



FOR SALE > 295.22± ACRES

TIFFANY SQUARE PARCELS

LOCATED ALONG I-29, THE KANSAS CITY INTERNATIONAL AIRPORT CORRIDOR

KANSAS CITY, MISSOURI

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Accelerating success.



TIFFANY SQUARE PARCELS

295.22± ACRES *of* LAND

LOCATION SUMMARY

Tiffany Square Parcels is comprised of approximately 295.22 acres of land located in Platte County, Kansas City, Missouri. The bulk of the land is bordered by Interstate 29, Ambassador Drive and Tiffany Springs Parkway. The area is located in the Twin Creek KC TIF District, which provided funding for sanitary sewers, improvements and the realignment of Tiffany Springs Parkway and Ambassador Drive.

SITE DETAILS

Gross Total Acreage:

295.22± (divisible); contact broker for information per site and pricing

Topography:

Generally flat to rolling

Current Zoning:

Agriculture

Setting:

Planned Mixed-Use – retail, office, multifamily, senior housing and entertainment; sites on east side of I-29 include Light Industrial zoning

TRAFFIC COUNTS

I-29 at Tiffany Springs Parkway:

56,917 cars per day

Highway 152 at Ambassador Drive:

45,955 cars per day

PROPERTY USE

Accessibility:

- › The parcels are in a convenient location, situated along I-29 at Ambassador Drive and Tiffany Springs Parkway
- › Close proximity to Kansas City International Airport, an easy commute to downtown
- › I-29 frontage
- › I-435 is approximately three miles north
- › Kansas City International Airport is approximately four miles north

UTILITIES

Electric:

Kansas City Power and Light

Gas:

Missouri Gas Energy

Telecommunications:

Local service providers

Sewer:

City of Kansas City, Missouri

Water:

City of Kansas City, Missouri

DEVELOPMENT LAND

Tiffany Square Parcels

KANSAS CITY NORTH MARKET OVERVIEW

Since the 2000 census, Clay and Platte Counties experienced an increase in population of more than 26.5%. This growth has resulted in a current population of approximately 325,200, with projections of a 2019 population of more than 346,000. The median household income in the submarket is reported at \$66,608. A draw to the “Northland” is the small town atmosphere with the amenities of a large city. Approximately 70% of the household units are owner-occupied.

With the recent completion of the \$45,000,000 Twin Creek Watershed sewer project, Clay and Platte Counties are expected to attract 20,000 new homes and more than 70,000 residents in the next 20 years.

CLASS A APARTMENT COMMUNITIES

RIVERSTONE: 8940 N SHANNON AVENUE

Year Built	2009
Number of Units	324
Average Unit Size	928 SF
Average Rent / SF	\$1.15

MANOR HOMES OF FOX CREST: 3151 NW 90TH STREET

Year Built	2002
Number of Units	272
Average Unit Size	1,121 SF
Average Rent / SF	\$1.02

VINTAGE AT ZONA ROSA: 8811 N CONGRESS AVENUE

Year Built	1999
Number of Units	308
Average Unit Size	950 SF
Average Rent / SF	\$0.94

RETREAT AT TIFFANY WOODS: 9519 N AMBASSADOR DRIVE

Year Built	2016
Number of Units	350
Average Unit Size	1,007 SF
Average Rent / SF	\$1.10

DEMOGRAPHICS

2015 Demographics Report

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population	3,395	32,510	87,556
Population Change 2010 to 2020	20.7%	13.5%	13.7%
Household Change 2015 to 2020	12.8%	6.0%	5.8%
Owner-Occupied Housing Units	43.8%	60.0%	64.6%
Renter-Occupied Housing Units	56.2%	40.0%	35.4%
Estimated Median Age	33.1	36.6	36.4
Per Capita Income	\$35,265	\$34,441	\$33,158
Median Income	\$60,908	\$61,550	\$63,934

