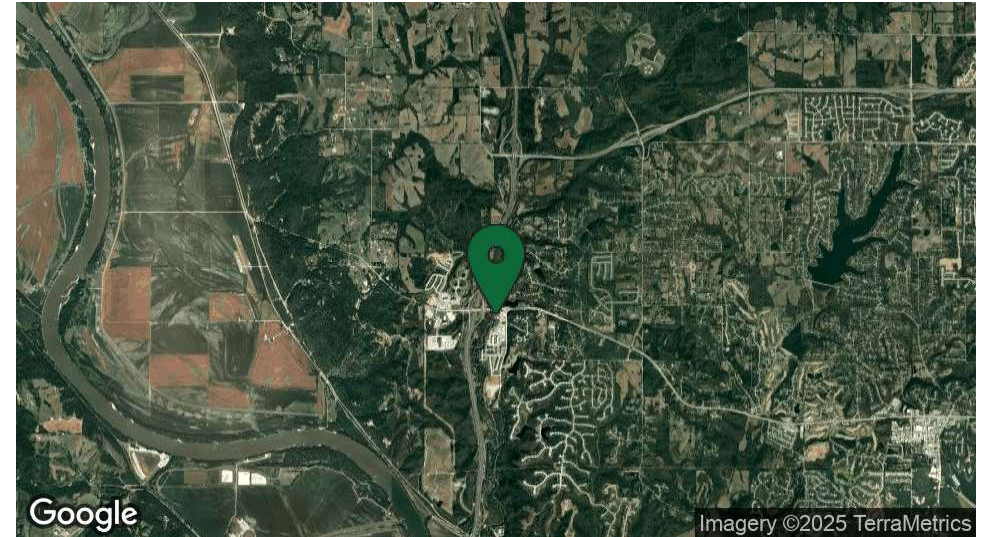


CREEKSIDE MIXED-USE DEVELOPMENT PAD SITES

INTERSTATE 435 & 45 HIGHWAY, PARKVILLE, MO 64152

PAD SITES
FOR SALE



PROPERTY DESCRIPTION

Pad sites are now available in the highly sought-after Creekside mixed-use development, strategically located along Highway 45 in Parkville, MO. This prime development offers the perfect setting for various business opportunities, including retail shops, grocery stores, medical offices, restaurants, and hotels.

Creekside is part of Parkville's established, rapidly growing Northland area and is positioned to support residential and commercial expansion. The development is ideally situated at the intersection of I-435 and Highway 45 to serve the area's increasing demand for services, housing, and community-focused amenities. The development is further enhanced by its proximity to the Park Hill School District, with an elementary school slated for completion in August 2025. This makes it an ideal location for businesses seeking to engage with the local family-oriented demographic.

Just 12 minutes from Kansas City International Airport, Creekside offers exceptional connectivity, making it a key destination for residents and visitors. As Parkville continues to grow sustainably with a mix of residential, commercial, and industrial spaces, the Creekside development is poised to become a cornerstone of the community.

PROPERTY HIGHLIGHTS

- Prime location in Parkville, MO, at the intersection of I-435 and Highway 45.
- Perfect for retail shops, grocery store, medical offices, restaurants, and hotel development.
- Situated in Parkville's rapidly growing Northland area, with nearly 300 acres of mixed-use development.
- 12 minutes from Kansas City International Airport, providing easy access for locals and visitors.
- A new elementary school opening in August 2025 within the Park Hill School District with an expected enrollment of 420 students.
- A mix of residential, commercial, and industrial developments to support the area's expansion.
- 1+ million visitors a year at Creekside Baseball Park

