



# PAD SITES AVAILABLE

## SEC State Avenue & Turner Diagonal, Kansas City, KS



## 10.87 ACRE DEVELOPMENT

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,332	42,815	80,862
Avg. Household Income	\$62,768	\$71,336	\$73,680

- Retail, Restaurant, and Bank sites available
- Directly across from Lowe's
- Great access to I-70 and State Avenue
- Less than one mile from new 2,000 employee Amazon Fulfillment Center
- Large trade area that draws from many surrounding communities
- Intersection carries over 23,000 cars per day

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

GREG ROBERTS | 816.412.7384 | [groberts@blockandco.com](mailto:groberts@blockandco.com)

DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

Exclusive Agents

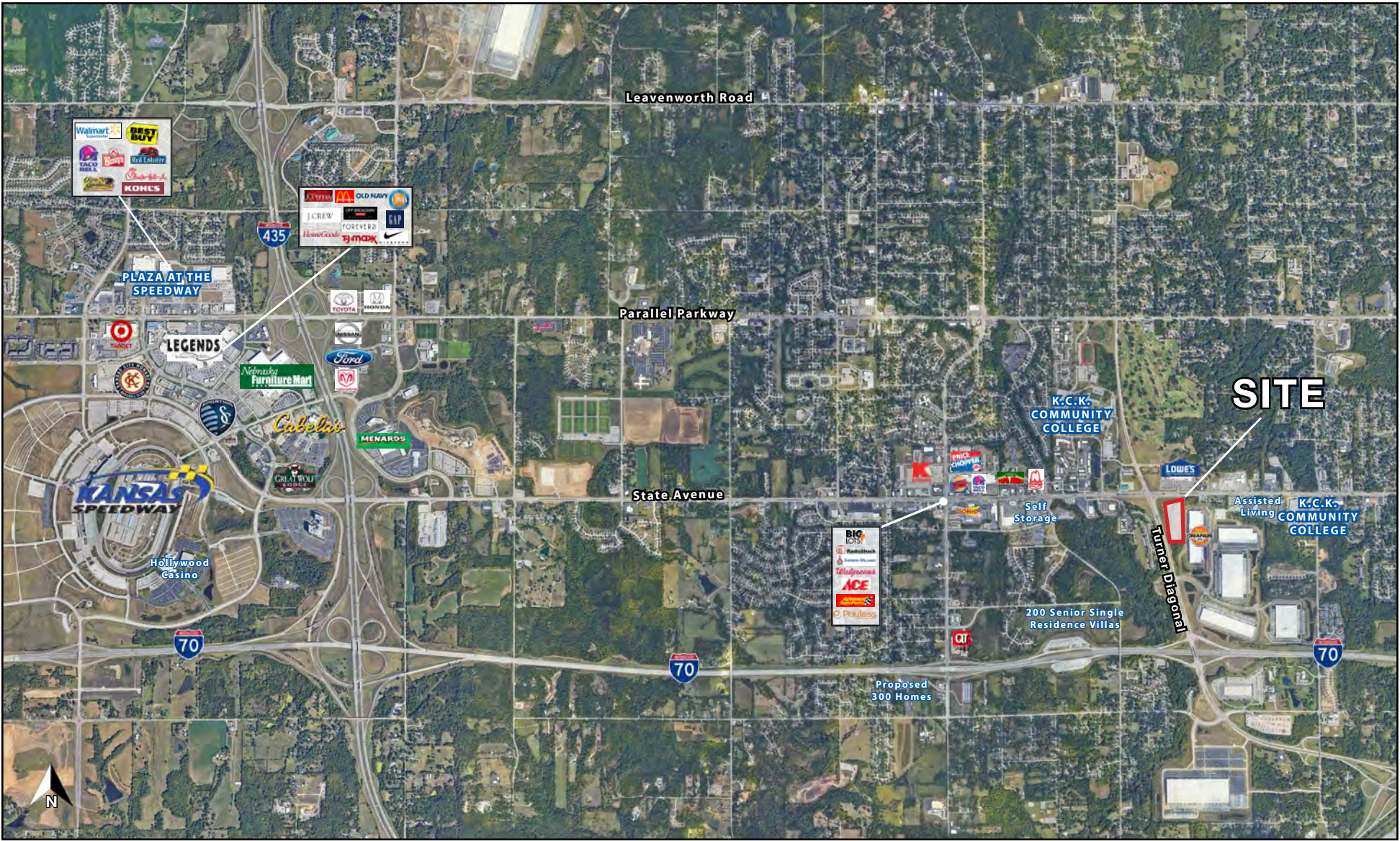




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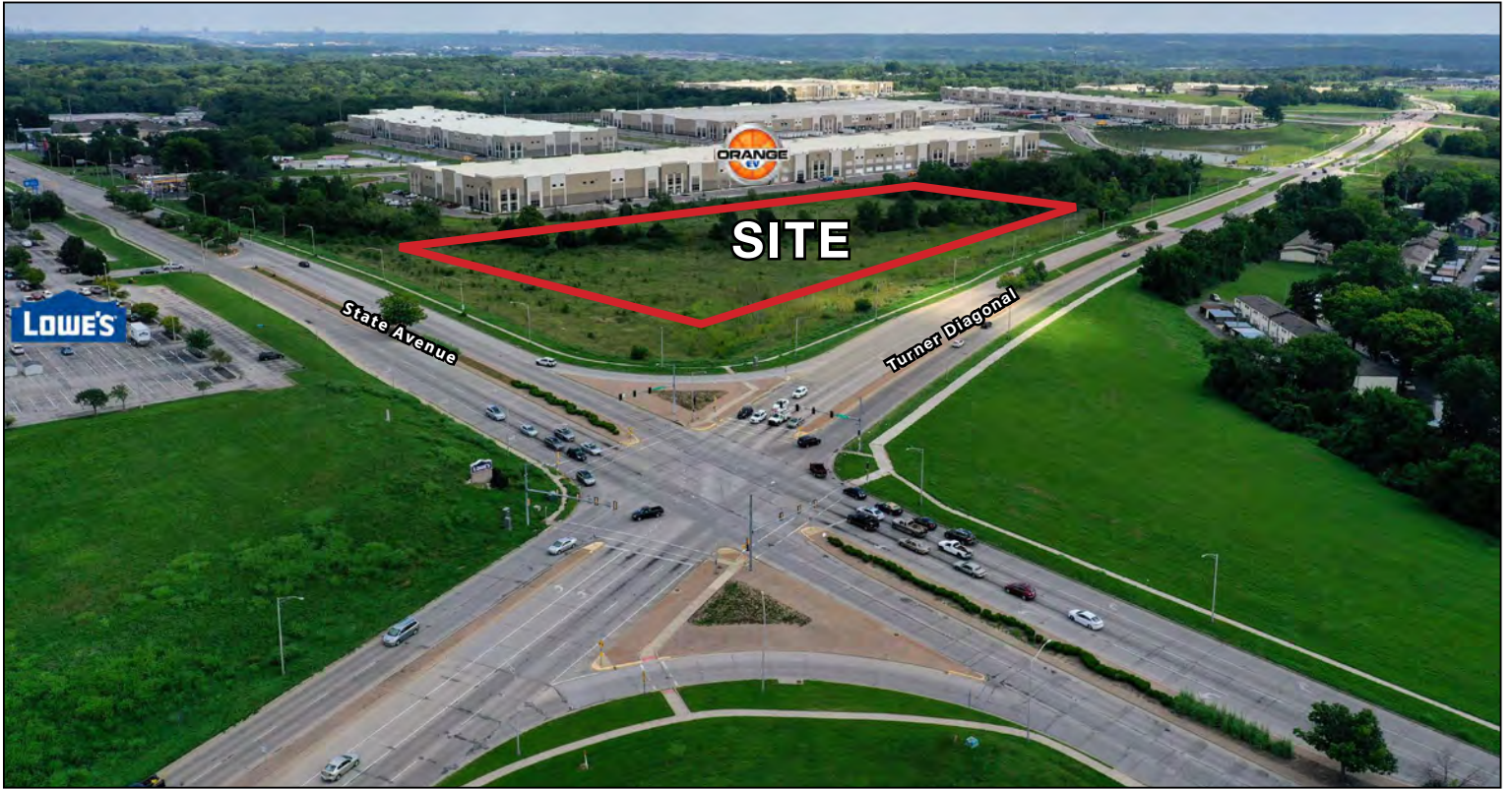
AERIAL



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## DRONE PHOTOS



### SITE PLAN



**Legal Description**  
 As Recited in First American Title Insurance Company of Kansas's Commitment Number KCS-127967, Dated April 14, 2005.