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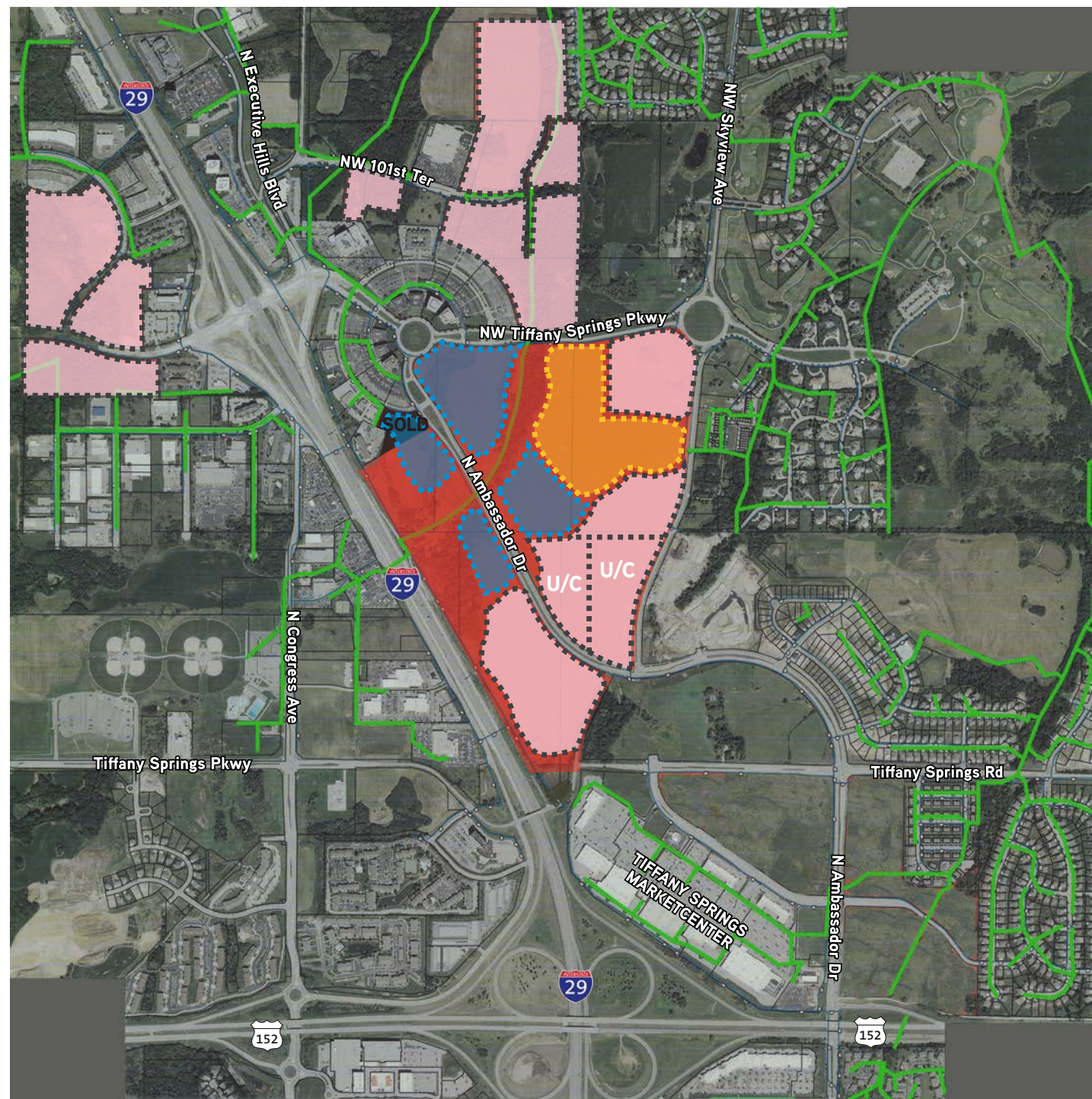
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TIFFANY SQUARE PARCELS

