

139+/- ACRE LAND SITE FOR SALE



SPACE HIGHLIGHTS

- **139.39+/- Acres of undeveloped land**
- **\$3,060,000 Sale Price**
- Prime location with Highway visibility and easy access
- Ideally positioned for commercial, industrial, or mixed-use development.
- Direct access to key transportation routes and rail infrastructure

SALE CONTACT

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LAND OVERVIEW

Three contiguous parcels totaling approximately 139.39 acres of undeveloped land, ideally positioned for commercial, industrial, or mixed-use development.

Strategic Location:

North Border: I-470 (estimated daily traffic count of 95,000 vehicles)

South Border: 107th Street

West Border: I-49 (estimated daily traffic count of 80,000 vehicles)

East Border: Kansas City Southern Railroad & Blue Ridge Boulevard (estimated daily traffic count of 15,000 vehicles)

These land parcels boast exceptional visibility and accessibility from major highways, making it a highly desirable site for large-scale projects. With direct access to key transportation routes and rail infrastructure, the property is perfectly suited for logistics, distribution, or manufacturing uses.



Site A - 107th & Hillcrest

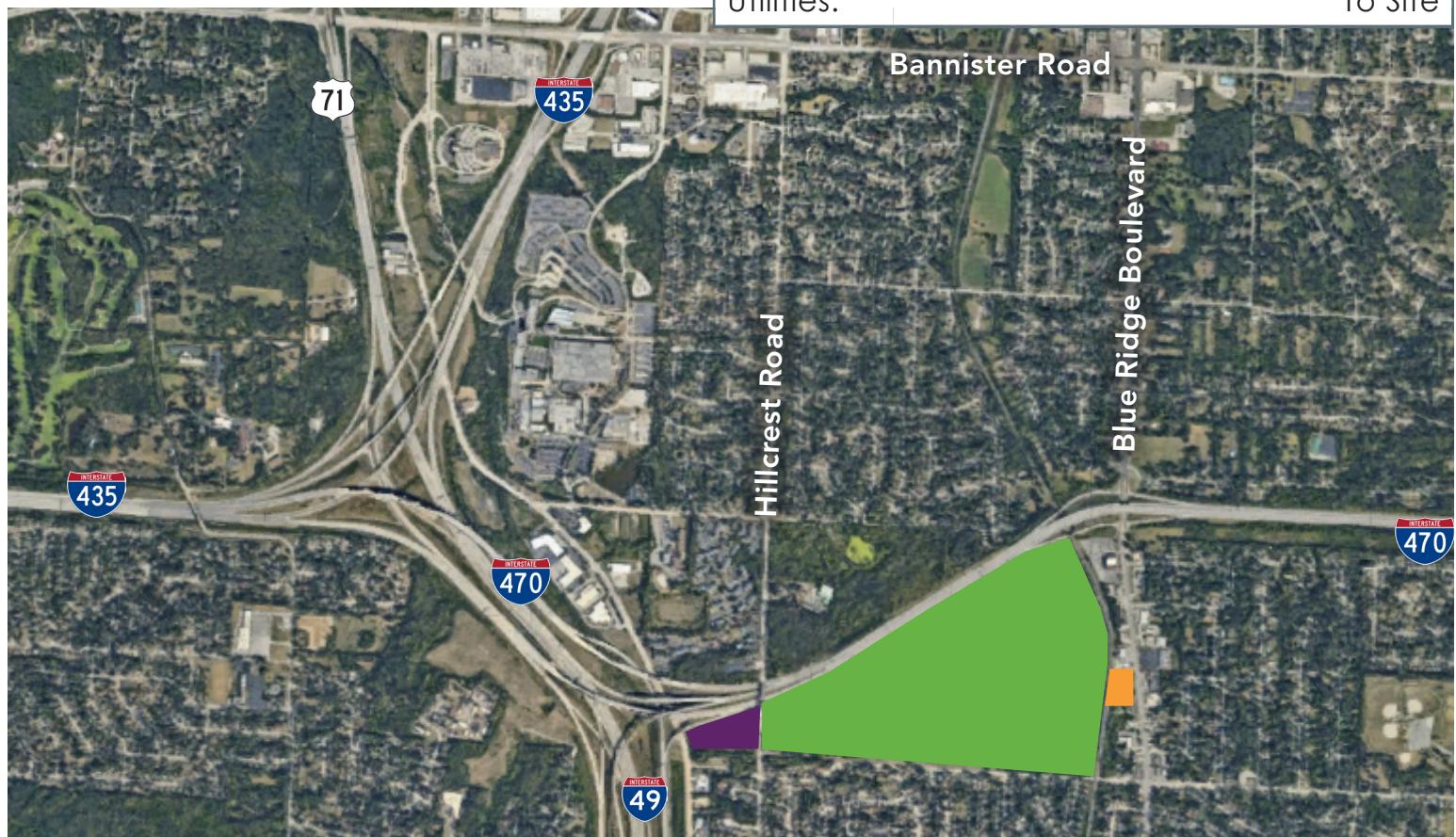
Address:	6609-6617 E 103rd St, 6400 E 107th St, 6350 E 107th St, 6002 E 107th Pl, 10631 HillCrest Rd, 10306 Blue Ridge Blvd, 10605 & 10619 Hillcrest Rd, Kansas City, MO
Pricing:	\$2,400,000
Lot Size:	132.52 Acres
Zoning:	R-6, R-7.5
Access:	Blue Ridge Blvd to I-470
Taxes:	Assessed value of \$187,581 for 2024
Utilities:	To Site

Site B - 105th & Blue Ridge Blvd

Address:	10500-10514 Blue Ridge Blvd, Kansas City, MO
Pricing:	\$300,000
Lot Size:	1.48 Acres
Zoning:	B1-1
Parcel ID:	49-740-03-09-00-0-00-000
Access:	Blue Ridge Blvd to I-470
Taxes:	Assessed value of \$69,408 for 2024
Utilities:	To Site

Site C - Hillcrest Road West Tract

Address:	10640 Hillcrest Rd, Kansas City, MO
Pricing:	\$360,000
Lot Size:	5.39+/- Acres
Zoning:	R-7.5
Parcel ID:	49-840-05-01-01-0-00-000
Access:	Hillcrest Rd to I-470
Taxes:	Assessed value of \$9,297 for 2024
Utilities:	To Site



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