

**Tanger**  
KANSAS CITY  
AT LEGENDS





# Why Kansas City?

With its strong sports culture, central U.S. location, and thriving economy, Kansas City offers major advantages for business and lifestyle with a surge in local investment within Wyandotte County and the greater market.

## Market Investment

**\$863M** Investment Pipeline in Wyandotte County:

- **\$232M** Invested in New Attractions: Buc-ee's, City Hall Lofts, Midland Care, Planet Fitness, and more totaling 8 projects across tourism, retail, and healthcare
- **\$631M** Invested in Business Retention & Expansion (BRE): - General Motors Fairfax, Owens Corning, Mies Wholesale, Shield Casework, and others - 11 total BRE projects

**\$10B** Mica Data Hub in The Northlands, MO - One of the largest tech investments in the market at I-435 & Hwy 169 (30 Mi NE)

**\$135M** Live Nation Amphitheater - Opening 2026, the biggest live music investment in almost two decades (20 Mi NE)

## Hub for Higher Education

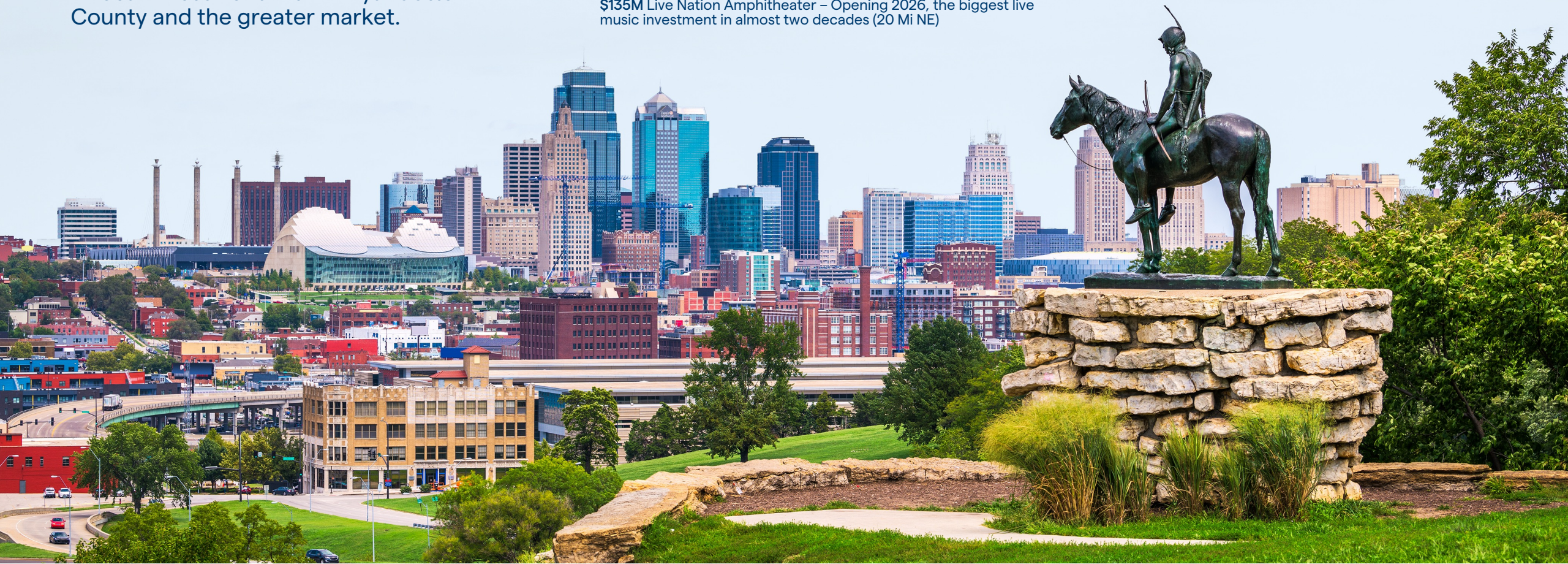
**45** Colleges & Universities with **93K** Students, including University of Missouri - Kansas City, a top research institution with 15K students

