



NORTH LEE'S SUMMIT

DEVELOPMENT OPPORTUNITIES

815

ACRES AVAILABLE

1ST TIME ON MARKET IN 30+ YEARS!

NEWMARK
ZIMMER

PROPERTY HIGHLIGHTS



FLEXIBLE OPPORTUNITIES

- Various sites available, ranging from 20 to 300+ acre opportunities
- Mixed-use commercial office and retail, industrial, senior and multifamily land available



EXCELLENT LOCATION

- Excellent access and visibility to I-470 and 291 Hwy
- Adjacent to Lake Jacomo and Lee's Summit Municipal Airport
- \$24M approved for road improvements to Todd George Pkwy and Strother Road



GROWING MARKET

- Lee's Summit population growth of 45% since 2000
- Opportunity to acquire 16% of undeveloped land in Lee's Summit
- Located within award winning Lee's Summit R-7 School District

PROPERTY OVERVIEW

TOTAL ACRES:

±815

SCHOOL DISTRICT:

Lee's Summit R-7 Schools

PROPOSED USES

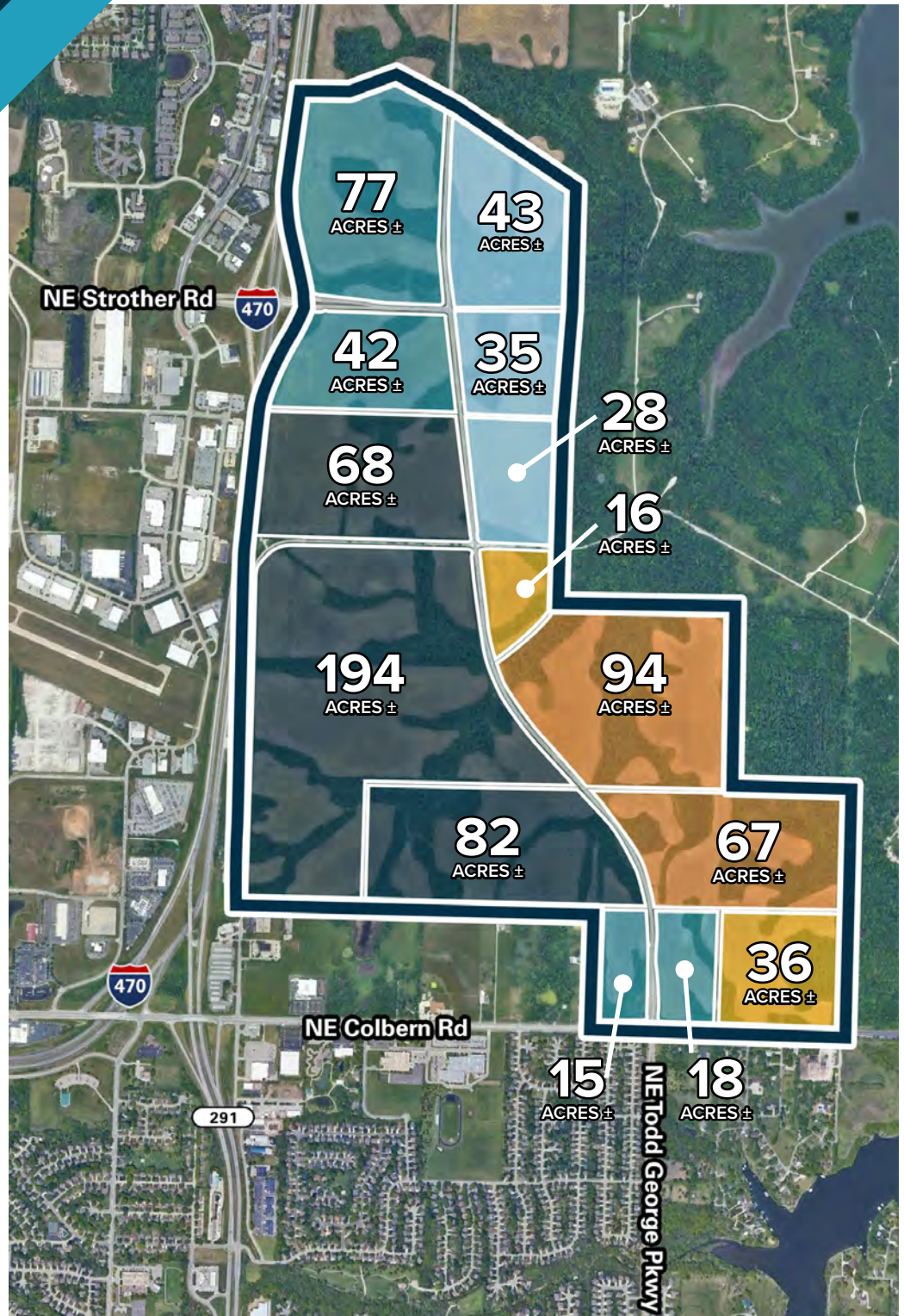
COMMERCIAL
(RETAIL & OFFICE)

