

**UP TO 6.09 ± AC AVAILABLE**



**LANE4**



**KC Current**

**Training Facility + Fields**

**Phase II**

**Youth Soccer Complex Development**

Completed

**NAP**

**Future Development  
Retail + Office**

**Phase III**

**Youth Soccer Complex Expansion**

Expected delivery: Q4 2024

**I-635**

# RIVERSIDE PAD SITES

FOR SALE, LEASE, GROUND LEASE, OR BTS

RIVERSIDE, MO | I-635 & HORIZONS PKWY

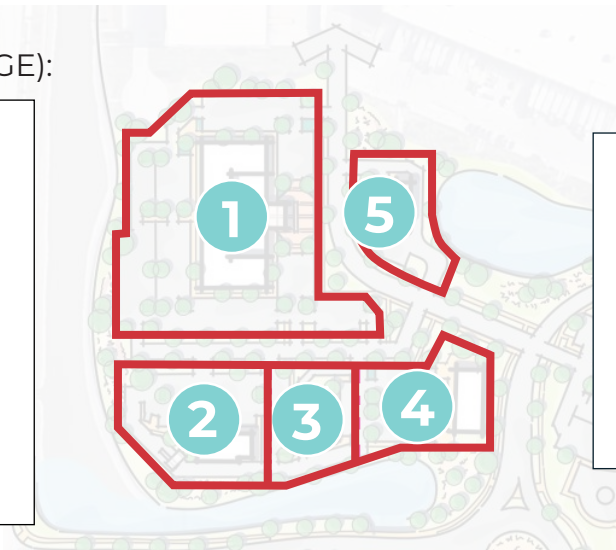


# PROPERTY HIGHLIGHTS

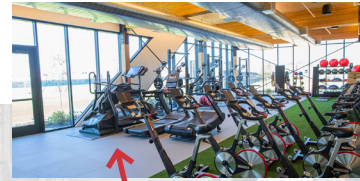
- + Up to 6.09 AC available for sale, lease, ground lease, or build to suit
- + Development to be anchored by the New KC Current Training Facility and Youth Soccer Complex
  - Existing – KC Current Training Facility, Indoor Training Facility, and three outdoor fields
  - Phase 2 (Completed) – Youth Soccer Complex with 4 outdoor fields
  - Phase 3 (Planned) – Delivery of 5 outdoor soccer fields and one indoor soccer field anticipated for Q4 2024
- + Live Nation is developing an 18,000 capacity amphitheater on the west side of Horizon Pkwy
- + Direct access to I-635 with 55,000 CPD
- + Likely 2026 World Cup base camp site for a competing country’s national team

