



65± ACRES OF VACANT LAND FOR SALE

I-70 & 94th Street

533 N 94TH STREET, KANSAS CITY, KANSAS

BOB GALAMBA SIOR, CCIM
bob.galamba@colliers.com
DIR +1 816 556 1152

TOM KENNEDY
tom.kennedy@colliers.com
DIR +1 816 556 1118

Accelerating success.





VACANT LAND

533 N 94th Street, Kansas City, Kansas

PRICE: \$1,985,000 (\$0.70 / SF)

HIGHLIGHTS

The property at **533 N 94th Street** is located close to the I-435 and I-70 Interchange. This intersection, known as Village West, is a super regional destination with anchors including the 82,000-seat Kansas Speedway, Hollywood Casino and Legends Outlets, with 1,200,000 square feet of destination shopping.

Village West and the Legends Outlets boast shopping and entertainment venues such as Nebraska Furniture Mart, Cabela's, a 14-screen movie theater, and Great Wolf Lodge. Additional attractions include the 6,300-seat CommunityAmerica Ballpark and 18,500-seat Children's Mercy Park soccer stadium.

Development continues with JCPenney, Kohl's, Walmart Supercenter and Target. The Cerner Corporation has constructed a 660,000-square-foot office complex for up to 4,000 healthcare employees.

The **533 N 94th Street** property is southeast of Schlitterbahn Waterpark. On the east side of I-435, Schlitterbahn is situated on 370 acres with over \$64 million in development.

Development in this vicinity has been very active. Dairy Farmers of America (DFA) is currently constructing their 100,000-square-foot global headquarters, with an anticipated completion date at the end of 2016. DFA is the metro's largest private company and employs 325 people. Further development in the area includes a 170-acre soccer village. This project will be anchored by a 100,000-square-foot U.S. Soccer National Training Center, along with at least eight 'futsal' tournament fields.

In addition, the Legends Auto Plaza is beginning to take shape on the 60-acre site located at the southeast corner of I-435 and Parallel Parkway. The Auto Plaza falls under a newly created STAR bond district through the Unified Government of Wyandotte County. Fenton Nissan, Victory Ford and Victory Chrysler/Dodge/Jeep/RAM will open up new dealerships in 2016. Legends Auto Plaza has the potential to

house seven dealerships on the site.

This powerful combination of employment, lifestyle shopping, entertainment and sports venues attracts over 12,000,000 tourists, fans and shoppers annually to the immediate area.

533 N 94th Street tract offers an opportunity to attract a unique mix of housing options, with easy accessibility to the I-435 interchange.

PROPERTY USE

➤ Vision: Single-family and cluster housing subdivision

UTILITIES

➤ Sanitary Sewer - Contact Kansas City, Kansas Unified Government: 913-573-1371

➤ Storm Sewer - Contact Kansas City, Kansas Unified Government: 913-573-1371

➤ Water - Contact BPU: 913-573-9859

➤ Gas - Contact Atmos Energy: 888-286-6700

➤ Electricity - Contact BPU: 913-573-9190

533 N 94th Street > Demographics Report

	3-Mile Radius	5-Mile Radius	7-Mile Radius
Total Population	26,409	56,195	133,544
Population Change 2015-2020	10.5%	13.1%	12.2%
Total Daytime Population	30,923	64,956	128,789
Median Income	\$46,985	\$49,512	\$54,337
Average Income	\$57,916	\$61,952	\$70,807
Median Home Value	\$114,968.60	\$119,120.20	\$137,731.30
Average Home Value	\$137,082.10	\$152,918.90	\$177,040.00



Map Key > Area Grocers

①	Price Chopper	2
②	Walmart	2
③	Target	1
④	Hen House	1
⑤	Sam's Club	1

Map Key > New Multifamily Developments

A	Heights at Delaware Ridge	228 units
B	Village West Luxury Apts.	306 units
C	Raintree Apts. (planned)	592 units
D	Village West Phase II	310 units
E	Westgate (planned)	250 units

Area Attractions

Legends Outlets	\$235,640,000+ annual sales
Schlitterbahn Waterpark	\$75 million Phase II
Kansas Speedway	82,000 seats
Nebraska Furniture Mart	\$400,000,000+ annual sales
Cabela's	4,000,000+ annual visitors
Children's Mercy Park	450,000+ annual visitors
CommunityAmerica Ballpark	269,596+ annual visitors
Hollywood Casino	\$131,900,000 est. annual revenue

Wyandotte County Major Employers

	Employees
University of Kansas Hospital	7,000
University of Kansas Medical Center	4,000
Cerner Corporation	4,000
General Motors Fairfax Assembly	3,998
Kansas City Kansas Public Schools	3,400
BNSF Railway	2,500
FedEx Freight	2,200
Unified Government of Wyandotte County	2,100
Associated Wholesale Grocers	1,100
Nebraska Furniture Mart	1,000
Hollywood Casino	1,000
United Parcel Service of America	900
Deffenbaugh Industries	750
Kansas City Kansas Community College	750
Providence Medical Center	700
Dairy Farmers of America	350



CONTACT DETAILS

BOB GALAMBA SIOR, CCIM
bob.galamba@colliers.com
DIR+1 816 556 1152

TOM KENNEDY
tom.kennedy@colliers.com
DIR+1 816 556 1118

Colliers International | Kansas City
4520 Main Street, Suite 1000
Kansas City, MO 64111

DIR +1 816 531 5303

FAX +1 816 531 5409

www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.

Colliers
INTERNATIONAL