



# Hunt Midwest

SUBTROPOLIS | INDUSTRIAL DEVELOPMENT  
COMMERCIAL & RETAIL DEVELOPMENT | MIXED-USE DEVELOPMENT  
DEVELOPMENT SERVICES | RESIDENTIAL DEVELOPMENT

# TRADITION, INNOVATION AND GROWTH

## **Hunt Midwest**

Established in 1985 with the founding principles of innovation and growth,

### **Hunt Midwest Real Estate Development**

is the developer of more than 6,200 acres of commercial, retail, industrial and residential property primarily in Kansas City, Missouri.

Hunt Midwest is owned by the family of legendary sports pioneer and entrepreneur **Lamar Hunt**. The Hunt family business includes a diverse portfolio of entities involved in real estate, sports, media, energy/resources, private equity and investments. In addition to Hunt Midwest, the company has a number of marquee interests including the Kansas City Chiefs, Chicago Bulls, Columbus Crew, FC Dallas Soccer Club, Dallas' Pizza Hut Park and Chicago's United Center.

As Hunt Midwest has evolved into one of Kansas City's largest full-service real estate development firms, it has made a major impact on the area along the way. Hunt Midwest team members are proud of the role they play in contributing to a growing, vibrant community. Company representatives actively participate in the area's civic and charitable groups, chambers of commerce and economic development organizations.

The desire to give back is Lamar Hunt's legacy. One that is proudly carried out by Hunt Midwest each day.

*The Hunt Family (Clark, Dan, Norma, Lamar, Jr., and Sharron) gathers for the grand opening of the Lamar Hunt Super Bowl Gallery at the Pro Football Hall of Fame in Canton, Ohio.*



**1931**

Midwest Precote begins marketing asphalt-treated aggregates, eventually becoming one of the largest asphalt paving companies and crushed stone providers in Kansas City, Missouri.

**Midwest  
Precote**

**1964**

An underground storage company, which would become SubTropolis, is formed to lease the underground space created through Midwest Precote's mining activity.

**SUBTROPOLIS**<sup>®</sup>  
The World's Largest Underground Business Complex.™

**1969**

Great Midwest Corporation purchases Midwest Precote. Founding stockholders include Burlington Railroad, Jim Burke, Lamar Hunt and Morgan Maxfield.



**1973**

Mid-America Enterprises, whose principal shareholders are Lamar Hunt and Jack Steadman, opens the Worlds of Fun theme park. Oceans of Fun opens nine years later.





## 1985

Lamar Hunt and Jack Steadman merge Great Midwest Corporation with Mid-America Enterprises to form Hunt Midwest Enterprises, Inc.



## 1993

Hunt Midwest enters the residential development market with The Communities of North Brook, a 300-acre master-planned community in Kansas City's Northland.



## 1995

Hunt Midwest sells Worlds of Fun and Oceans of Fun to Cedar Fair, L.P.



## 2002

Hunt Midwest designs and constructs its first 154,000 s.f. distribution facility in the Hunt Midwest Business Center.



HMBC

# SUBTROPOLIS

Hunt Midwest's flagship commercial development is **SubTropolis**, the world's largest underground business complex, located just minutes from downtown Kansas City, Missouri. SubTropolis is a totally underground industrial park spanning 1,150 acres and offering 5 million square feet of leasable space.

Among the first truly sustainable buildings, SubTropolis was created through the mining of a 270-million-year-old limestone deposit. The limestone taken out of the underground business complex is recycled and used in the development of area roads. The space left behind is ideal for warehousing, distribution, fulfillment, data/record storage and other industrial operations.

SubTropolis offers the largest Foreign-Trade Zone under one roof in the United States. Hunt Midwest provides on-site security, safety and maintenance at SubTropolis 24/7.

**Hunt Midwest is one of more than 50 local, national and international businesses within SubTropolis. Over 1,500 employees work in this underground city.**



*Tenants save up to 70 percent in total occupancy costs and significantly reduce their carbon footprint.*



*SubTropolis is the world's largest underground business complex, ideal for distribution, fulfillment, data/record storage and other industrial operations.*



Scan this code with your smartphone to get the latest on energy-efficient warehouse space at [SubTropolis.com](http://SubTropolis.com).



# INDUSTRIAL DEVELOPMENT

Hunt Midwest is the developer of the **Hunt Midwest Business Center (HMBC)**, a nearly 1,700-acre commercial and industrial development that features fully developed sites and attractive industrial zoning.

A highly visible location along Kansas City's heavily traveled I-435 industrial corridor, combined with direct access to other major interstates, makes HMBC the preferred location for more than 30 industrially-focused businesses including Midway Ford, Westfall GMC, Freightliner, International Truck Parts, John Deere and Diamond International.

