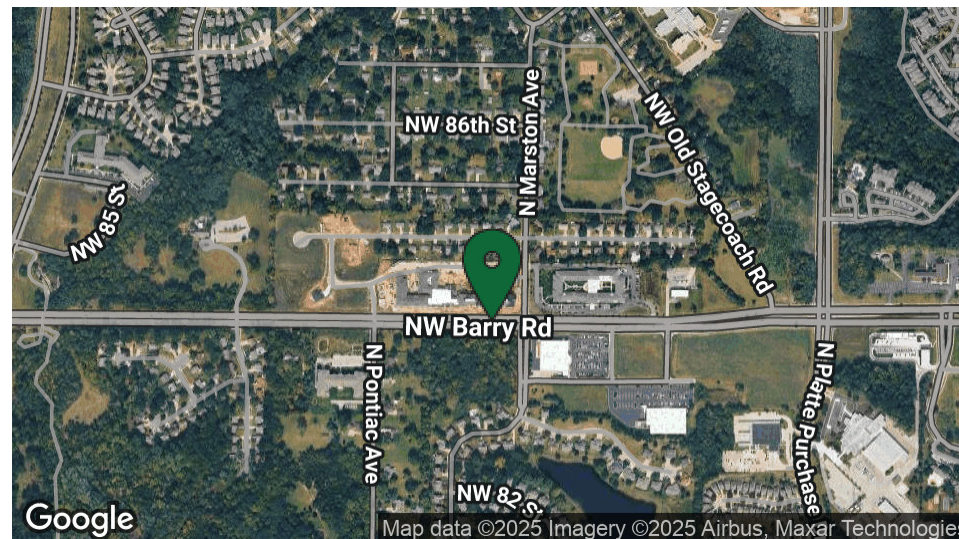


BARRY & MARSTON LAND

8335 N PONTIAC, 2501 NW BARRY, 2401 NW BARRY, KANSAS CITY, MO 64151

LAND FOR SALE



PROPERTY DESCRIPTION

Offering excellent visibility along Barry Road and easy connectivity to I-29 and Highway 169, this property consists of three tracts that can be acquired separately or as a single parcel. Its proximity to emerging residential neighborhoods enhances its appeal for future commercial development.

PROPERTY HIGHLIGHTS

- Located In Dense Residential & Retail Area
- Barry Road Frontage
- Easy Access to I-29 & Hwy 169
- Three Separate Tracts Can Be Bought Together Or Individually
- Close Proximity To Many New Residential Communities
- Tract 1: R-7.5 is .582 +/- AC
- Tract 2: R-7.5 .577 +/- AC

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	10,180	59,314	143,933
Total Population	23,799	142,215	342,122
Average HH Income	\$82,053	\$85,650	\$78,330

