

*We are the #1
Land Brokers
in Kansas City!*



FOR SALE

45.22 +/- Acres on I-435
Commercial/Multi-Family near KCI



N & W of I-435 & NW Skyview Kansas City, MO

- Presently zoned AG-R Agricultural; planned for retail, offices, and medium to higher density residential
- Excellent opportunity for hotels, restaurants, blended in a planned community development
- 2,000 foot direct exposure and visibility to I-435
- Near major KCI employment centers and the massive CVS Distribution Center
- Zona Rosa, major shopping, restaurants within easy reach
- Visibility and frontage on Cookingham Drive and I-435
- Property is fully sewered

Kevin Tubbesing

TheLandSource.com

The Land Source
7021 Johnson Drive
Mission, KS 66202

913.562.5622



N & W of I-435 & NW Skyview
Kansas City, MO
45.22 +/- Acres on I-435
Commercial/Multi-Family near KCI

Description:

Exceptional investment/development opportunity on I-435 near KCI.

This gently rolling tract is 2 miles east of I-29 at the NW Skyview interchange in the shadow of Kansas City International Airport (KCI). The ground overlooks I-435 offering a commanding visible situate. KCI business parks are nearby. The Tiffany Greens residential community is located to the south and includes a championship 18-hole golf course.

The tract has a 2,130 foot frontage on I-435 and 1,856 front feet on NW Cookingham Dr.

Zoning: AG-R

Anticipated Zoning: Retail/Office/Apartment

Presently zoned AG-R (Agricultural) in the City of Kansas City. KCI Area Plan proposes Mixed Use Community, promoting “a mixture of neighborhood-serving office and retail services, institutional, civic, and medium to higher density residential uses intermixed...” The Plan recommends densities of 12 - 15 units per acre for residential, and 3,000 SF commercial/10,000 SF of land area with heights of 1 - 4 stories. City of Kansas City, Missouri, 816.513.2848

Traffic & Access:

Immediate access to and from the site is from NW Cookingham Dr. (M-291 Highway), a 2-lane paved State Highway. The tract offers visibility from I-435 with over 23,000 vehicles passing daily. The full diamond NW Skyview interchange is 500 feet to the east.

Frontage

2,130' frontage on I-435; 1,856' frontage on NW Cookingham Dr.

Utilities:

Sanitary Sewer: There is a 16” line running along Cookingham Drive. There is also a 30” force main on the south side of the Interstate closer to Skyview and a small 8” sanitary main in same area as the 30” main. City of Kansas City, Missouri: 816.513.0324

Water: 24" line along the south side of NW Cookingham Dr. City of Kansas City, Missouri: 816.513.0324

Gas: Along NW Congress, 3/4 mile west. Missouri Gas Energy, 816-472-3464.

Electricity: Kansas City Power & Light, 816-556-2200

Storm Water: On site detention

Communications:

Location & Use Information

Listing Price

\$1,378,848

SqFt 1,969,783 **(\$0.70)**

Acres 45.220 **(\$30,492)**

Parcel Number

18-4.0-19-000-000
-009.000

Taxes

2017: \$333.09

Specials

Location Description

N & W of I-435 & NW Skyview
Kansas City, MO

Address (if assigned)

N&W of I-435 & N. Skyview Ave.

Nearest Cross Streets

I-435 &
Skyview Ave

Longitude -94.653868

Latitude 39.309380

Planned Use

Mixed Use Community

School Info

Platte County

**DOWNLOAD DETAILED DEMOGRAPHICS AND
AVAILABLE SITE INFORMATION FOR THIS PROPERTY AT:**

<http://TheLandSource.com/listings/backup/B1307>

Contact your Broker/Agent at The Land Source for more information

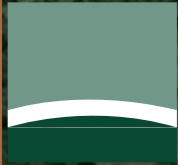
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Have Land, We'll Sell it! Need Land, We'll Find It!

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**THE
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SOURCE**



NW Cookingham Dr

291

NW Skyview Ave

N Dalton Ave

INTERSTATE
MISSISSIPPI
435

NW Skyview Ave

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