A tract of land in the Northwest Quarter of Section 10, Township 11 South, Range 24 East of the 6th P.M., Kansas City, Wyandotte County, Kansas described as follows: Commencing at the Northwest corner of said Quarter Section thereon on an assumed bearing of North 88 degrees 10' 11" East, 763.70 feet along the North line of said Quarter Section thence South 01 degree 49' 49" East, 100.07 feet to the Southern right of way line of US-24 Highway as condemned in District Court Case No. 987574, Wyandotte County and the Right of Beginning; thence South 49 degrees 02' 52" West, 52.68 feet along said right of way line; thence South 83 degrees 50' 39" East, 1,178.07 feet along said right of way line; thence South 12 degrees 12' 01" West, 284.47 feet along said right of way line; thence North 12 degrees 12' 01" West, 1178.69 feet; thence North 81 degrees 54' 48" East, 547.25 feet to the point of beginning;

Less and except all that portion thereof contained in the description of land filed in book 1054, page 291.

- SURVEYOR'S NOTES:**
- This survey is based on the field work completed on or before the field date shown and the information provided by First American Title Insurance Company of Kansas's Commitment Number KCS-127967, dated April 14, 2005.
  - The bearings shown are based on Kansas State Plane Grid North.
  - The bearings shown have been established by field observations and through the use of automatic leveling notes.
  - The following surveys were used for reference in establishing the boundary lines shown hereon:
    - Permanent Survey No. 2 by William Barclay, dated 1891.
    - Richard B. Buford, a survey for A. Austin, dated 7-29-1911.
    - Richard B. Buford, KS Turnpike, dated 4-08-1955.
    - Richard B. Buford, KS Turnpike, dated 5-08-1955.
    - Richard B. Buford, 300 No. 1732, dated 7-18-1956.
    - Richard B. Buford, 300 No. 1096, dated 4-14-1956.
    - Browne & Buford, 300 No. 6535, dated 10-28-1963.
    - Robert L. Rhodes, 300 No. W-3028, dated 3-20-1965.
    - Robert L. Rhodes, 300 No. 8169, dated 7-29-1965.
    - Robert L. Rhodes, 300 No. W-3028, dated 10-23-1966.
    - Hurray L. Rhodes, 300 No. W-3028, dated 6-12-1968.
    - Browne & Buford, 300 No. 3212, dated 3-21-1969.
    - Hurray L. Rhodes, 300 No. W-3049, dated 4-23-1969.
    - Browne & Buford, 300 No. W-3054, dated 6-12-1969.
    - Hurray L. Rhodes, 300 No. 801195, dated 10-13-1970.
    - Hurray L. Rhodes, 300 No. W-2013, dated 10-13-1970.
    - Browne & Buford, 300 No. W-3028, dated 10-16-1970.
    - Hurray L. Rhodes, 300 No. W-3028, dated 10-16-1971.
    - Hurray L. Rhodes, 300 No. 81195, dated 10-23-1981.
    - Hurray L. Rhodes, 300 No. 86025, dated 02-30-1984.
    - Rhodes Surveyors, P.A., 300 No. 86025, dated 3-21-1986.
    - Rhodes Surveyors, P.A., 300 No. 86025, dated 4-07-1986.
    - Rhodes Surveyors, P.A., 300 No. 86882, dated 5-09-1986.
    - Rhodes Surveyors, Inc., 300 No. 00030, dated 3-20-2002.
  - Items 8 and 9 in Schedule B of the Title Report are blanket assessments over the entire property and can not be depicted.
  - Contours and topography were taken from aerial topography provided by the United Government and performed by M.A. Hovson in 1999. The contours shown are at two foot intervals and are based on NAVD 83.
  - There were no observable changes in street right of way and street or sidewalk construction or repairs at the time of this survey, nor were any proposed changes available from the United Government.
  - There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.