The industrial park is just 10 minutes from downtown Kansas City and 20 minutes from KCI Airport. HMBC is located within a Missouri Enhanced Enterprise Zone, which extends tax credits to new or expanding businesses.



Hunt Midwest Business Center sits in the heart of Kansas City's heavily traveled I-435 industrial corridor. The industrial park is home to more than 30 businesses.



Hunt Midwest provides full-service construction management services. Sites are available for sale or Hunt Midwest can build-to-suit.



Hunt Midwest Business Center offers a truck-friendly infrastructure that improves business synergies for the numerous big truck dealers located along side each other in the corridor.

**2003**

Hunt Midwest breaks ground on Northgate Village, a public/private redevelopment project in partnership with the City of North Kansas City.



**2004**

Hunt Midwest Mining merges with Martin Marietta Materials to form Hunt Martin Materials, LLC.



**2008**

Hunt Midwest plats its 5000th lot to become one of KC's largest residential developers.

Lowe's opens in North Oak Village, a 33-acre retail development in KC North.



**2009**

Hunt Midwest expands its services to include construction and infrastructure management.



# COMMERCIAL & RETAIL DEVELOPMENT

Hunt Midwest has been involved with a full array of commercial and retail projects. Retail and commercial businesses located in the **Hunt Midwest Commerce Center** gain excellent visibility in one of Kansas City's fastest-growing areas near busy riverboat casinos and the Worlds of Fun and Oceans of Fun theme parks.

**Northglen Village** offers retail and office sites on 28 acres along the burgeoning corridor intersecting Missouri Highway 152 and N. Brighton Avenue in Kansas City's Northland.

Part of a master-planned development, **210 Commerce Center** is located at the entrance to Kansas City's largest riverboat casino, providing excellent visibility for restaurants, convenience stores and hotels.

**North Oak Village** is a 33-acre infill retail development in one of the Northland's most densely populated trade areas.

*North Oak Village is a 33-acre retail shopping area anchored by Lowe's home improvement center and is located at one of the Northland's most visible intersections just 10 minutes from downtown Kansas City.*



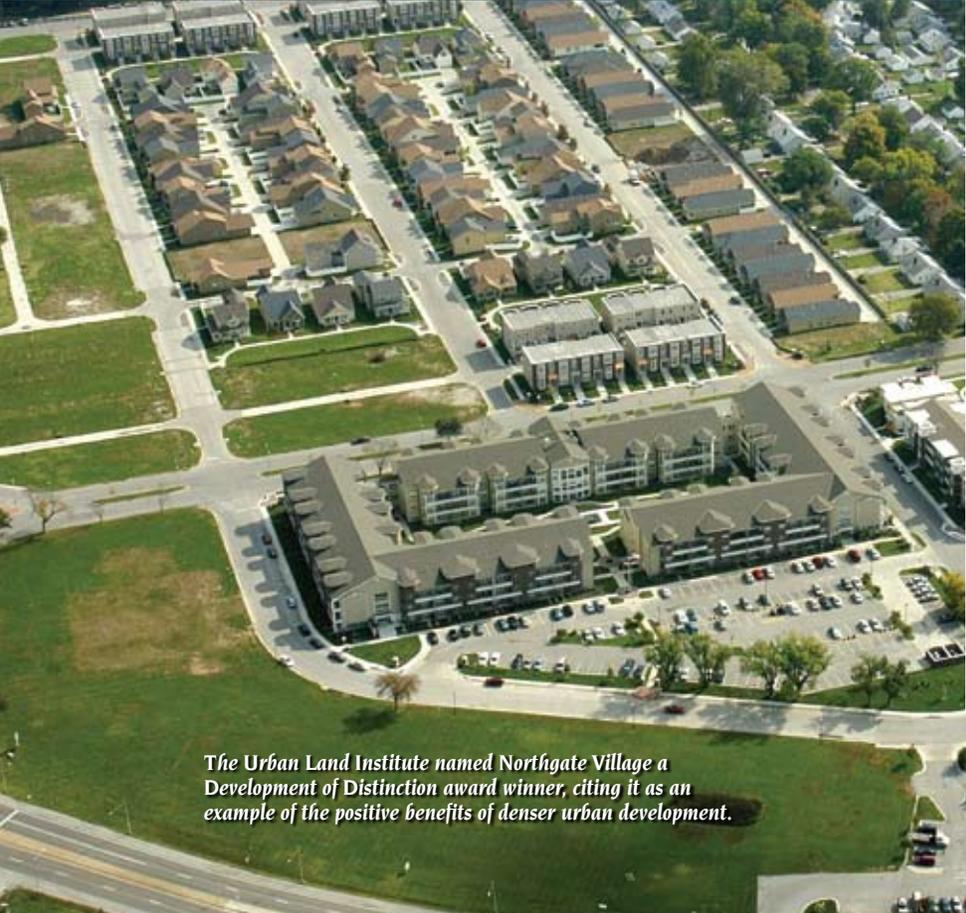
*Northglen Village provides an ideal location for commercial and retail development. The 28-acre retail project features a 14-screen movie theater and includes restaurants, a fire station and post office annex.*



*Hunt Midwest Commerce Center's location near major tourist attractions was the key draw for InterContinental Hospitality Group's Candlewood Suites.*



## MIXED-USE DEVELOPMENT



Bordering historic downtown North Kansas City, **Northgate Village** provides an affordable option for urban living. The community features a distinctive neotraditional design with front porches, pocket parks and rear-entry garages.