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CREEKSIDE MIXED-USE DEVELOPMENT PAD SITES

INTERSTATE 435 & 45 HIGHWAY, PARKVILLE, MO 64152

LOCATION MAP



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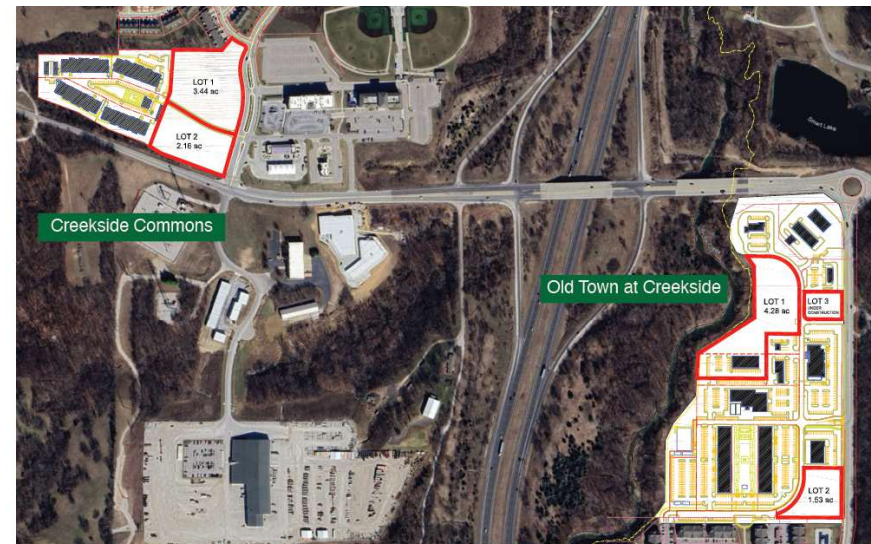
CREEKSIDE MIXED-USE DEVELOPMENT PAD SITES

INTERSTATE 435 & 45 HIGHWAY, PARKVILLE, MO 64152

PROPERTY INFORMATION

LOCATION INFORMATION

Building Name	Creekside Mixed-Use Development - Pad Sites
Street Address	Interstate 435 & 45 Highway
City, State, Zip	Parkville, MO 64152
County	Platte
Property Type	Land
Property Sub-Type	Grocery Store, Retail Shops, Medical Office, Restaurants, Hotel
Total Lot Size	11.41 AC (+/-)
Number of Lots	4



PROPERTY INFORMATION

LOT #	TOTAL ACRES	BEST USE
Lot 1 - Creekside Commons	3.44 AC (+/-)	Hotel
Lot 2 - Creekside Commons	2.16 AC (+/-)	Restaurant / Retail
Lot 1 - Old Town	4.28 AC (+/-)	Grocery Store / Retail
Lot 2 - Old Town	1.53 AC (+/-)	Office / Medical Office

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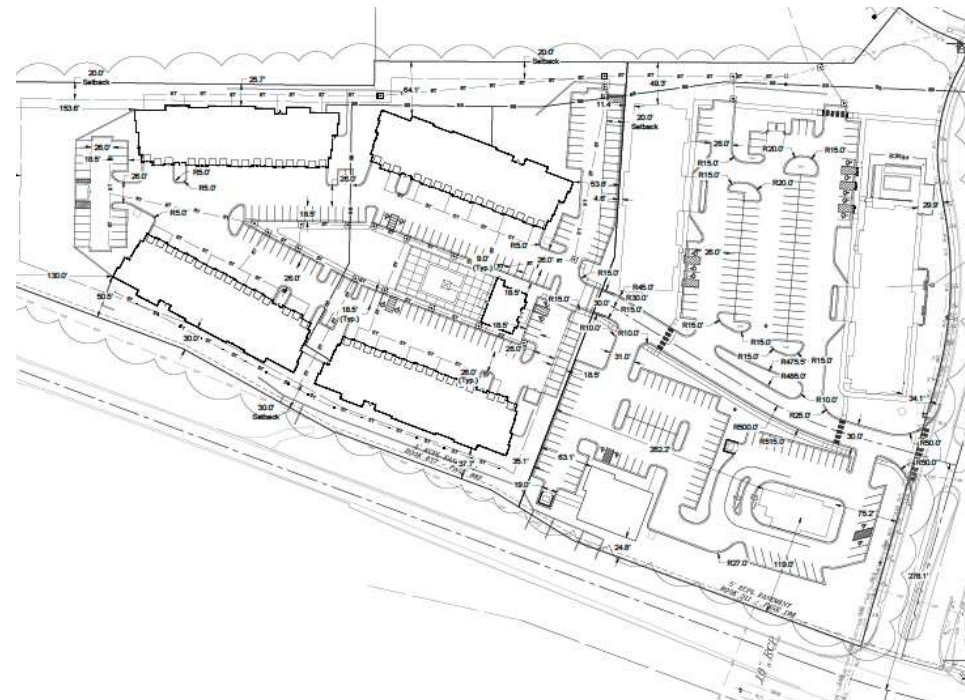
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CREEKSID MIXED-USE DEVELOPMENT PAD SITES