- UTILITY INFORMATION**
- NOTE: The information concerning the location of underground utilities shown hereon, which are not visible from the surface, has been taken from the records of the various utility companies and has not been verified in the field by this company. These locations are not to be construed as accurate or exact, where measurements were not available, the locations of these underground lines were scaled from the company's records.
- SEWERS ..... Water Pollution Control ..... 913-873-5535  
 Contact: John Ryan
- WATERS ..... Board of Public Utilities ..... 913-573-8946  
 Contact: Robert Brewer, Jr.
- POWER ..... Board of Public Utilities ..... 913-573-9573  
 Contact: John Potter
- GA's ..... Atmos Energy ..... 913-764-0531  
 Contact: Dave Hughes, Est. 226
- TELEPHONE ..... Southwestern Bell Telephone ..... 913-476-1001  
 Contact: Engineering Department
- ZONING ..... KCK Planning & Zoning Department ..... 913-873-8790  
 Contact: Bob Ott

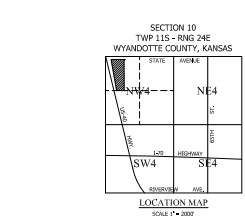
**LEGEND**

- 44 1/2" steel w/ LS-533 Cap
- Found Rebar
- Found Monument Box
- Found Pipe
- Found Pit
- Found Pole
- Found Pole
- Down Guy
- Electric Fiber
- Cable
- Fire Hydrant
- Manhole
- Skirt
- Concrete
- Dead Measurement
- Survey Measurement
- Fence Line
- Overhead Power Line
- Storm Sewer Line
- Broken Scale

**ORIGIN OF BEARINGS**  
 6th North Kansas State Plane Coordinate System, Convergence = 2°03'58"

**SCALE: 1" = 60'**

**GRAPHIC SCALE**



I hereby certify that none of the above described property and/or improvements herein are in the 500 year flood zone as defined by the U.S. Department of Housing and Urban Development, based on the Flood Insurance Rate Map for the City of Kansas City, Kansas Community Flood No. 2005-5-0004, dated September 4, 1995.



To: KC 2000 INVESTORS LLC  
 FIRST AMERICAN TITLE INSURANCE COMPANY OF KANSAS.

This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Title Endorsed and adopted by ALTA, ACSM, and NPS in 1999, and includes Items 1, 2, 3, 4, 5, 8, 10, 11-15, 13, 15 and 17 of Table A thereof), pursuant to the Accuracy Standards as adopted by ALTA, NPS, and ACSM and in effect on the date of this certification, and accurate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance and Closure Requirements for Survey Measurements When Control Land Boundaries for ALTA/ACSM Land Title Surveys.