LIGHT INDUSTRIAL

R-1:
(LOW DENSITY RESIDENTIAL)

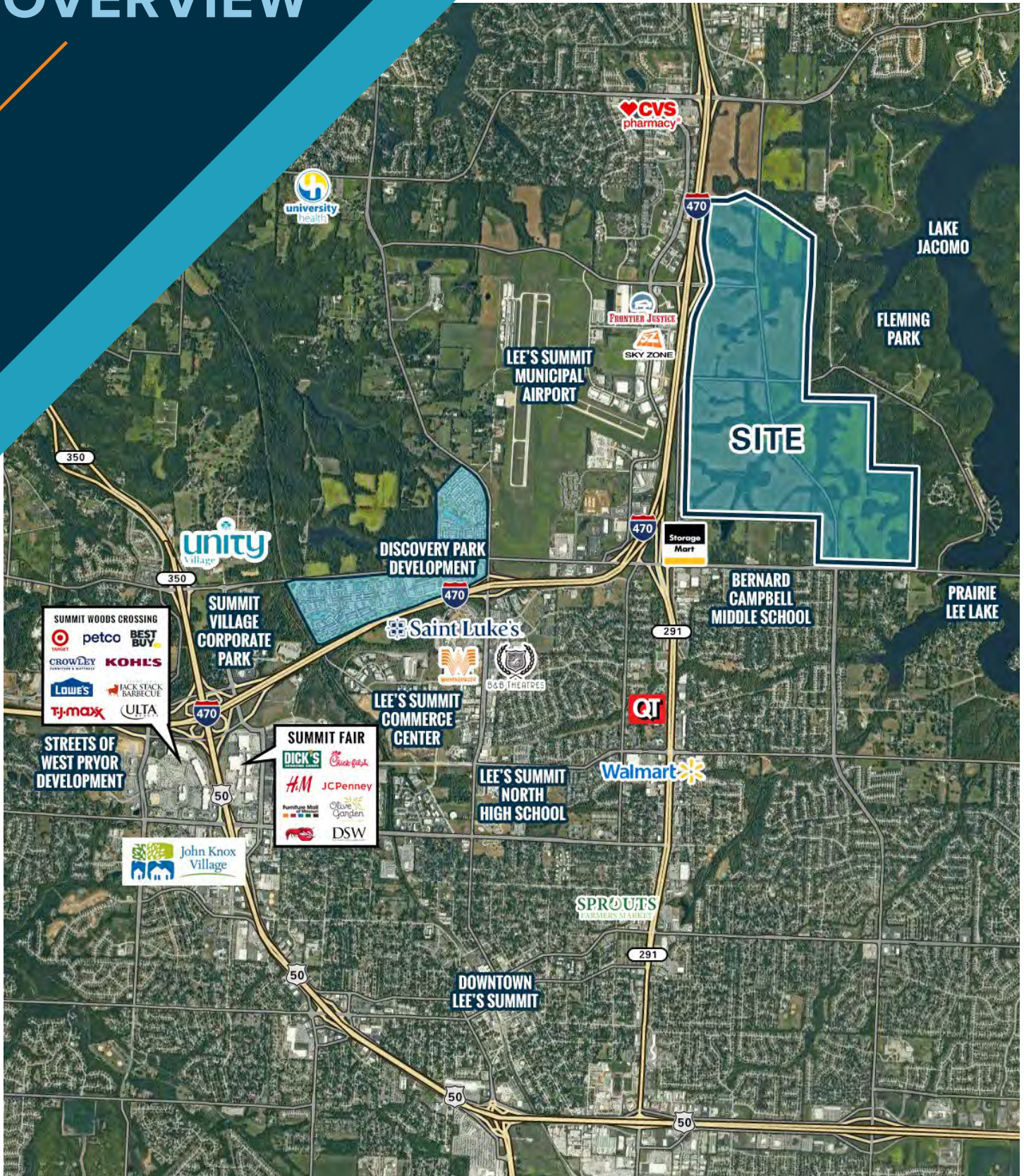
R-2:
(MEDIUM DENSITY RESIDENTIAL)

