



EXCLUSIVELY FOR SALE:

31 acres of prime land
\$5.50 PSF —SALE PRICE

924 N. 98th Street,
Kansas City, Kansas 66111

**Call Pat Dunn at
(816) 914-0071**

to schedule a showing or learn
more about location

- ◆ Large, rare acreage close to Tanger KC at Legends (over 100 designer outlet stores, massive entertainment venues, sports stadiums and dining).
- ◆ Provides flexibility for redevelopment, or long-term investment (subject to zoning and approvals).
- Strong Growth Area, including attractions & hospitality projects such as Atlas 9, K1 Speed, Margaritaville Hotel, Shateau Avalon Hotel, etc.
- Google Fiber.
- Perfect for residential developers, mixed-use developers, commercial investors, long-term land investors.
- ◆ The Property includes no buildings. Utilities at or around the site. Little Turkey Creek flows from N. to S.
- ◆ Excellent access to employment, shopping, and attractions
- ◆ Available immediately.



Patrick Dunn

Vice President

Pat@HighlandsKC.com

7260 West 162nd Terrace

Overland Park, KS 66085

Office: 913-372-7270



**HIGHLANDS
REAL ESTATE**

EXCLUSIVELY FOR SALE:

31 acres of prime land
\$5.50 PSF —SALE PRICE

924 N. 98th Street,
Kansas City, Kansas 66111



Long-Term property appreciation potential due to ongoing TOURISM PROJECTS, such as:

- ♦ **Kansas City Chiefs New Stadium (2031)** – A new \$3B state of the art Domed Stadium with a seating capacity of at least 65,000 seats.
- ♦ **Mattel Adventure Park / Destination KCK** – A ~180 acre mixed-use theme park
- ♦ **American Royal Complex** – A new 127-acre agricultural/events campus (with multiple arenas, livestock facilities, education center)
- ♦ **Margaritaville Hotel Kansas City** – Part of the Homefield Development, this 228 room \$150M project
- ♦ **Homefield Development** – A large-scale (~\$800 million) mixed-use/youth sports project
- ♦ **Kansas' first Buc-ee's** (a massive 74,000 sq ft travel center with 120+ fueling stations)



NEW RESIDENTIAL DEVELOPMENTS:

Legends 267 Apartments – A new luxury mid-rise (267 units, 1- & 2-bedroom) completed around 2024 in the Village West mixed-use area. It features upscale amenities like a sky lounge, rooftop pool deck, and two-level fitness center. The property changed hands in 2025 (acquired by Hamilton Zanze/Mission Rock Residential) and won a 2025 Kansas City Business Journal Capstone Award for multifamily.

Legends Senior Villas – A 2024-built, 55+ age-restricted community (34 units) nearby on Haskell Ave, with controlled access, lounge, fitness center, and elevator.

Patrick Dunn

Vice President

Pat@HighlandsKC.com

7260 West 162nd Terrace

Overland Park, KS 66085

Office: 913-372-7270



**HIGHLANDS
REAL ESTATE**

EXCLUSIVELY FOR SALE:

31 acres of prime land
\$5.50 PSF —SALE PRICE

924 N. 98th Street,
Kansas City, Kansas 66111

PRIME LOCATION

- ◆ In close proximity to highly desirable Village West, adjacent to The Legends Outlets featuring leading brands, the AMC Legends IMAX 14-screen cinema, Hollywood Casino, the Great Wolf Lodge with an indoor waterpark, the Community America Ballpark, a retro-feel baseball stadium, Kansas Speedway, and Children's Mercy Park, etc.
- ◆ 23 miles to the KC airport.
- ◆ Minutes from I-435, I-70, Parallel Parkway and State Avenue. Easy connections throughout KC metropolitan area.



Patrick Dunn
Vice President
Pat@HighlandsKC.com

7260 West 162nd Terrace
Overland Park, KS 66085
Office: 913-372-7270



HIGHLANDS
REAL ESTATE



EXCLUSIVELY FOR SALE:

31 acres of prime land
\$5.50 PSF —SALE PRICE

924 N. 98th Street,
Kansas City, Kansas 66111

DETAILS:

APN/PARCEL ID 943001

LAND USE: COMMERCIAL

ZONING: KAG

THE PROPERTY SIZE: 31.19 acres of land, irregular in shape, and identified as Parcel 041120200100600001 by the Wyandotte County Assessor's Office. The Property consists of wooded and partially cleared land.

SCENIC SETTING: Expansive open land with mature trees offers privacy while remaining close to city conveniences.



SUMMARY:

- ⇒ Exceptional 31-acre opportunity in the heart of KC's rapidly expanding Village West corridor. Already 12 million people visit the world-class retail and mixed-use developments of Village West annually.
- ⇒ Unique land offering envisioned as a private estate, investment holding, future residential or mixed-use project.
- ⇒ Peaceful country living with extraordinary development potential.
- ⇒ Rare acreage, partially wooded, with outstanding interstate access, and proximity to major retails, entertainment, and hospitality destinations.

Call Pat Dunn at (816) 914-0071 for more information or to schedule a showing

Patrick Dunn

Vice President

Pat@HighlandsKC.com

7260 West 162nd Terrace

Overland Park, KS 66085

Office: 913-372-7270



**HIGHLANDS
REAL ESTATE**