**PARCEL DATA** (SUBJECT TO CHANGE):

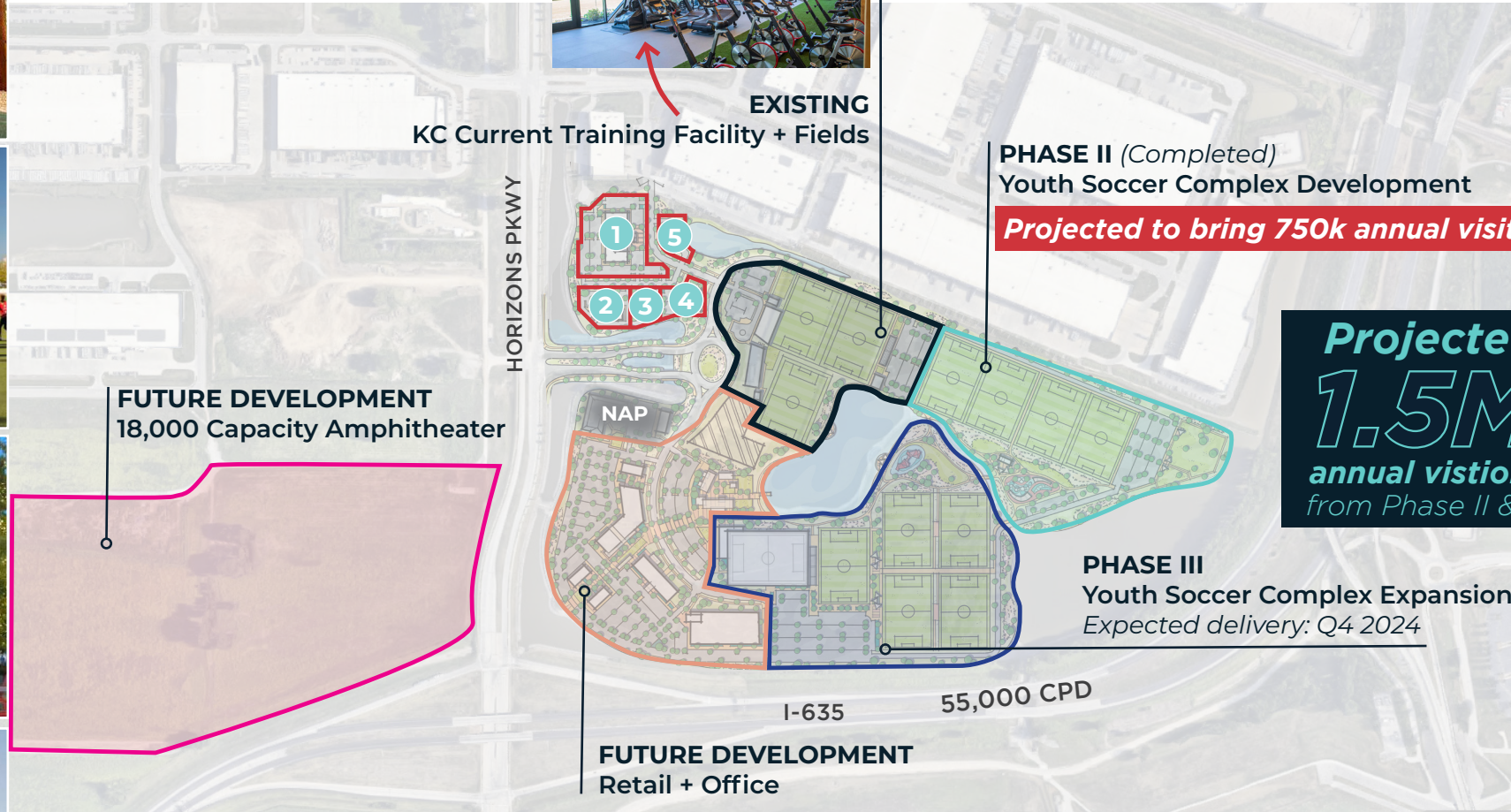
- 1 +/-3.03 AC (+/- 132,200 SF)
- 2 +/-1.08 AC (+/- 47,175 SF)
- 3 +/-0.60AC (+/- 26,500 SF )
- 4 +/-0.80 AC (+/- 34,800 SF)
- 5 +/-0.58 AC (+/- 25,500 SF)



DEMOGRAPHICS	1 MI	3 MI	5 MI
Daytime Population	5,585	40,635	162,872
# of Employees	2,950	19,632	90,073
# of Businesses	111	1,117	5,933
Avg HH Income	\$125,736	\$81,726	\$78,746