R-3:
(HIGH DENSITY RESIDENTIAL)



LOCATION OVERVIEW

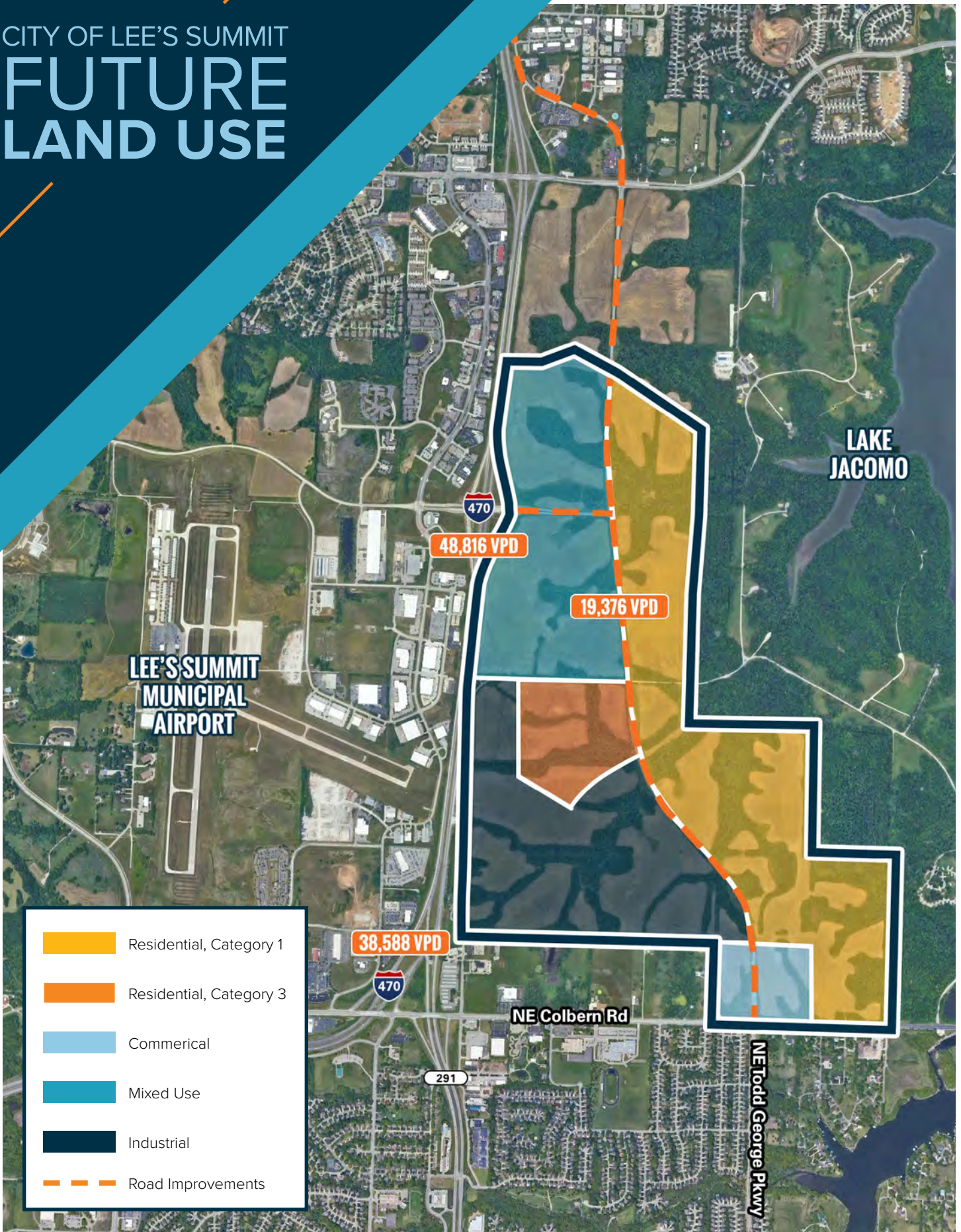
The property is to the west of Fleming Park, the largest park in Jackson County. At 7,800 acres, the park is also home to Blue Springs Lake and Lake Jacomo.