Andrew Danner

Broker
816.612.5191
O: 816.612.5191
Andrew@windfieldrealestate.com

Ben Nelson, CCIM

Senior Associate
816.868.8473
O: 816.612.5191
Ben@windfieldrealestate.com

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING

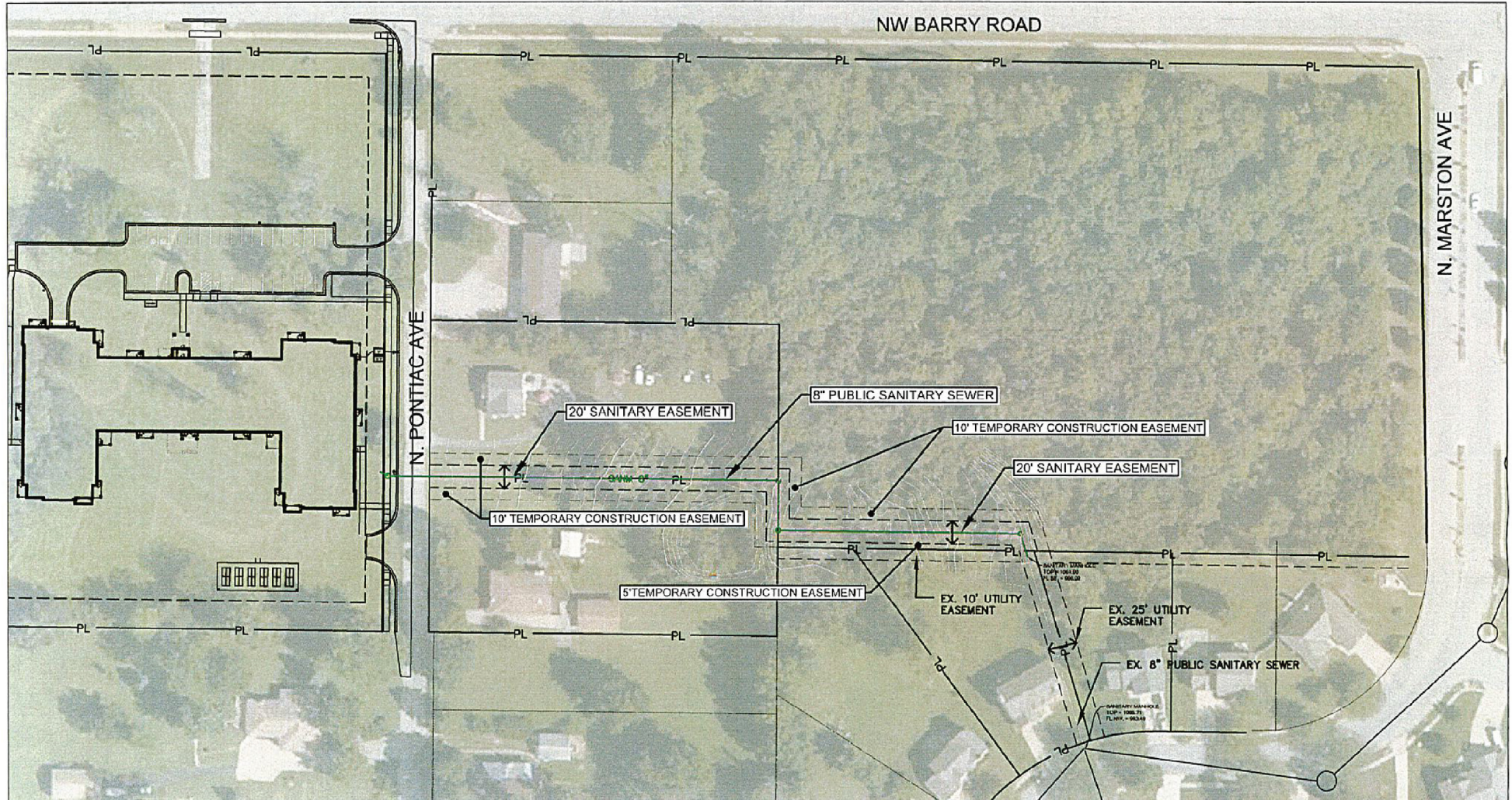
THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

