

421 Nw Capital Dr

Lee's Summit, MO 64086

Industrial Investment Opportunity
Offering Memorandum



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Exclusively Listed By



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421 NW Capital Dr
Lee's Summit, MO 64086



Investment Highlights

Property Highlights

- **Immediate Owner-User or Investor Opportunity** – Delivered vacant, allowing an owner-user to occupy the property immediately or an investor to lease the asset at current market rental rates.
- **Premier Lee's Summit Industrial Location** – Located in one of the Kansas City MSA's strongest industrial submarkets with convenient access to I-470, US-50, and I-70, providing excellent regional connectivity and supporting long-term tenant and owner-user demand.
- **Functional Industrial Facility** – Well-designed industrial building capable of accommodating a wide range of warehouse, manufacturing, distribution, and service-related operations.

Location Highlights

- **Affluent & Growing Kansas City Submarket** – Located in Lee's Summit, a growing Kansas City suburb with approximately 107,500 residents, reflecting 4% population growth since 2020 and nearly 18% growth since 2010.
- **Strong Household Demographics** – Lee's Summit benefits from a median household income of approximately \$102,500 and a highly educated population, with nearly 49% of residents age 25+ holding a bachelor's degree or higher.
- **Established Retail & Commercial Corridor** – Positioned near major retail destinations including Summit Fair and Summit Woods Crossing, providing convenient access to a substantial concentration of shopping, dining, and service amenities.