SITE | AERIAL



CITY OF LEE'S SUMMIT FUTURE LAND USE



LEE'S SUMMIT OVERVIEW



MARKET DEMOGRAPHICS



103k

Population



\$99k

Median Household Income



\$249k

Median Home Value



39.2

Median Age (U.S. 38)



97%

High School Educated



49%

Bachelor's Degree

Lee's Summit is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state with a current population of over 102,781. Median Household Income is \$98,960. At 65 square miles – the fifth largest in the state – the city has room to grow with recently annexed properties in strategic highway served locations. Served by two interstates (I-470 and I-70) and two federal highways (U.S. 50 and U. S. 71) Lee's Summit is accessible to regional and national markets.

However, Lee's Summit is not just a spot on a map. It has a genuine appreciation and respect for all people and things that are real and true. It's not only Lee's Summit residents who know they live in a great community. In 2010, Money magazine cited, "Lee's Summit is among the Best Places to Live." Lee Summit is also renowned for their state and national award winning schools and community college, as well as comprehensive parks, lakes and recreation amenities, diverse housing choices, attention to and preservation of their history and pedestrian-friendly downtown.

MAJOR EMPLOYERS



LEE'S SUMMIT RECOGNIZED BY FORTUNE AND LIVABILITY

Fortune Ranking | Lee's Summit is one of the best places to live for families! Fortune released its 50 Best Places to Live for Families after evaluating nearly 1,900 cities, towns, suburbs, exurbs, villages and townships! Lee's Summit ranked #14 out of 50 cities chosen across the U.S.

Livability Ranking | Lee's Summit made the Livability 2023 Top 100 Places to Live! After factoring in weather, things to do and the economy, Lee's Summit was found to be a charming and family-friendly environment with a small-town feel and big city amenities.

AREA DEMOGRAPHICS



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
POPULATION	2010 Population	2,873	37,492	84,692
	2020 Population	2,879	40,016	91,303
	2023 Population	2,859	41,324	93,536
	2028 Population	2,805	41,212	94,816
	2023 Median Age	37.3	38.20	40.60
HOUSEHOLDS	2010 Households	1,028	14,498	32,388
	2020 Households	1,054	15,813	35,331
	2023 Households	1,048	16,437	36,512
	2028 Households	1,036	16,571	37,293
	2023 Average Household Size	2.70	2.49	2.54
INCOME	2023 Median Household Income	\$100,847	\$90,500	\$96,254
	2028 Median Household Income	\$110,498	\$102,549	\$107,237
	2023 Average Household Income	\$127,354	\$119,944	\$126,210
	2028 Average Household Income	\$144,803	\$136,627	\$144,125
UNITS	2010 Total Housing Units	1,071	15,399	34,720
	2020 Total Housing Units	1,085	16,537	37,225
	2023 Total Housing Units	1,081	17,256	38,560
	2028 Total Housing Units	1,082	17,365	39,263