**40.5%** Bachelor's Degree+ (vs. U.S. 37.5%)

## Tech Talent

**Top 50 Tech Talent Market** - Ranked **#33** by CBRE in 2024

**54K** High-tech Employees







University of Missouri-Kansas City



Kauffman Stadium, home of Kansas City Royals

## KANSAS CITY, KS-MO MSA

1.4M

Total Employees

45

Colleges &  
Universities

93K

Students

28.4M

Tourists in 2023

4

Professional  
Sports Teams

\$1B

in Annual  
Sports Revenue



Kansas City Skyline





## ENTERTAINMENT HAVEN

### Within 2 miles:

- Kansas Speedway & Hollywood Casino
- Great Wolf Lodge
- Margaritaville Hotel
- Sporting KC (MLS) stadium
- Legends Field (MiLB)
- Compass Minerals National Performance Center
- **Future attractions** include Atlas9 Immersive Art Experience (2026), Mattel Adventure Park (2026), TopGolf (2026), Buc-ee's (2027)



## SURROUNDING DENSIFICATION

### Within 2 miles:

#### Class A+B Office

- Existing: 915K SF
- Future: +100K SF

#### Multi-Family

- Existing: 1.5M SF / 1.6K Units
- Future: 350K SF / +297 Units

#### Hotels

- Existing: 12 Hotels / 1.4K Rooms
- Future: +2 Hotels / +239 Rooms

Source: CoStar



## CENTRALLY LOCATED IN THE HEART OF THE U.S.

Premier hub for **logistics, warehousing, manufacturing, and federal government agencies.**

One of the **largest foreign trade zones** in the U.S.

Ranks **#2** in the Midwest and **#4** in the U.S. for containerized imports.

**2<sup>nd</sup>** largest rail hub in the U.S.



## KANSAS CITY ATTRACTIONS

**Professional Sports Teams and Events:** Royals (MLB), Chiefs (NFL), Sporting KC (MLS), KC Current (NWSL) Women's Pro Soccer, FIFA World Cup 26™ Host City

**Major Employers and Universities:** HCA Health, Ford, Children's Mercy, Honeywell, Oracle, Amazon, Burns & McDonnell, Garmin, Hallmark, The University of Kansas, The University of Missouri



TANGER KANSAS CITY



# Premier mixed use open-air hub in Kansas' top tourist destination

Anchors the Village West development in Kansas City – the number one tourist destination in the state – surrounded by retail, sports and entertainment venues, hotels, multi-family units, and offices

## ADDRESS

1843 Village West Pkwy.,  
Kansas City, KS 66111

## 690K SF

Open-air shopping  
destination

## 110+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Omaha, NE (160 mi)  
Springfield, MO (160 mi)  
Wichita, KS (170 mi)

## MSA POPULATION

2,254,397 – Kansas City,  
KS-MO

## TOURIST HUB

28.4 Million to  
Kansas City, KS-MO

**DULUTH**  
TRADING  
CO.

**Yard House**

SEPHORA



COACH

TORY BURCH



# Exciting and Unique-to-Market Brands

## Primary Retail

*aerie*

BANANA REPUBLIC

COACH

HEY DUDE

JOURNEYS

MICHAEL KORS

POLO RALPH LAUREN

SEPHORA



Bath & Body Works®

**crocs**

HOLLISTER

kate spade  
NEW YORK



PUMA®

TORY BURCH

VICTORIA'S SECRET

AMERICAN EAGLE

**BOSS**

G A P

J.CREW

Levi's®

RALLY HOUSE  
LOCAL STUFF



vera bradley

## Food, Beverage & Entertainment

CHIPOTLE

COLD STONE  
CREAMERY

DAVE & BUSTER'S

FIVE GUYS®  
BURGERS and FRIES

Panera  
BREAD™

Yard House

amc  
THEATRES



## Junior Anchors

DULUTH  
TRADING CO.

HomeGoods®

TJ-maxx®

OLD NAVY

CAVENDER'S  
★BOOT CITY★

OFF BROADWAY  
SHOES



# Prime Location

Centrally located at the I-435 and I-70 interchange, attracting customers from over two hours away.



