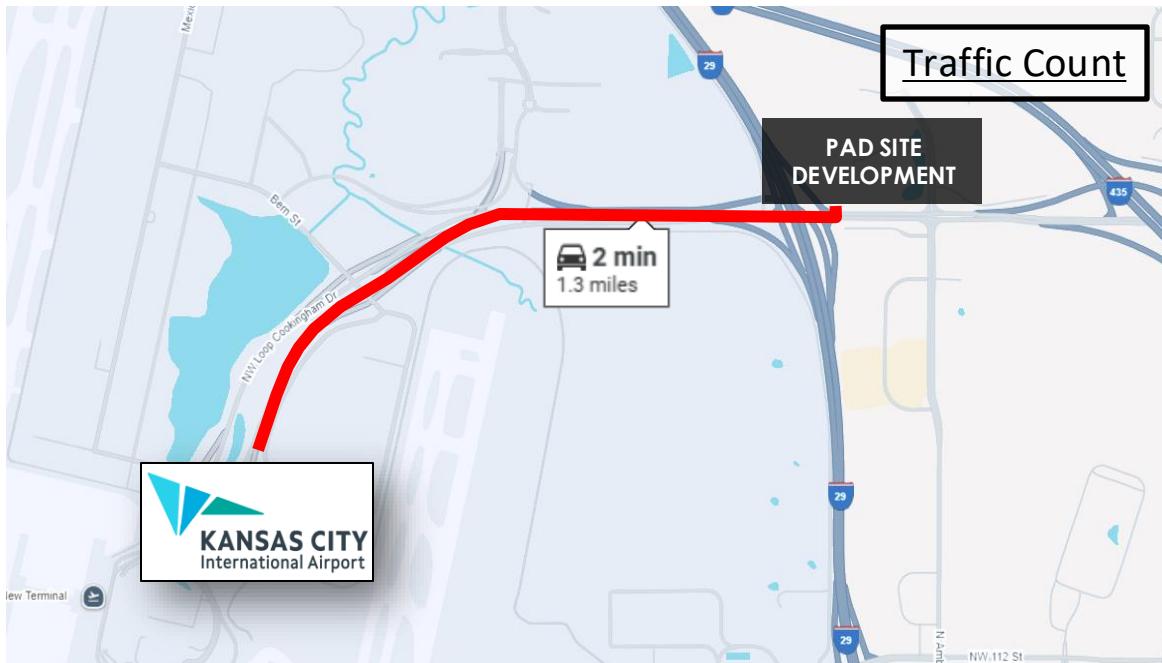
**ROUNDABOUT CONSTRUCTION PROGRESS**



ROUNABOUT CONSTRUCTION PROGRESS



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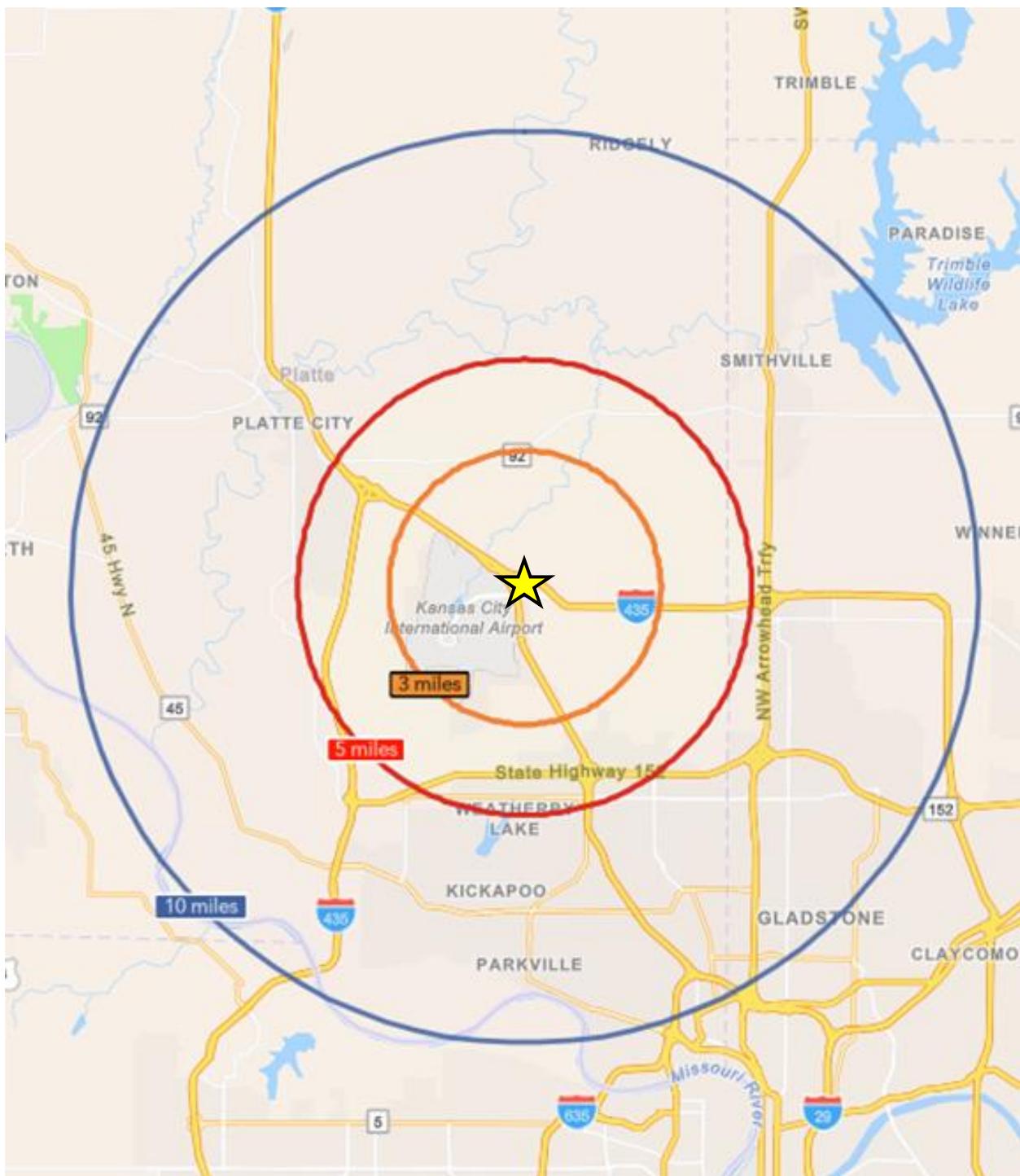


## Location Summary

The area surrounding 12200 N Ambassador Dr in Kansas City, MO 64163, is highly attractive for businesses due to its strategic location and robust infrastructure. Situated near the Kansas City International Airport, this location offers unparalleled connectivity for both domestic and international travel, which is a significant advantage for businesses requiring frequent travel or logistics operations. The proximity to major highways, including I-29 and I-435, ensures easy access to the broader Kansas City metropolitan area and beyond, facilitating smooth transportation and supply chain management. The area is also part of a thriving commercial and industrial zone, with numerous businesses and corporate offices nearby, fostering a collaborative and dynamic business environment. Additionally, the local amenities, including hotels, dining options, and conference facilities, provide convenient support for business operations and client interactions. This combination of excellent connectivity, strategic positioning, and supportive infrastructure makes the area around the pad site a prime location for businesses looking to establish or expand their presence in Kansas City.



TRAFFIC COUNT



## 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
<i>Total Population</i>	2,410	26,663	162,748
<i>Total Households</i>	988	10,540	65,171
<i>Family Population</i>	1,789	21,152	129,700
<i>Average Household Size</i>	2.44	2.51	2.48
<i>Owner Occupied Housing Units</i>	514	6,417	43,111
<i>Renter Occupied Housing Units</i>	474.00	4,123	22,060
<i>Median Age</i>	38	37.7	38.1
<i>Median Household Income</i>	\$66,491.0	\$96,632	\$87,965
<i>Average Household Income</i>	\$93,951	\$121,750	\$113,284
<i>Per Capita Income</i>	\$43,946	\$48,061	\$45,421

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