KANSAS CITY OVERVIEW



Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.2 million people. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. It's metro population of 2.2 million is up 20% since 2000, and is expected to add an additional 100,000 residents by 2025. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

KC RANKINGS/RATINGS

#2 City to Watch for Rental Activity in 2024 | 


#1 City to Work Remotely (2022) | 

Best Airport in the United States (2023) | 

#3 Best-Paying City for Recent College Grads (2021) | 

Best Cities to Live in America (2021) | 

23 Best Places to Go in the U.S. in 2023 | 

Great American City for Creatives (2022) | 

Top 10 Best Places to Visit in 2024 | 

Best in Travel 2024 | 

52 Places to Go in 2024 | 

KANSAS CITY OVERVIEW



KCI NEW TERMINAL

Kansas City's new single terminal airport opened February 2023. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options. At over one million square feet and a budget of \$1.5 billion, the Kansas City Airport is the largest single infrastructure project in the City's history. The new terminal has 40 gates and the ability to expand to 50 in the future, the project also includes a 6,300-space parking structure.

KANSAS CITY STREETCAR

The current Ride KC Streetcar was a \$102 million investment in Kansas City's transportation and infrastructure completed in 2016. Running from the River Market on the north end to Union Station and Crown Center on the south, The Streetcar connects all the downtown neighborhoods with 16 platform stops and 2 miles of track. 98% of business on route have indicated a positive impact on business, and there has been a 40% increase in residential density within 3 blocks of the route.

KANSAS CITY STREETCAR EXTENSION

On January 8th, 2021, the Federal Transit Administration (FTA) and the City of Kansas City, MO., Officially signed the Full Federal Funding Agreement for the KC Streetcar Main St Extension. The funding will cover \$174 million of the proposed \$351 million project. The extension will expand the route 3.5 miles north-south and add 8 stops, extending north to the Missouri River and south the Country Club Plaza, and the University of Missouri – Kansas City. The KC Streetcar has created a more vibrant, urban culture and has succeeded in attracting new jobs and residents to the area.



KANSAS CITY OVERVIEW



ENTERTAINMENT & TOURISM

Among a healthy business environment Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting KC, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City was ranked the #1 Favorite City for BBQ by Travel & Leisure. In 2015 the Kansas City Royals won the World Series, and the Kansas City Chiefs won Super Bowl LIV and Super Bowl LVII. Kansas City Current women's soccer team began construction on a \$115 million 11,500-seat stadium in Downtown's Berkley Riverfront. With expected delivery in early 2024, the stadium will be the first professional women's soccer stadium in the country.

2026 FIFA WORLD CUP

Kansas City is among 16 cities in North America to host the 2026 FIFA World Cup. The event will be the biggest sports event ever in the Kansas City area. Matches will be held at Arrowhead Stadium, home to the Kansas City Chiefs. Held every four years, the FIFA World Cup is the most prestigious and most widely viewed single sporting event. In 2018, a combined 3.57 billion viewers watched the World Cup and an estimated 6.8 million tourists visited host cities. The FIFA World Cup 2026, which will feature a record 80 matches, will be the first hosted by three countries and the first with 48 participating nations. Host cities can expect up to \$620 million in incremental economic activity as a result of World Cup matches according to a study.



KANSAS CITY ECONOMY

Kansas City has a 3.5% Unemployment Rate, over a percent lower than the national average of 4.6%. The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Cerner, Garmin, Hallmark, AMC, American Century, and H&R Block.