INTERSTATE 435 & 45 HIGHWAY, PARKVILLE, MO 64152

CREEKSID
COMMONS



CREEKSID COMMONS

LOT #	TOTAL ACRES	BEST USE
Lot 1	3.44 AC (+/-)	Hotel
Lot 2	2.16 AC (+/-)	Restaurant / Retail

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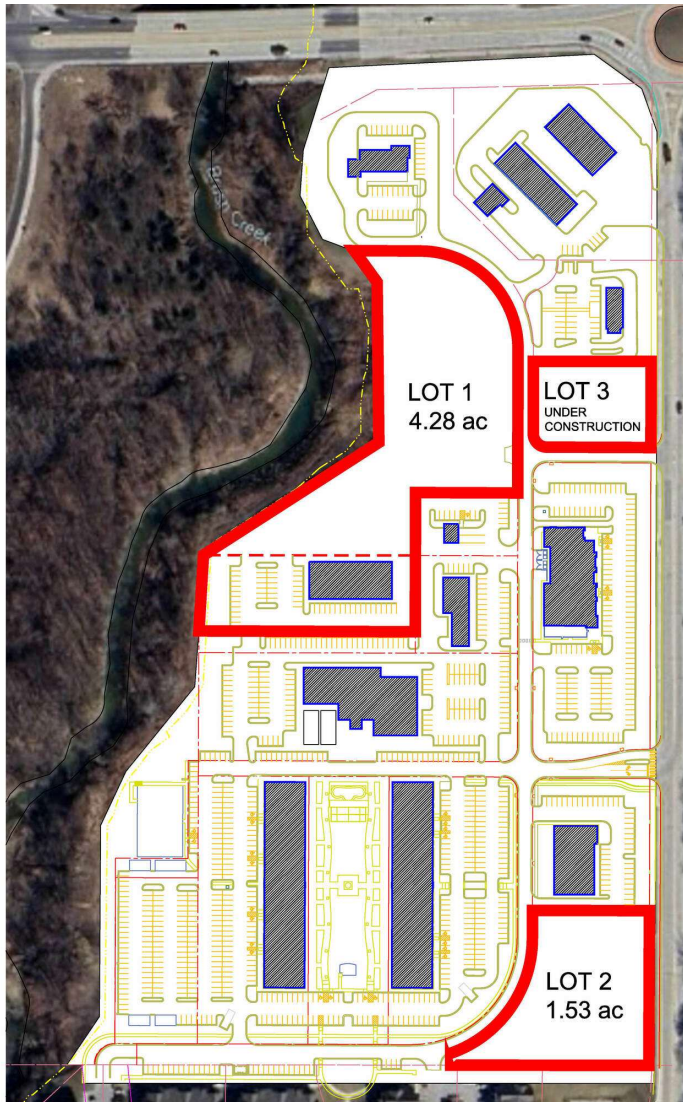
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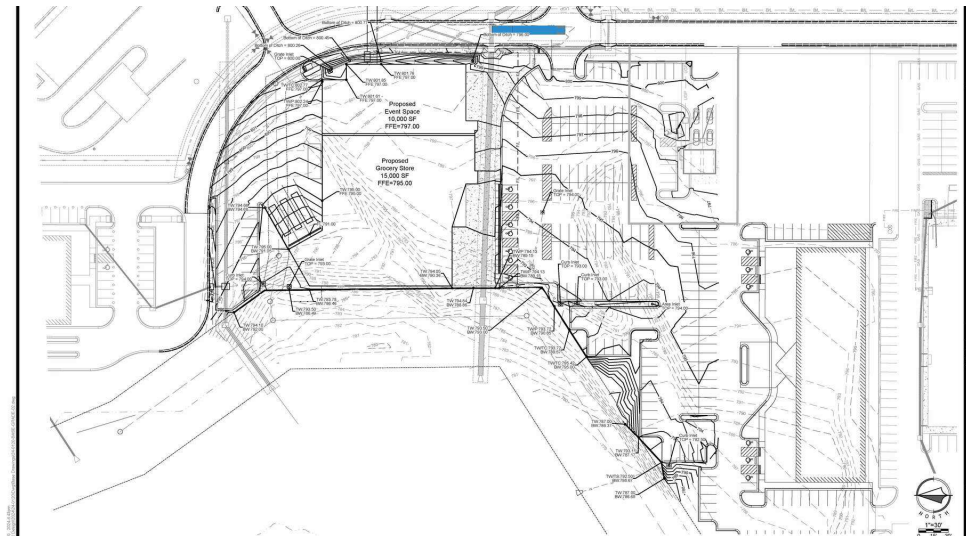
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**OLD TOWN AT
CREEKSIDE**