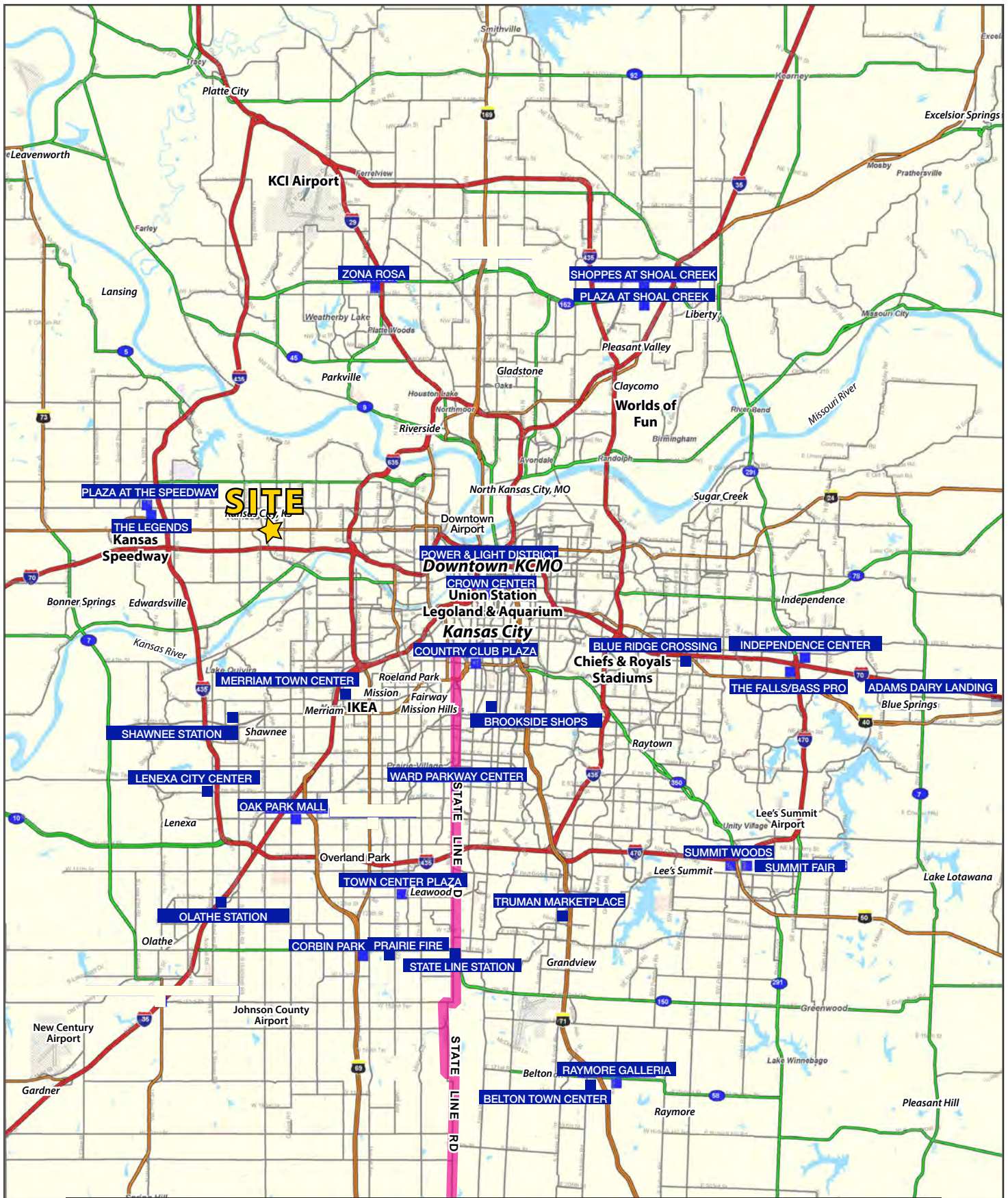
DATE: 5/04/2005	ISSUE DATE: 5/18/2005	REVISION DATE: BROWNE, B.D., J. HW.	REVISED FILE NO: 050626.dwg	JOB NO: 05062
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**RHODES SURVEYORS, INC.**  
 730 ARPHOUSE AVE., KANSAS CITY, MISSOURI 64101  
 TEL: 913-517-0300 FAX: 913-517-0577