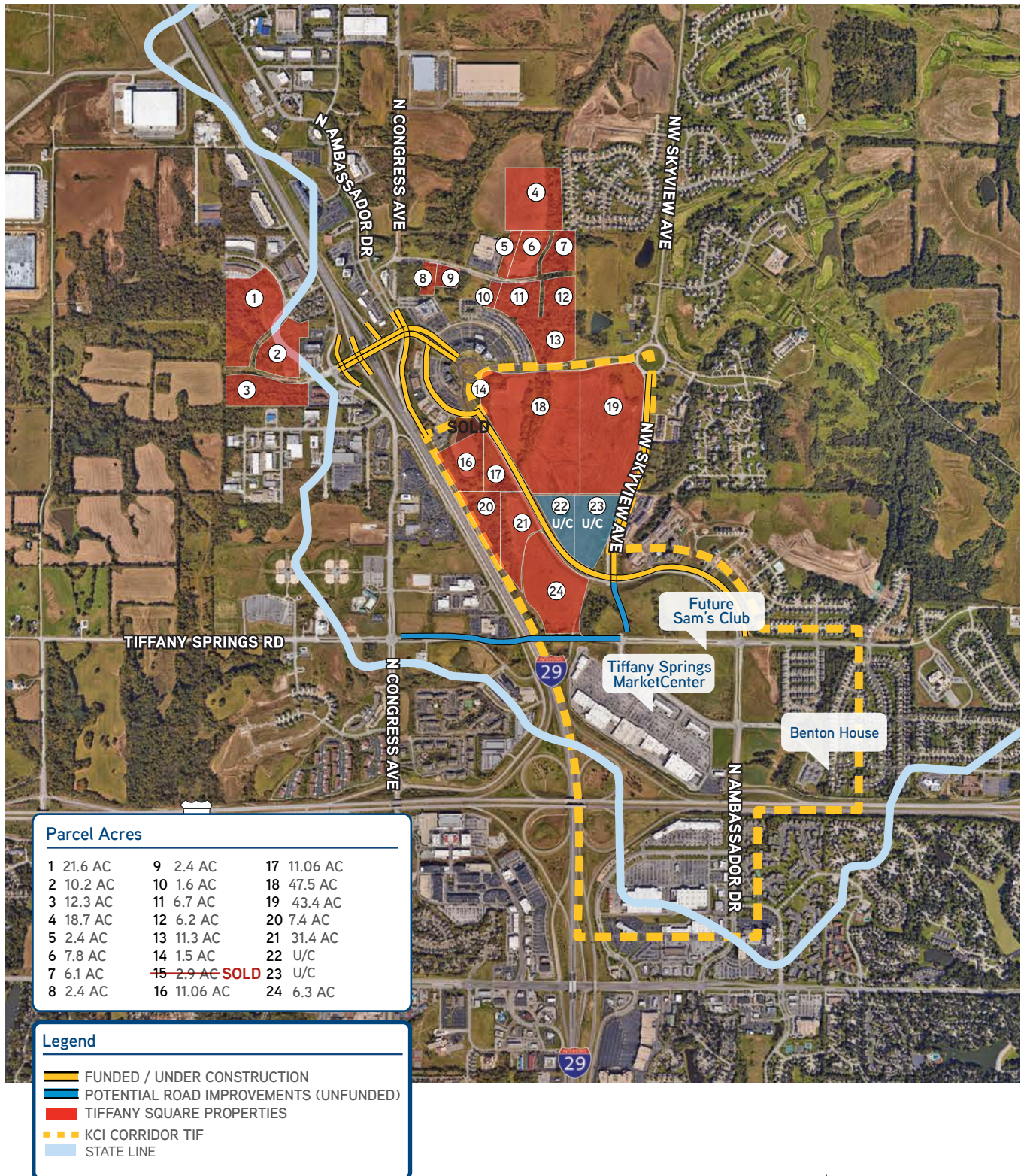
295.22± ACRES of LAND

DEVELOPMENT VISION



- POTENTIAL COMMERCIAL
- POTENTIAL MULTIFAMILY RESIDENTIAL
- POTENTIAL OFFICE / COMMERCIAL
- SANITARY SEWER LINES
- WATERMAIN LINES
- EXISTING DETENTION PARCELS
- SOLD

ACREAGE BREAKDOWN



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I-29 RETAIL AND OFFICE CORRIDOR



RETAIL DEVELOPMENT GROWTH

The Northland currently has three large retail developments underway. Liberty Commons, located at the southeast corner of I-35 and Highway 152, is currently undergoing an \$80 million redevelopment of their 335,000 SF shopping center. The center, which is being redeveloped by Legacy Development, plans to open in the fall of 2016, with Academy Sports as the anchor tenant occupying nearly 63,000 SF. Additional tenants will include Spin Neapolitan Pizza, Natural Grocers, Off Broadway Shoes, Gordmans, Kirkland's and Louie's Wine Dive. The development will also include a Residence Inn by Marriott. Edgewood Farms recently broke ground on their new 52-acre development. The initial plans call for up to 225,000 SF of retail, and the development will also include a 275-unit apartment component. Metro North Crossings recently won the approval of the Kansas City council on the redevelopment of the former mall into a mixed-use center that includes retail, apartments and a hotel. The redevelopment will cost nearly \$186 million, with \$71 million coming through tax incentives. The 90-acre redevelopment will transform the enclosed mall into an open-air concept.