MARKET DEMOGRAPHICS



2.2 M

Kansas City
MSA Population



\$70,215

Median Household Income
(10% above national median)



2.5

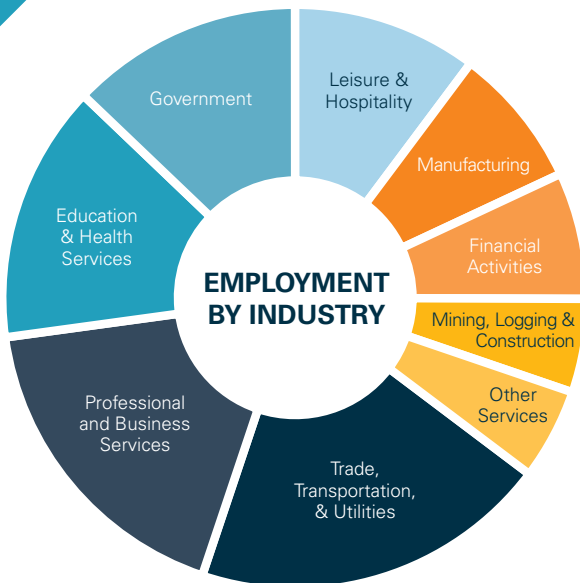
Average
Household Size



37.7

Median Age
(U.S. 38)

Source: U.S. Bureau of the Census and Bureau of Labor Statistics (August 2021)



MAJOR EMPLOYERS

Oracle

The University of KS Health

HCA Midwest Health

Ford Motor Company

St. Luke's Health

T-Mobile

Internal Revenue Service

Hallmark Cards Inc.

Honeywell

Burns & McDonnell

Children's Mercy

Commerce Bank

Black & Veatch

Panasonic

COST OF LIVING COMPARISON

City	Composite Index	Groceries	Housing	Transportation	Healthcare
Atlanta, GA	102.6	99.5	107.8	99.6	104.6
Chicago, IL	123.9	104.8	161.7	118.1	97.6
Columbus, OH	90.8	96.0	84.8	93.0	92.3
Kansas City, MO	94.1	91.1	95.1	83.0	91.2
Los Angeles, CA	146.6	112.6	225.5	132.9	110.1
Minneapolis, MN	104.7	101.9	100.7	105.6	100.8
Denver, CO	114.7	94.9	136.7	105.4	103.7

Source: ACCRA Cost of Living Index, 1Q 2021

KANSAS CITY BIG WINS



PANASONIC EV BATTERY PLANT

Panasonic has selected De Soto, Kansas for the site of its \$4 billion EV battery plant. The 3 million-square-foot manufacturing plant in De Soto will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant, along Kansas 10 in Johnson County. There is space at the parcel to enable Panasonic to expand production operations. Panasonic formally broke ground in 2022 with the first positions set to open in 2023 and mass production set to begin in 2025. The plant is set to manufacture lithium-ion 2170 batteries for Tesla, as well as expand into batteries for various customers. More than 4,000 people will be employed at the Panasonic plant and the project is estimated to deliver \$2.5 billion in annual economic benefit to Kansas City Region.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.

META HYPERSCALE DATA CENTER

Facebook's parent company Meta Platforms, Inc., is investing more than \$800 million in building a nearly 1-million square foot hyperscale data center on ±375 acres at Golden Plains Technology Park in northern Kansas City. The facility is currently under construction and is expected to open in 2024. The company announced its Kansas City location will become one of the world's most sustainable data centers, adding renewable energy to the region's local grid and achieving net-zero carbon emissions. Meta has acquired an additional 508 acres at the park, leaving potential for further investment.



Panasonic

PANASONIC \$4 BILLION
CAPITAL INVESTMENT,
4,000 JOBS



META CAMPUS -
\$800M HYPERSCALE
DATA CENTER



2023 NFL DRAFT HOST



2026 WORLD CUP
HOST CITY



\$70M KC CURRENT
STADIUM 1ST WOMEN'S
SOCCER STADIUM



\$1.5B NEW KCI
AIRPORT TERMINAL



\$350M KC STREETCAR
EXPANSION

APPENDIX

LEE'S SUMMIT INFORMATION

[Development Services](#)

[Bond Transportation Improvements](#)

[Ignite! Comprehensive Plan](#)

[Lee's Summit Chamber of Commerce](#)

[Lee's Summit EDC](#)