350

US-170 ±24,175 VPD

Public Storage

 **Wedgewood Pointe**
±150 Units

 **Kansas City - Lee's Summit Regional Airport**
±4.1 Miles Away

INTERSTATE
470

 **St Luke's**
Saint Luke's East Hospital
±238 Beds | ±12,000 Employees

Subject Property

 **CENTURY CONCRETE**
Century Concrete
±30 Total Employees

 **Summit Technology Academy**

 **polytainers**
Polytainers Inc
±250 Total Employees

Walmart 
Supercenter

Interstate 470 ±71,679 VPD

Summit Woods
 **TARGET**
 **BEST BUY**
 **LOWE'S**
 **TJ-maxx**

 **WINLAND FOODS**
Winland Foods
±150 Total Employees

 **Lee's Summit North High School**
±1,940 Students

 **U.S. Citizenship and Immigration Services**
USCIS National Benefits Center
±1,5000 Total Employees

US-50 ±127,924 VPD

50

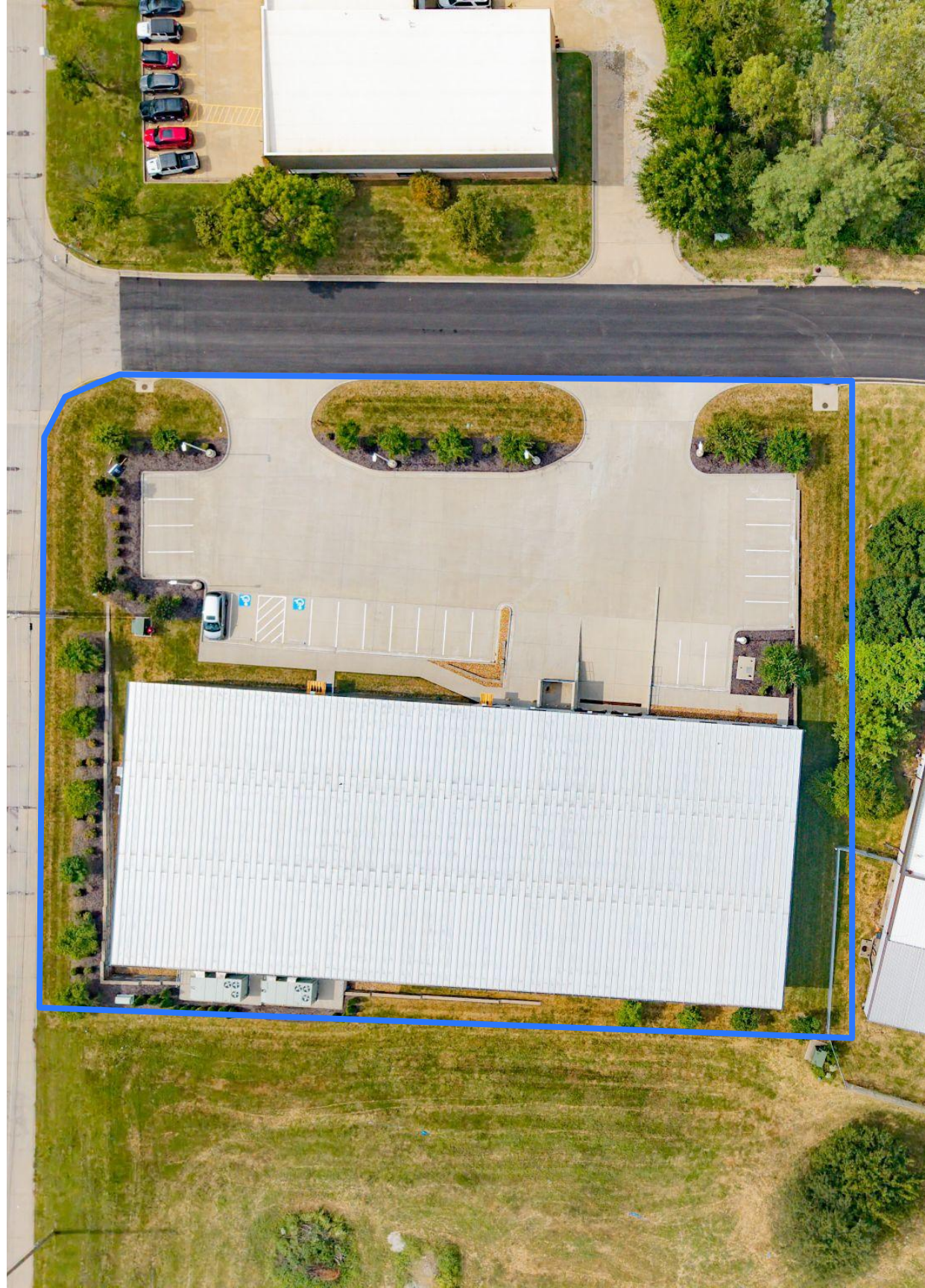
Summit Village Corporate Park
 **EWING OUTDOOR SUPPLY**
 **enerfab**
 **EXCITE Pharma Services**
 **Symbria**

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Property Overview

RBA	±21,744 SF
Lot Size	±1.22 AC
Coverage	40.92%
Zoning	PI
Clear Heights	22' FT
Grade Level Doors	1
Door Size	9' x 14' FT
Construction	Steel/Metal
Year Built	2021
List Price	\$3,900,000
Price/SF	\$179.36/SF
Price/AC	\$3,196,721.31/AC