BARRY & MARSTON LAND

8335 N PONTIAC, 2501 NW BARRY, 2401 NW BARRY, KANSAS CITY, MO 64151

LAND FOR SALE



Andrew Danner

Broker
816.612.5191
O: 816.612.5191
Andrew@windfieldrealestate.com

Ben Nelson, CCIM

Senior Associate
816.868.8473
O: 816.612.5191
Ben@windfieldrealestate.com

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING

THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

BARRY & MARSTON LAND

8335 N PONTIAC, 2501 NW BARRY, 2401 NW BARRY, KANSAS CITY, MO 64151

LAND FOR SALE



Andrew Danner

Broker
816.612.5191
O: 816.612.5191
Andrew@windfieldrealestate.com

Ben Nelson, CCIM

Senior Associate
816.868.8473
O: 816.612.5191
Ben@windfieldrealestate.com

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING

THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

BARRY & MARSTON LAND

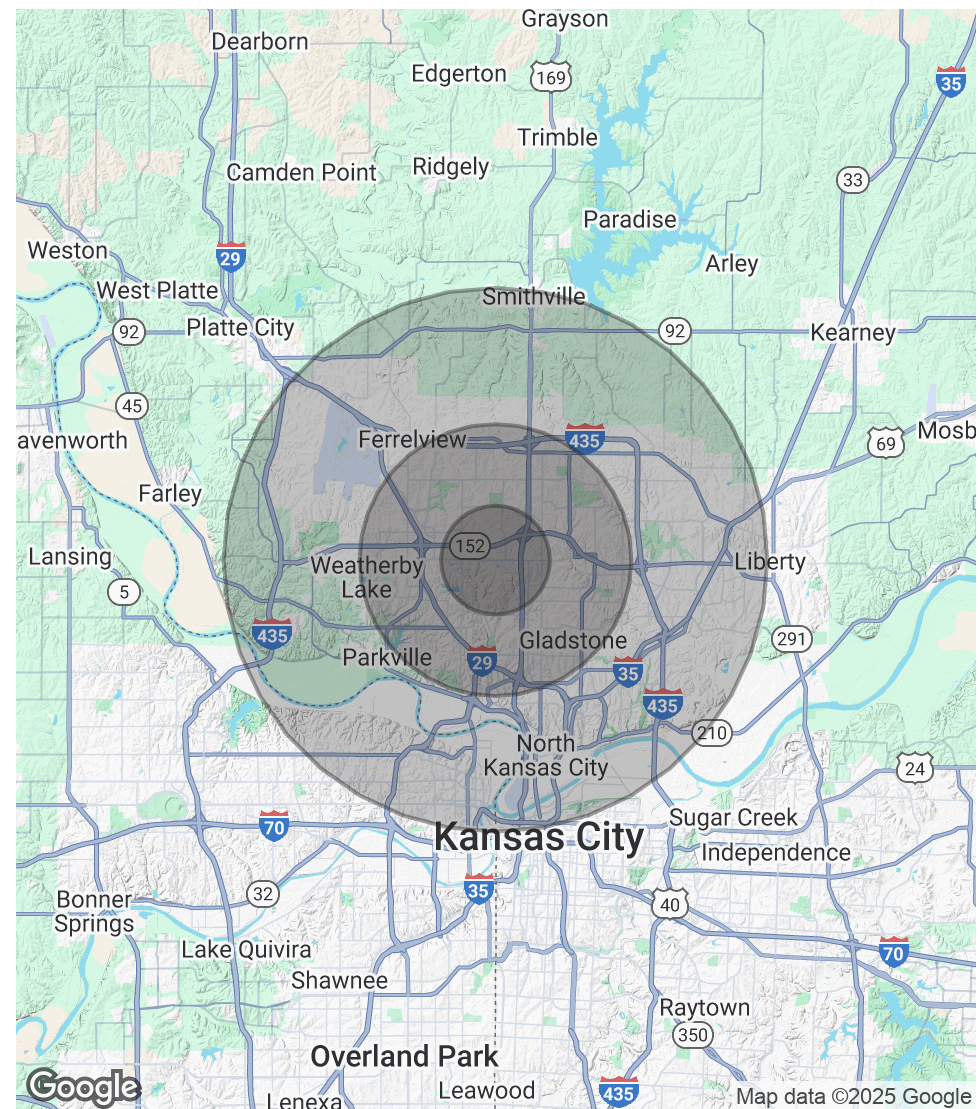
LAND FOR SALE

8335 N PONTIAC, 2501 NW BARRY, 2401 NW BARRY, KANSAS CITY, MO 64151

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	23,799	142,215	342,122
Average Age	37.4	38.6	37.2
Average Age (Male)	37.2	37.5	35.9
Average Age (Female)	36.5	39.7	38.5

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	10,180	59,314	143,933
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$82,053	\$85,650	\$78,330
Average House Value	\$173,518	\$205,596	\$182,461

2020 American Community Survey (ACS)



Andrew Danner

Broker
816.612.5191
O: 816.612.5191
Andrew@windfieldrealestate.com

Ben Nelson, CCIM

Senior Associate
816.868.8473
O: 816.612.5191
Ben@windfieldrealestate.com

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING

THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com