

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

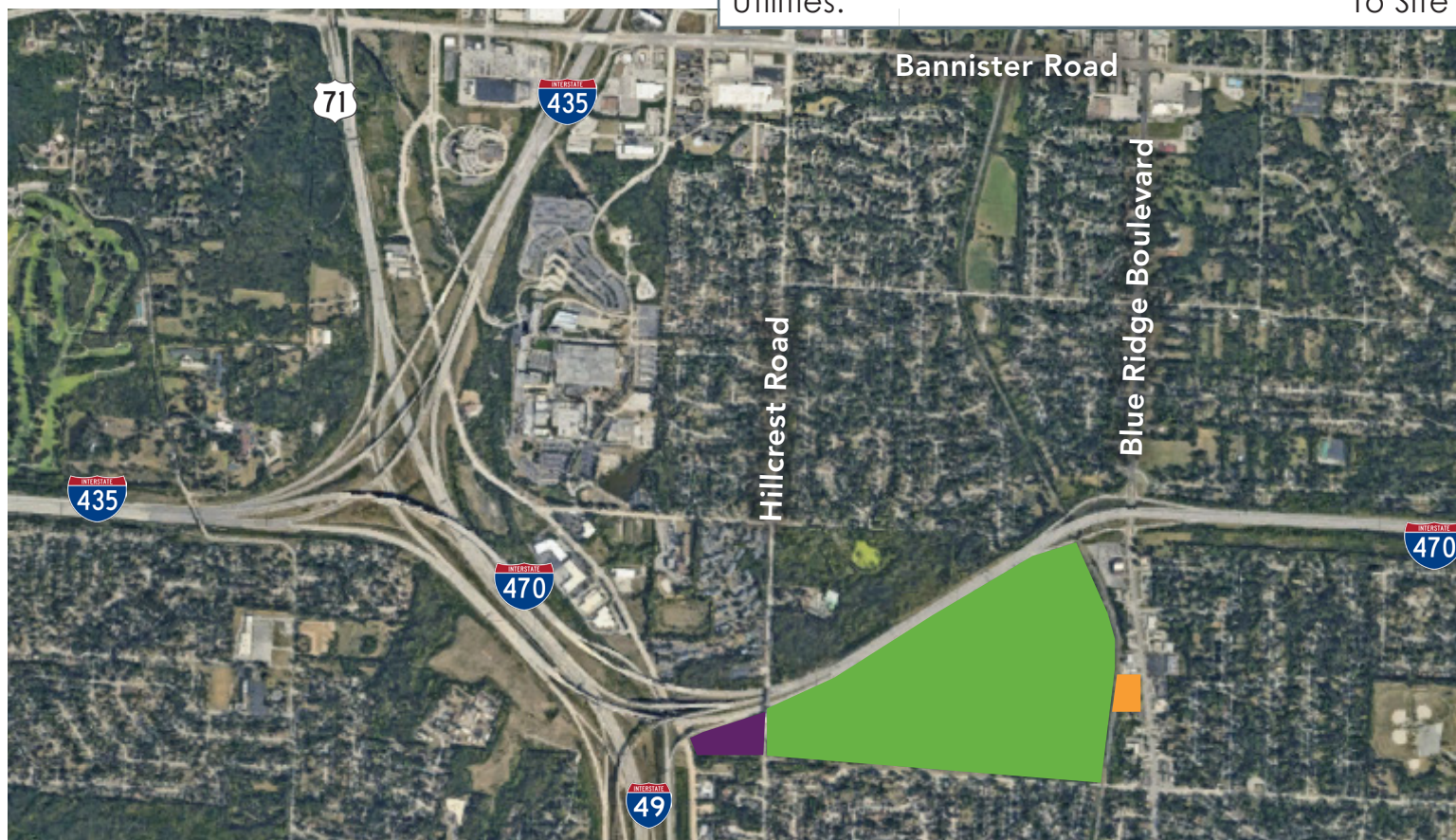
Zoning: R-7.5

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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