**Riverstone** brings true mixed-use living to the Zona Rosa area, one of the fastest growing corridors in Kansas City's Northland. Riverstone's master plan includes single- and multi-family homes, upscale apartment living, senior housing, retail and commercial sites.

In Frisco, Texas, the **World Cup Plaza** mixed-use development capitalizes on the Dallas suburb's popularity with a hotel, office, retail and several restaurants adjacent to Pizza Hut Park, home to Major League Soccer's FC Dallas.

*The Urban Land Institute named Northgate Village a Development of Distinction award winner, citing it as an example of the positive benefits of denser urban development.*

## DEVELOPMENT SERVICES



Hunt Midwest provides a continuum of real estate services for clients including **design-build project delivery, construction management, right-of-way acquisition** and **general contracting**.

Using a collaborative approach, Hunt Midwest's staff of construction management professionals can direct each phase of the building process—including architectural and engineering design, bidding and construction.

Projects focused on infrastructure development managed by Hunt Midwest can be found throughout the Kansas City metro area including area roads and trail systems.



*Hunt Midwest provides infrastructure management services for a wide range of public and private projects including the City of Kansas City's Line Creek Trail.*

*Infrastructure development projects managed by Hunt Midwest's construction management professionals include the completion of streets and roadways throughout Kansas City.*

# RESIDENTIAL DEVELOPMENT

## MASTER-PLANNED COMMUNITIES

Hunt Midwest entered the residential development market in 1993 when 300 acres purchased by Lamar Hunt in the 1970s were transformed into **North Brook**, one of the first master-planned communities in Kansas City's Northland.

By providing home sites for select builders to build homes geared toward the middle class with amenities that were previously only available in upper scale neighborhoods, North Brook set the bar for development in the Northland and set the stage for the future of Hunt Midwest's residential developments.

Since that time, Hunt Midwest has developed multiple master-planned residential communities in Kansas City's Northland, North Kansas City, Platte County, Lee's Summit and Raymore, Missouri. These communities include **Benson Place, Bridlewood, Eagle Creek, The Fairways, Northgate Village, Riverstone, Running Horse, Staley Hills, Timber Trails** and **Woodneath Farms**. Hunt Midwest residential developments offer something for every age and lifestyle including neighborhood amenities such as abundant green space, parks, lakes, playgrounds, walking trails, pools and cabanas.



*Hunt Midwest residential communities accommodate a range of architectural styles and lifestyle buyers.*



*Kid-friendly amenities, neighborhood activities and great schools make Hunt Midwest communities especially popular among growing families.*



Scan this code with your smartphone to get the latest on all Hunt Midwest residential communities.





Landscaped monuments distinctively mark the entrances to all Hunt Midwest communities, greeting guests and welcoming residents home.



Apartment sites, maintenance-provided townhomes and senior housing sites are among the quality multi-family communities developed by Hunt Midwest.

## MULTI-FAMILY COMMUNITIES

In addition to its master-planned communities, Hunt Midwest is an active developer of multi-family communities, as well. Quality apartment sites, townhomes and senior housing sites are all included in Hunt Midwest's portfolio.

**Brighton Woods** is a 452-unit townhome community featuring maintenance-provided townhomes for entry-level buyers in Kansas City's Northland.

**Steeple Oaks** is a residential community of 168 maintenance-provided townhomes.

**Fox Creek** is located just south of Platte City, Missouri and also offers two- and three-bedroom, maintenance-provided townhomes.

The rental communities developed by Hunt Midwest include **Bennington Park**, which has 164 two-story, for-rent townhomes situated around a community pool and clubhouse. Bennington Park is located just next door to another Hunt Midwest developed property, the Bennington Ridge apartments.

Hunt Midwest is also involved in developing sites for senior housing such as assisted living and memory care facilities, again offering a wide spectrum of care and amenities.



Neighborhood swimming pools, playgrounds, walking trails, picnic pavilions and abundant green space are the hallmarks of a Hunt Midwest community.

**8300 NE UNDERGROUND DRIVE  
KANSAS CITY, MO 64161  
816.455.2500**

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