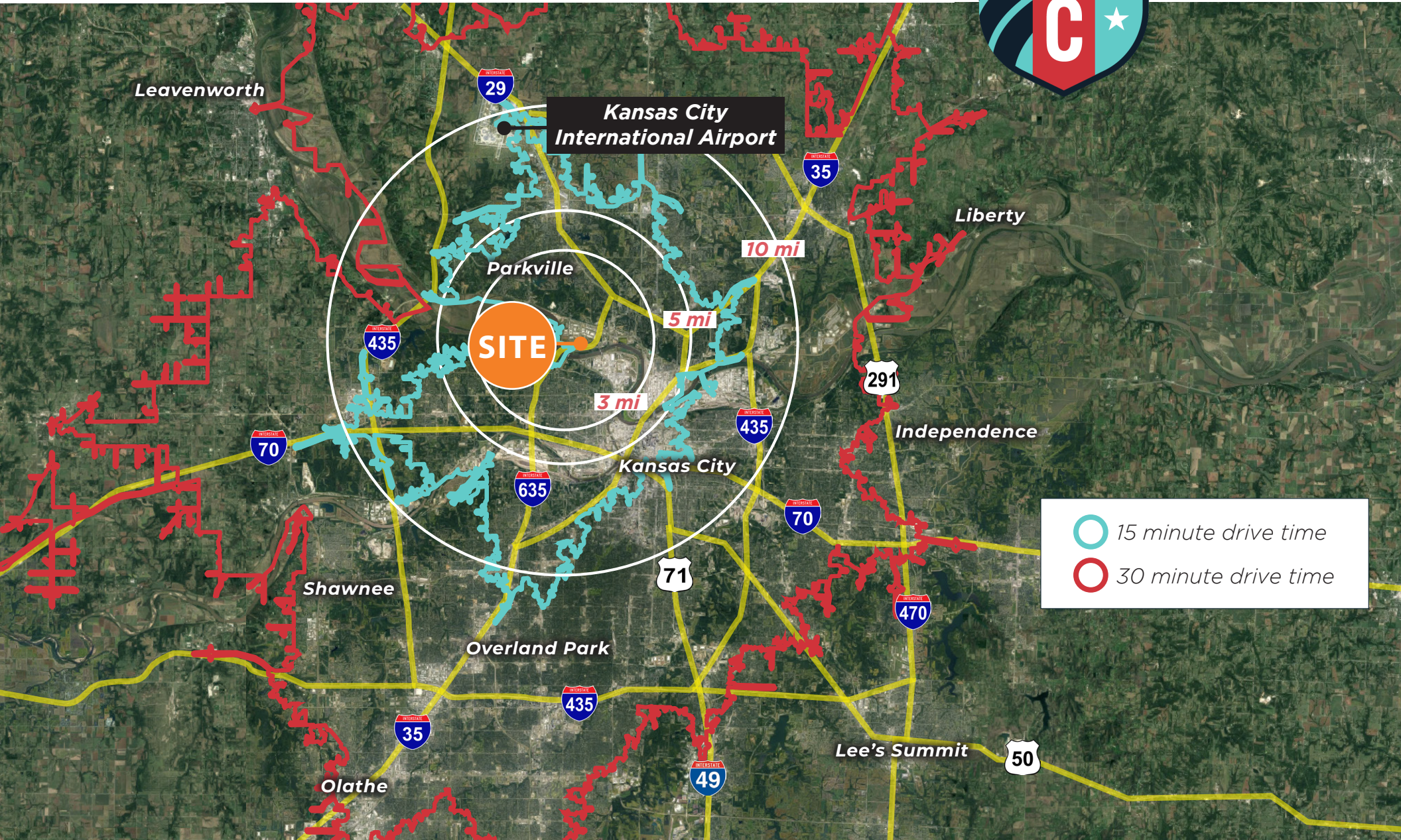
EXISTING  
KC Current Training Facility + Fields



**Projected**  
**1.5M**  
**annual visitors**  
from Phase II & III

**Youth Soccer Complex is a Key Demand Driver**

Weekday events, 20+ multi-day tournaments per year, 10+ hours of programming every day





### **Please Note:**

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The seller/lessor and broker have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property and improvements, the presence or absence of contaminating substance, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenant, or tenant's plans or intentions to continue its occupancy of the subject property.

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Any projections, opinions, assumptions, or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property.

Potential Buyer/Lessee and Buyer's/Lessee's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.