**Nearest Major Airport**  
Kansas City International Airport  
14 mi south of the center



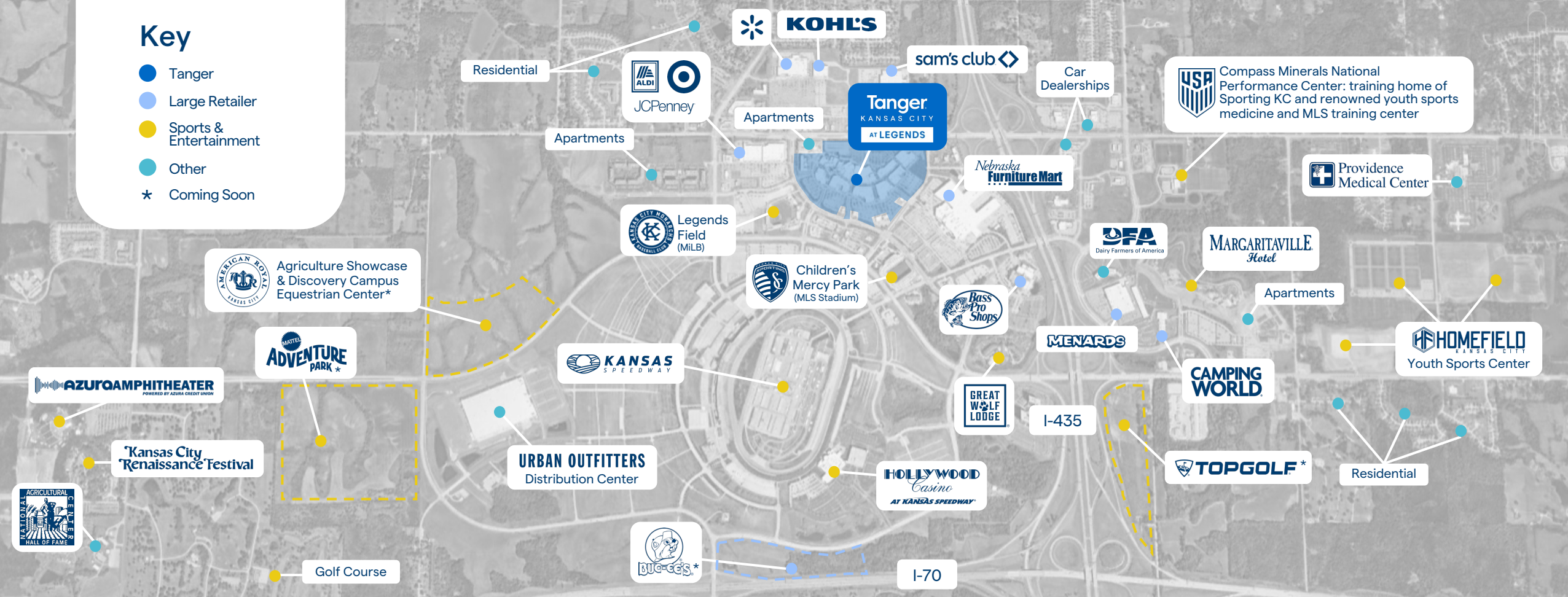
**187,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>





## Key

- Tanger
- Large Retailer
- Sports & Entertainment
- Other
- ★ Coming Soon



## Everything for Everyone, Right Here

### Nearby Entertainment Haven | Within 2 Miles

**Kansas Speedway & Hollywood Casino:** Premier NASCAR venue (50K capacity) / Casino \$166M in annual gaming revenue (2024, +4.0% YoY)

**Legends Field (MiLB):** 5K seating with 20K capacity for concerts and special events

**Great Wolf Lodge:** 38K SF indoor water park; 281 resort rooms

**Sporting KC (MLS) stadium:** 18.5K capacity for major league soccer and 25K for concerts – 2026 FIFA World Cup Host Venue

**Margaritaville Hotel:** Opened June of 2025; 228 guest rooms/14K SF of event space

**Future Attractions:** Atlas9 Immersive Art Experience (2026), Mattel Adventure Park (2026), TopGolf (2026), Buc-ee's (2027)