Property Photos

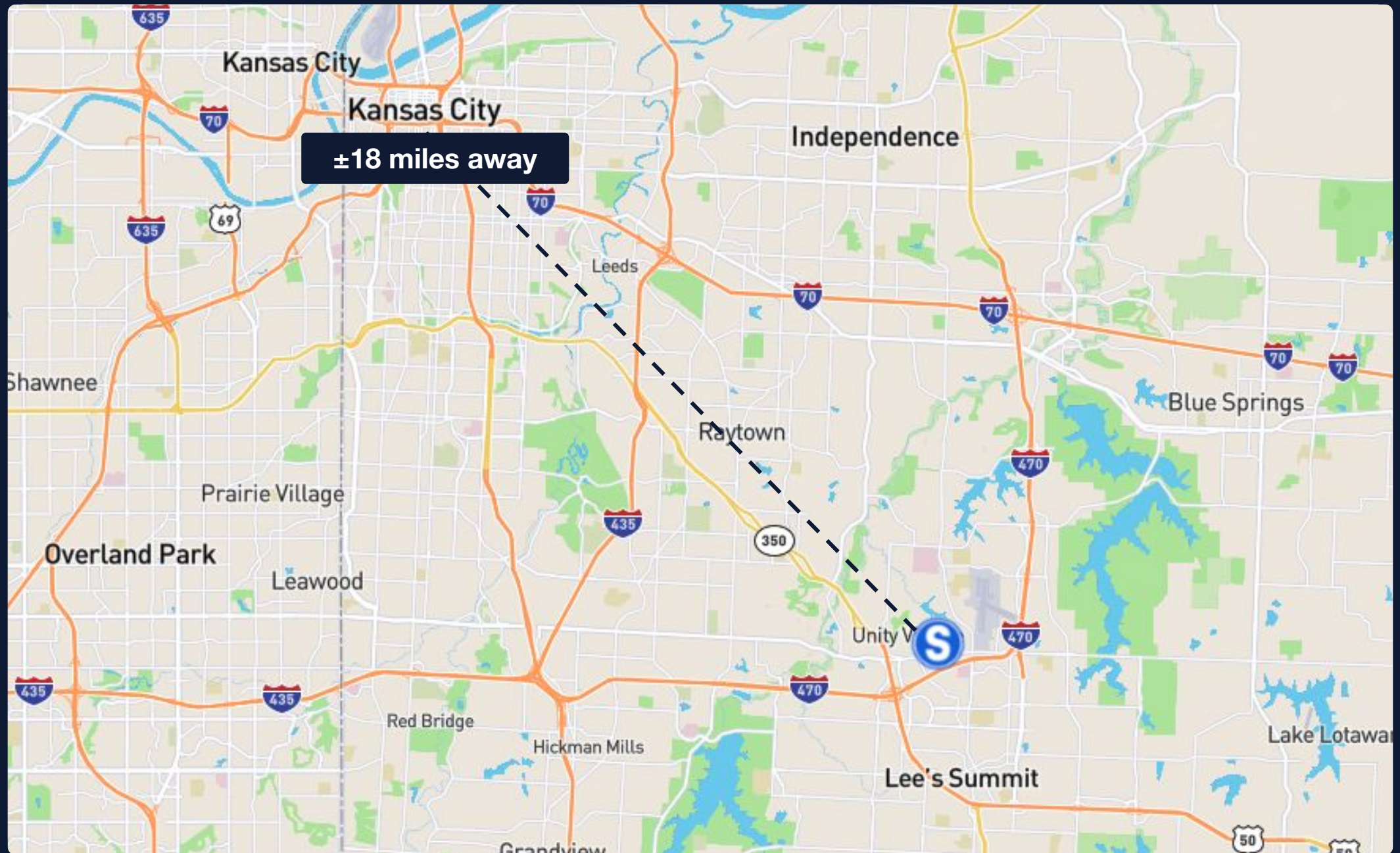


Portfolio Map



Market Overview

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Lee's Summit, MO

Local Market Overview

Lee's Summit is a growing employment center in eastern Jackson County within the Kansas City metropolitan area, combining a skilled suburban workforce with direct access to the region's transportation, manufacturing, distribution, and consumer base. The city's population is estimated at 107,514, representing 6.3% growth from the 2020 population base. Median household income exceeds \$102,000, while nearly half of adults age 25 and older hold at least a bachelor's degree. These characteristics provide industrial users with access to an educated labor pool and a comparatively affluent local economy.

For industrial occupiers and investors, Lee's Summit benefits from its position within the Kansas City logistics network and proximity to I-470 and the broader interstate system. Local economic development efforts emphasize advanced manufacturing, aerospace, healthcare, and information technology, complementing the Kansas City region's established distribution and manufacturing base. Lee's Summit also maintains its own regional airport, while Kansas City International provides national passenger and cargo connectivity.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	46,203	102,423	408,108
Current Year Estimate	44,446	98,870	398,505
2020 Census	44,199	97,367	397,295
Growth Current Year-Five-Year	3.95%	3.59%	2.41%
Growth 2020-Current Year	0.56%	1.54%	0.30%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,789	40,633	165,272
Current Year Estimate	19,136	39,447	162,289
2020 Census	18,267	37,729	157,900
Growth Current Year-Five-Year	3.41%	3.01%	1.84%
Growth 2020-Current Year	4.76%	4.55%	2.78%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$110,804	\$127,528	\$107,372

