

**CHRISTIE DEVELOPMENT
ASSOCIATES, LLC**



REAL ESTATE DEVELOPMENT
INVESTMENTS / BROKERAGE

Arborwalk Development

NWC Hwy 150 and SW Ward Rd – Lee's Summit, MO

- Mixed-use opportunity including Multi-Family, Senior Living, Retail, Medical and Office
- Median HH Income- \$150,000+
- 32,000+ VPD in a rapidly developing area

For Information:

Garrett Fugate

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**Christie Development
Associates, LLC**

Real Estate Development
Investments/Brokerage

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"This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies."

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FOR MORE INFORMATION

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Arborwalk Master Plan

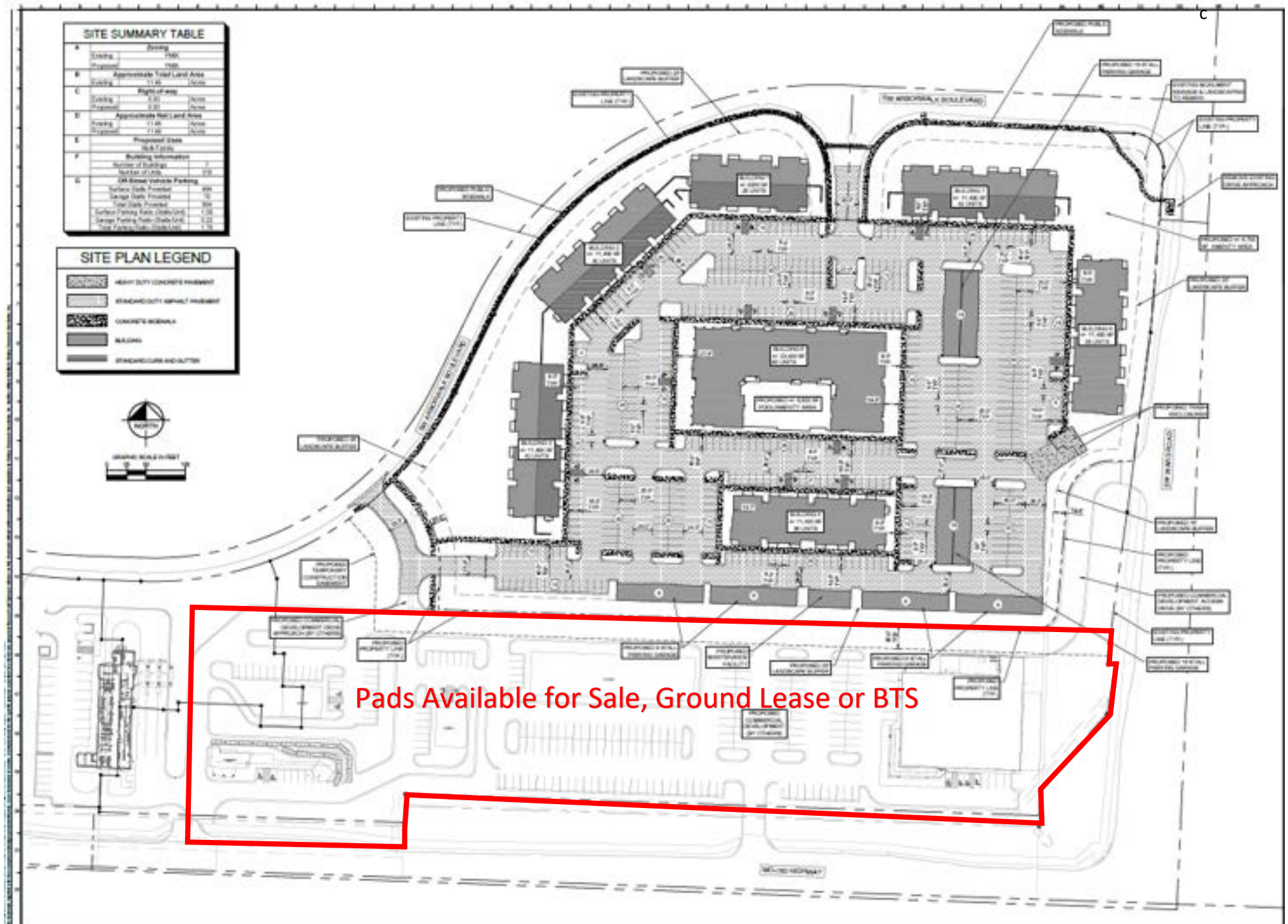
NWC 150 Hwy and SW Ward Rd – Lee's Summit, MO



Nearby Residential Development



Site Plan – Arborwalk East



Demographics

	1 mi radius	3 mi radius	5 mi radius
Lee's Summit, MO 64082			
Population			
2023 Estimated Population	9,709	29,137	72,035
2028 Projected Population	12,058	33,768	78,767
2020 Census Population	8,394	27,070	70,386
2010 Census Population	7,111	22,699	62,053
Projected Annual Growth 2023 to 2028	4.8%	3.2%	1.9%
Historical Annual Growth 2010 to 2023	2.8%	2.2%	1.2%
2023 Median Age	36.8	38.3	39.5
Households			
2023 Estimated Households	3,654	10,810	28,447
2028 Projected Households	4,481	12,337	30,520
2020 Census Households	3,061	9,543	26,633
2010 Census Households	2,507	7,906	23,454
Projected Annual Growth 2023 to 2028	4.5%	2.8%	1.5%
Historical Annual Growth 2010 to 2023	3.5%	2.8%	1.6%
Race and Ethnicity			
2023 Estimated White	78.2%	82.2%	82.2%
2023 Estimated Black or African American	13.0%	10.0%	9.7%
2023 Estimated Asian or Pacific Islander	2.8%	2.0%	1.9%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	5.8%	5.6%	6.0%
2023 Estimated Hispanic	5.2%	4.8%	5.0%
Income			
2023 Estimated Average Household Income	\$154,266	\$150,517	\$132,536
2023 Estimated Median Household Income	\$132,085	\$127,064	\$108,426
2023 Estimated Per Capita Income	\$58,066	\$55,857	\$52,364
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.0%	0.8%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	1.9%	1.9%	2.0%
2023 Estimated High School Graduate	19.5%	19.2%	20.9%
2023 Estimated Some College	17.9%	19.5%	21.8%
2023 Estimated Associates Degree Only	8.3%	8.8%	9.4%
2023 Estimated Bachelors Degree Only	33.1%	31.2%	27.6%
2023 Estimated Graduate Degree	18.3%	18.5%	16.8%
Business			
2023 Estimated Total Businesses	258	686	2,536
2023 Estimated Total Employees	1,284	4,033	18,679
2023 Estimated Employee Population per Business	5.0	5.9	7.4
2023 Estimated Residential Population per Business	37.6	42.5	28.4

Site Plan – Arborwalk West