INDUSTRIAL GROWTH

The economy of the Kansas City metropolitan area is heavily influenced by the manufacturing sector. The automotive industry is the main force in this sector, with Ford Motor Company's Claycomo Assembly Plant employing 6,000 people and General Motors' plant in Fairfax employing 4,000 workers. Ford manufactures the F-150 and the new Ford Transit Van line, while General Motors builds the Chevrolet Malibu and Buick LaCrosse at the Fairfax Assembly plant. Both plants have recently made announcements to expand their workforce and operations within the region. In addition to local growth, several national and international suppliers have recently entered the market to keep up with the demand from the automotive plants. Since 2013, 10 Tier-1 suppliers have entered the Kansas City market. In addition to Ford and GM, seven more manufacturers in the metro employ around 1,000 employees or more. The list of items produced in Kansas City includes Harley-Davidson motorcycles, components for nuclear weapons, and navigation products.

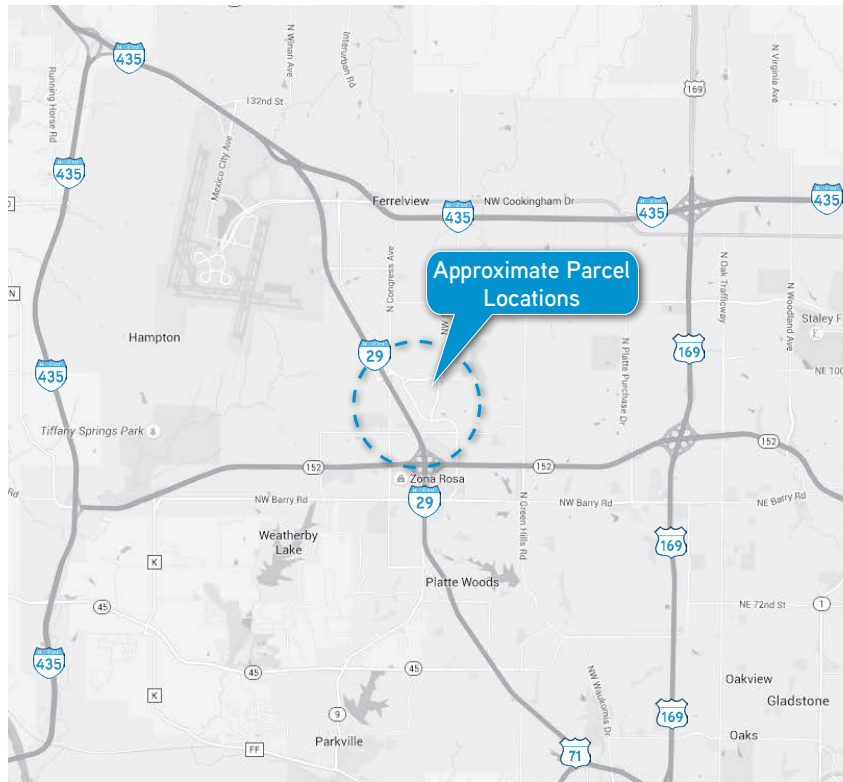
Tiffany Square > Major Employers		
Company	Type of Operation	Employees
Ford Motor Company	Auto/truck manufacturer	6,000
Cerner Corporation	Healthcare information systems (Hdq.)	4,800
North Kansas City Hospital	Healthcare	3,200
North Kansas City School District	Public school district	2,964
Ameristar Casino	Gaming and hospitality	2,316
Saint Luke's Northland Hospital	Healthcare	871
Harley-Davidson Motor Company	Manufacturing	800
Kansas City Aviation Department	Aviation	750
CitiCards	Call center	700
Johnson Controls, Inc.	Automotive seat manufacturing	600
Tyco Integrated Security	Security customer service center	585
Aetna Rx Home Delivery	Mail order pharmacy	420
Park University	Education	377
Challenge Manufacturing	Manufacturing	375
Farmland Foods	Meat products manufacturing (Hdq.)	365
Travelport	Travel service center	359
Martinrea	Manufacturing/auto supplier	325
HMS host / LJA Joint Venture	Travel service center	275
Yanfeng USA	Manufacturing	263
Southwest Airlines	Aviation	245
Faurecia Automotive Seating	Manufacturing	235
Federal Express	Overnight courier	207
TriWest Healthcare Alliance	Call center	200

TIFFANY SQUARE PARCELS

An 295.22± acre tract located along I-29, the Kansas City International Airport corridor.

Please contact Bob Galamba SIOR, CCIM or Dan Bourk with any questions regarding this property.

LOCATION:



CONTACT DETAILS

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