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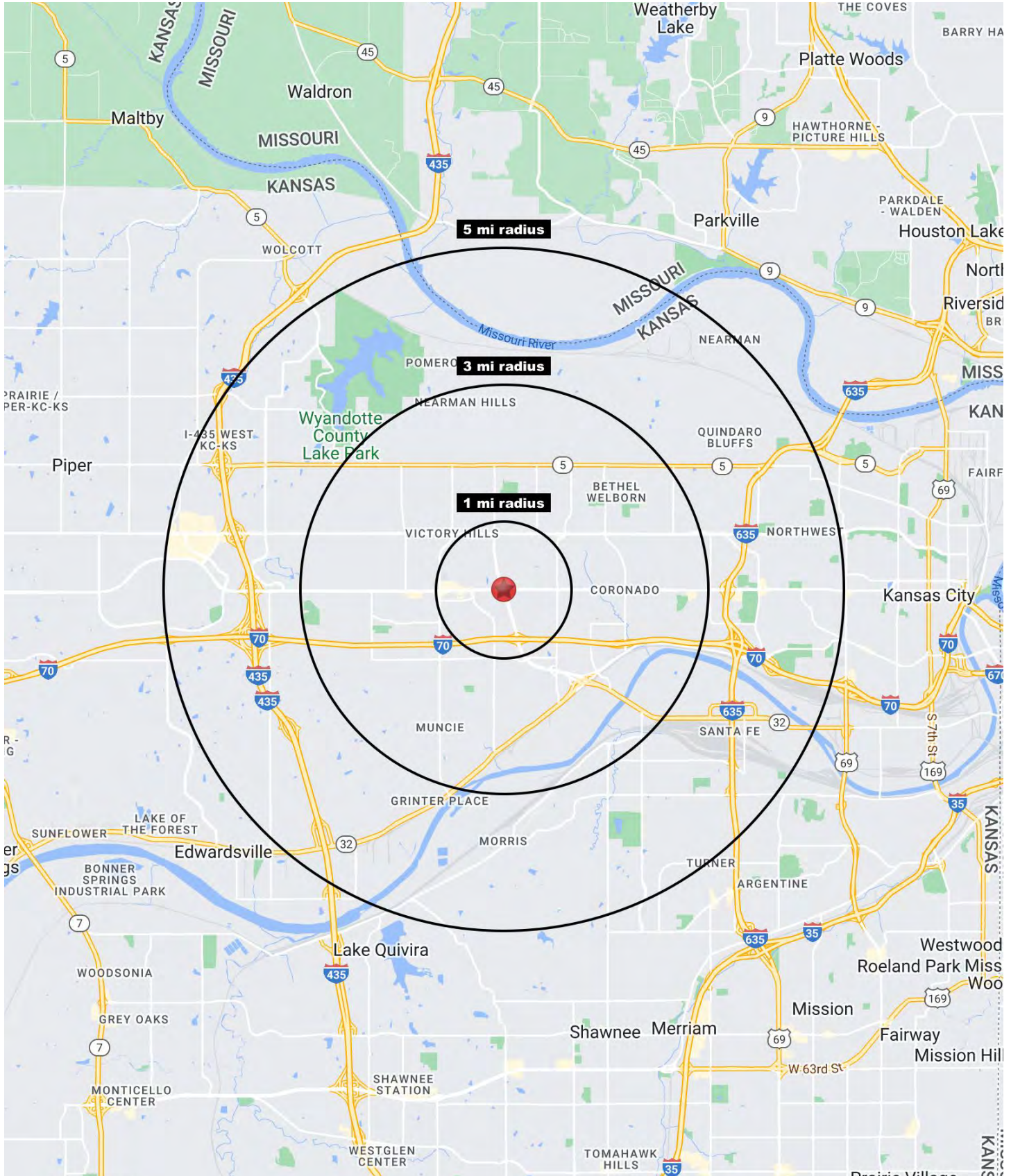
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State Avenue & Turner Diagonal Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	6,332	42,815	80,862
2028 Projected Population	6,436	43,263	82,356
2020 Census Population	6,494	43,514	82,002
2010 Census Population	6,051	41,362	78,574
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.2%
2023 Median Age	33.7	35.7	34.4
<b>Households</b>			
2023 Estimated Households	2,699	16,842	30,290
2028 Projected Households	2,701	16,796	30,442
2020 Census Households	2,743	16,925	30,357
2010 Census Households	2,621	16,127	29,208
Projected Annual Growth 2023 to 2028	-	-	0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	32.5%	43.0%	41.9%
2023 Estimated Black or African American	40.0%	29.6%	26.1%
2023 Estimated Asian or Pacific Islander	12.6%	9.6%	7.6%
2023 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.9%
2023 Estimated Other Races	14.3%	17.1%	23.5%
2023 Estimated Hispanic	16.4%	20.0%	28.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$62,768	\$71,336	\$73,680
2023 Estimated Median Household Income	\$39,137	\$52,989	\$54,674
2023 Estimated Per Capita Income	\$26,965	\$28,179	\$27,675
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.1%	6.9%	8.5%
2023 Estimated Some High School (Grade Level 9 to 11)	12.7%	9.9%	10.0%
2023 Estimated High School Graduate	30.1%	32.0%	33.0%
2023 Estimated Some College	28.3%	23.8%	22.5%
2023 Estimated Associates Degree Only	6.9%	9.6%	8.7%
2023 Estimated Bachelors Degree Only	10.6%	11.2%	11.6%
2023 Estimated Graduate Degree	6.2%	6.6%	5.6%
<b>Business</b>			
2023 Estimated Total Businesses	135	925	1,766
2023 Estimated Total Employees	2,000	15,109	29,932
2023 Estimated Employee Population per Business	14.8	16.3	16.9
2023 Estimated Residential Population per Business	46.8	46.3	45.8

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