Kansas City, MO MSA

2.4M

Total Population

\$180B+

Gross Domestic Product

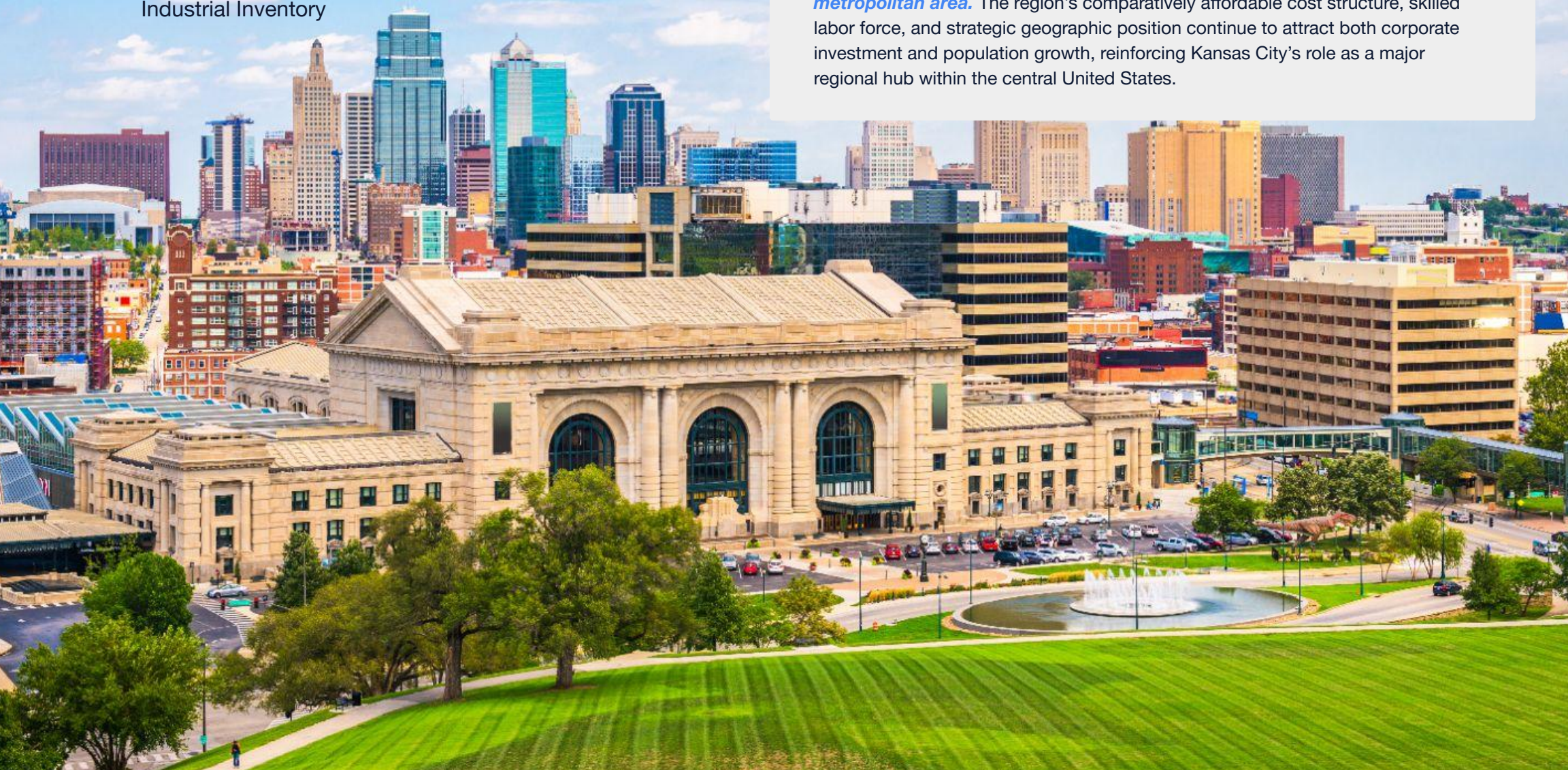
330M
SF

Industrial Inventory

#1

Rail Center in the U.S.

Kansas City, Missouri serves as *one of the Midwest's most important economic and transportation centers*, recognized for its diversified economy, central U.S. location, and extensive logistics infrastructure. The city benefits from *strong connectivity through multiple interstate highways, one of the nation's largest rail hubs, and Kansas City International Airport*, supporting continued growth in industrial, distribution, healthcare, technology, and professional service sectors. Kansas City has experienced substantial investment in downtown redevelopment, entertainment districts, mixed-use projects, and infrastructure improvements, contributing to *rising residential demand and business expansion across the metropolitan area*. The region's comparatively affordable cost structure, skilled labor force, and strategic geographic position continue to attract both corporate investment and population growth, reinforcing Kansas City's role as a major regional hub within the central United States.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 421 NW CAPITAL DR, Lee's Summit, MO, 64086 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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