Demographics

KANSAS CITY, KS-MO MSA

2.3M  
2025 Population

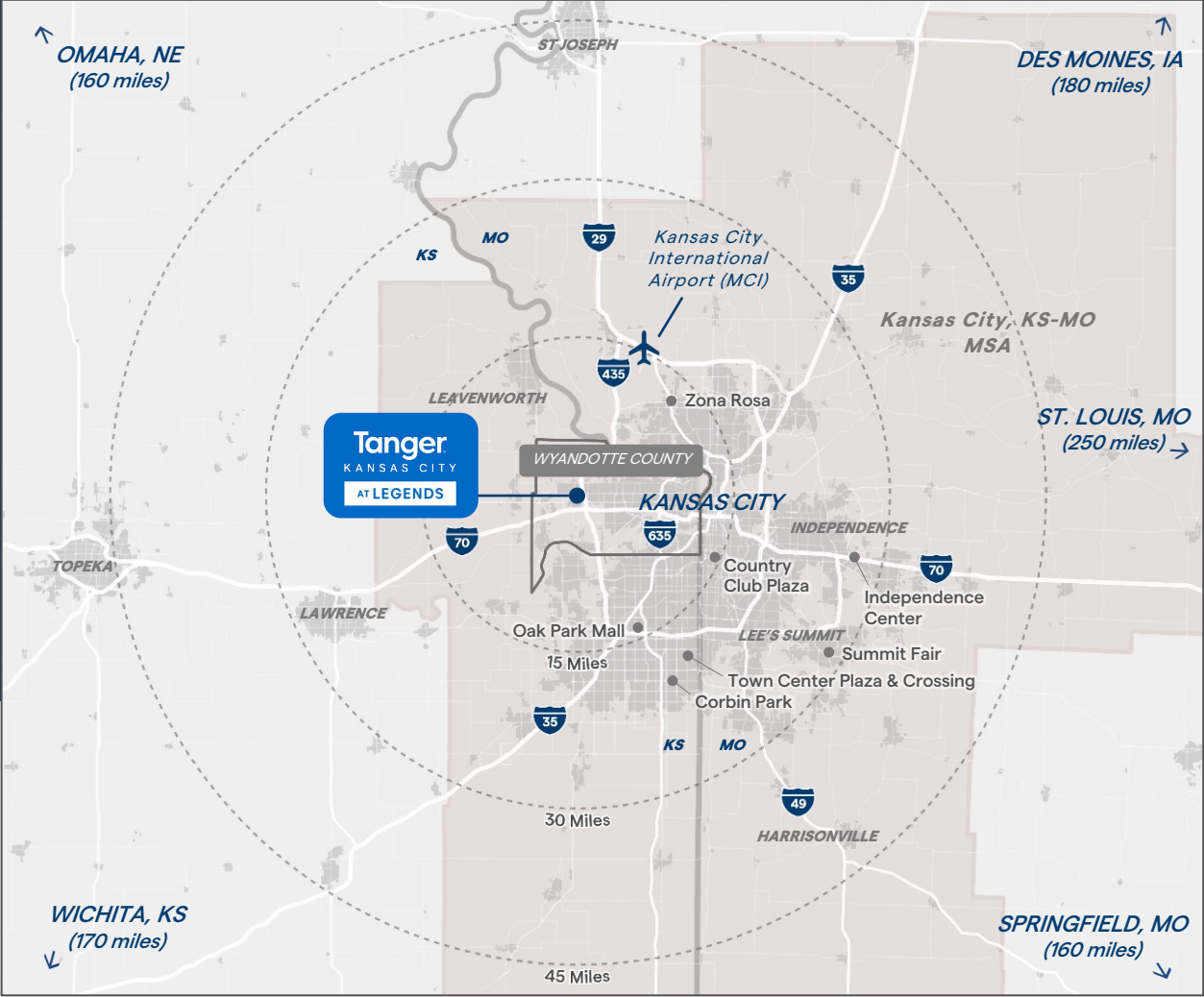
2.1%  
2025-2030 Population Growth Rate  
U.S. 2.1%

38.6  
Median Age  
U.S. 39.6

\$114K  
Average Household Income  
U.S. \$116K

	15 Miles	30 Miles	45 Miles	Kansas City, KS-MO MSA
2025 Population	748,278	2,024,993	2,434,584	2,254,397
2025-2030 Pop. Growth Rate	2.8%	2.2%	1.9%	2.1%
Households	315,523	823,160	979,861	905,412
Avg. HH Income	\$113,625	\$113,314	\$111,685	\$113,623
Median Age	37.6	38.0	38.4	38.6

Sources: 2025 ESRI Demographics

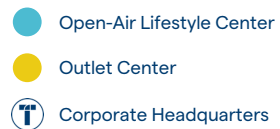


Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Zona Rosa	12	17
Country Club Plaza	14	23
Oak Park Mall	13	19
Town Center Plaza & Crossing	17	26
Corbin Park	22	27
Independence Center	26	32
Summit Fair	27	36



Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets

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CONTACT US



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**Tanger**<sup>®</sup>