



DISCOVERY
CROSSING



DISCOVERY PARKSM
lee's summit

LEASING:

NEWMARK
ZIMMER

DEVELOPER:

Intrinsic
DEVELOPMENT





DISCOVERY PARKSM

lee's summit

Discovery Park, Lee's Summit is a mixed-use development designed to live, work, and play. Consisting of four distinct phases of development, the project will have a ±268-acre footprint that is comprised of 2,800 residential units as well as retail, restaurant, offices and two hotels.

660,500 RSF

RETAIL, OFFICE, MEDICAL OFFICE, ENTERTAINMENT AND HOSPITALITY



STRUCTURED AND
ADDITIONAL SURFACE
PARKING



230 HOTEL
ROOMS



2,800 LUXURY
MULTI-FAMILY
UNITS



Discovery Park is in the process of being refined. All plans and concepts identified in the following pages are subject to change.

4
PHASES

LIVE
WORK
PLAY

the hill
at discovery park

(Zone 5)

the
VILLAGE
at discovery park

(Zone 1)

the
Promenade
at discovery park

(Zone 3)

NW Colbern Rd

the
Promenade
at discovery park

(Zone 4)



38,000 VPD
(East Bound I-470)



DISCOVERY
CROSSING

(Zone 2)



48,000 VPD
(West Bound I-470)

NEWMARK
ZIMMER



DISCOVERY
CROSSING



DISCOVERY CROSSING

- | | | | | | | |
|----|----|---------------------------------------|---|---------------------|---|---------------------|
| 1A | 1B | 1 Story - 7,650 SF / 1 Story 7,650 SF | 4 | 1 Story - 12,250 SF | 7 | 3 Story - 51,000 SF |
| 2 | | 1 Story - 9,000 SF | 5 | 1 Story - 7,500 SF | 8 | 3 Story - 51,000 SF |
| 3 | | 1 Story - 10,200 SF | 6 | 1 Story - 7,500 SF | 9 | 3 Story - 45,000 SF |



LEE'S SUMMIT, MO

MARKET OVERVIEW

Lee's Summit is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state with a current population of over 107,281. Median Household Income is \$102,531. At 65 square miles - the fifth largest in the state - the city has room to grow with recently annexed properties in strategic highway served locations and expected to grow by over 35,000 with the release of the PRI/SLR ground. Served by two interstates (I-470 and I-70) and two federal highways (U.S. 50 and U.S. 71) Lee's Summit is accessible to regional and national markets.

Lee's Summit consistently ranks among Missouri's top cities for living, working, and raising a family. In 2010, Money magazine cited, "Lee's Summit is among the Best Places to Live." Lee Summit is also renowned for their state and national award winning schools and community college, as well as comprehensive parks, lakes and recreation amenities, diverse housing choices, attention to and preservation of their history and pedestrian-friendly downtown.

MARKET DEMOGRAPHICS

107k±
Population

\$392k±
Average Home
Value

49%
Bachelor's Degree

98%
High School
Educated

\$105k±
Median Household
Income

40.6
Median Age

MAJOR EMPLOYERS



LEE'S SUMMIT, MO

MARKET OVERVIEW





FOR MORE INFORMATION:

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