LOT #	ACRES	BEST USE
Lot 1	4.28 AC (+/-)	Grocery Store / Retail
Lot 2	1.53 AC (+/-)	Office / Medical Office
Lot 3	Under Construction	Retail Strip Center



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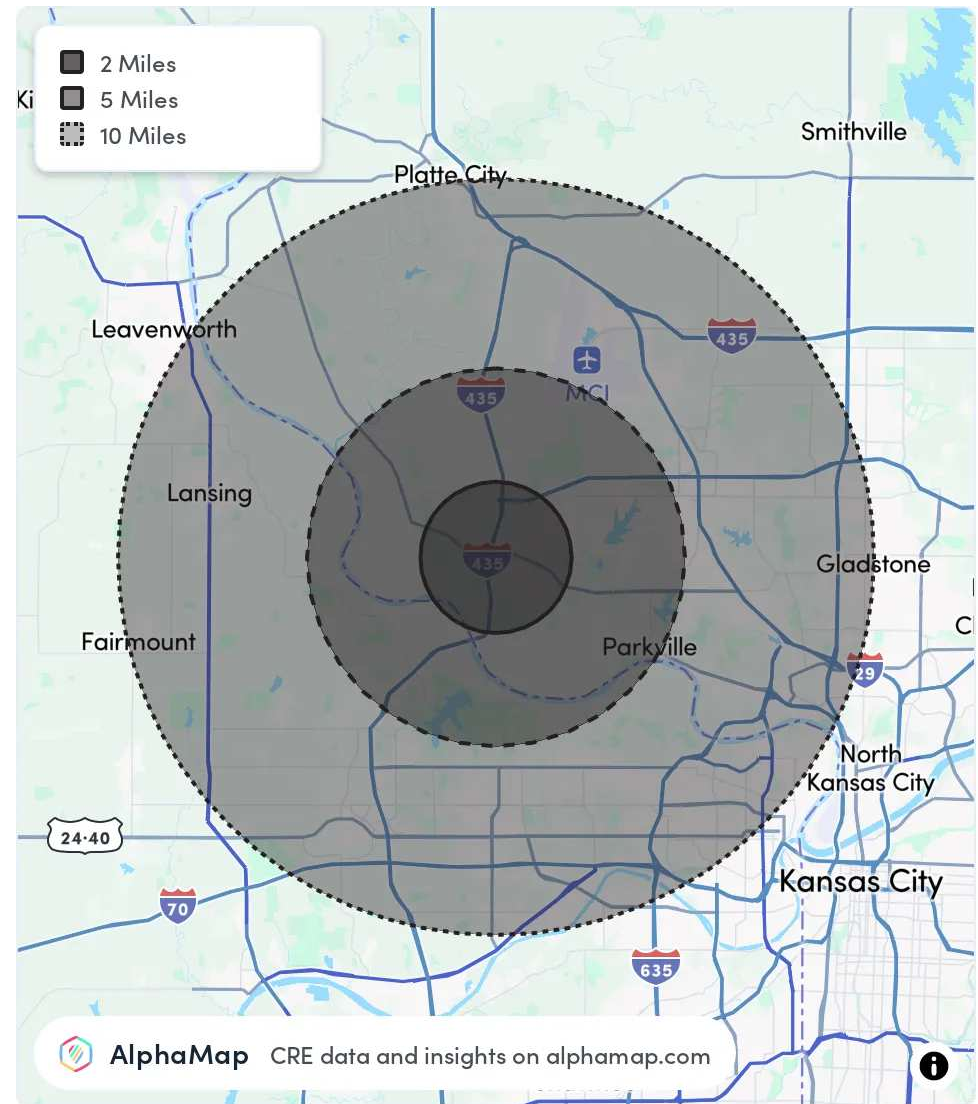
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AREA ANALYTICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	5,990	28,719	253,200
Average Age	38	39	39
Average Age (Male)	38	39	38
Average Age (Female)	38	40	40

Map and demographics data derived from AlphaMap

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,963	10,581-	98,495
Persons per HH	3.1	2.7	2.6
Average HH Income	\$182,831	\$144,109	\$101,857
Average House Value	\$505,958	\$462,478	\$303,190



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