UTILITIES



Sewer

City of Lee's Summit



Water

City of Lee's Summit



Gas

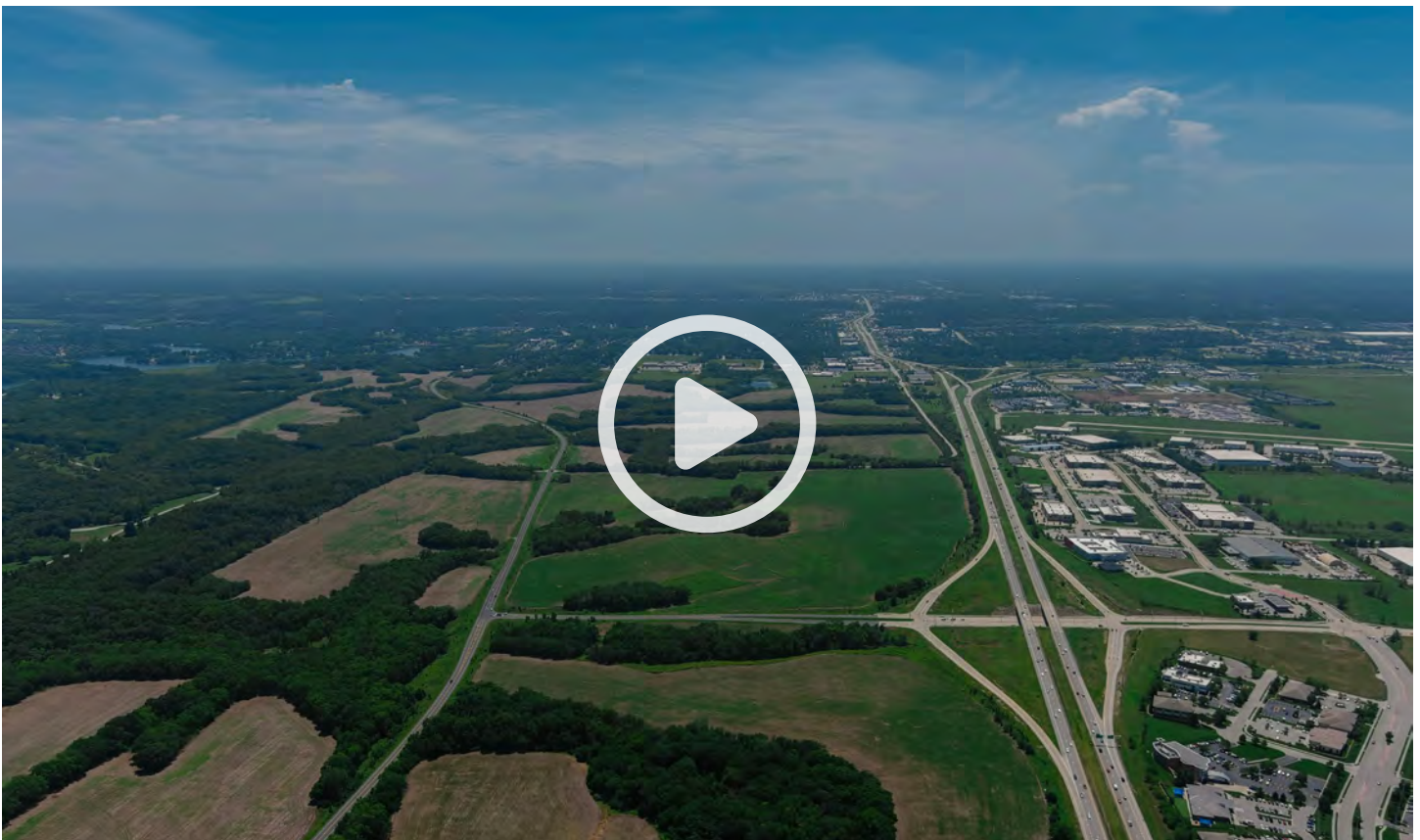
Spire



Electric

Evergny

DRONE FOOTAGE



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FOR MORE INFORMATION

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