

LAND FOR SALE CHAPMAN FARMS

7 HWY & RIDGEVIEW DR • BLUE SPRINGS, MO

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS



This **1.38-acre SO-Zoned** tract is positioned along **7 Highway at SW Ridgeview Drive**, immediately adjacent to the Lake Lotawana community and at the western entrance to the **Chapman Farms master planned development**. With visibility along a key north/south corridor carrying **22,646 CPD** and surrounded by established residential neighborhoods, the site is ideally suited for professional, medical, institutional, and service-oriented users seeking a highly accessible eastern Jackson County location.

The SO, Service/Office District encourages compact development that supports **neighborhood centers and corridor reinvestment** areas. This location fits that vision that serves as a natural connection point between Lake Lotawana residents, the broader Chapman Farms area, and the retail amenities along Adams Dairy Parkway. Nearby national brands include McDonald's, Starbucks, CVS, Walgreens, Price Chopper, O'Reilly Auto Parts, First Watch, and several fast-casual and daily-needs operators.

The SO district allows a range of building types, including small commercial, general commercial, limited live/work, and small civic or workshop formats while promoting high quality design standards. The district restricts auto oriented layouts, outdoor storage, and large footprint users on primary frontages, ensuring that future development enhances the walkable, neighborhood serving character of the corridor. This makes the site an **excellent fit for medical offices, professional services, boutique commercial users, clinics, studios, personal services, and other SO permitted** uses identified in the city's Use Table.



AERIAL VIEW



KEY FACTS

1 - 3 - 5 MILE RADIUS

POPULATION

3,545 | 18,353 | 72,676

HOUSEHOLDS

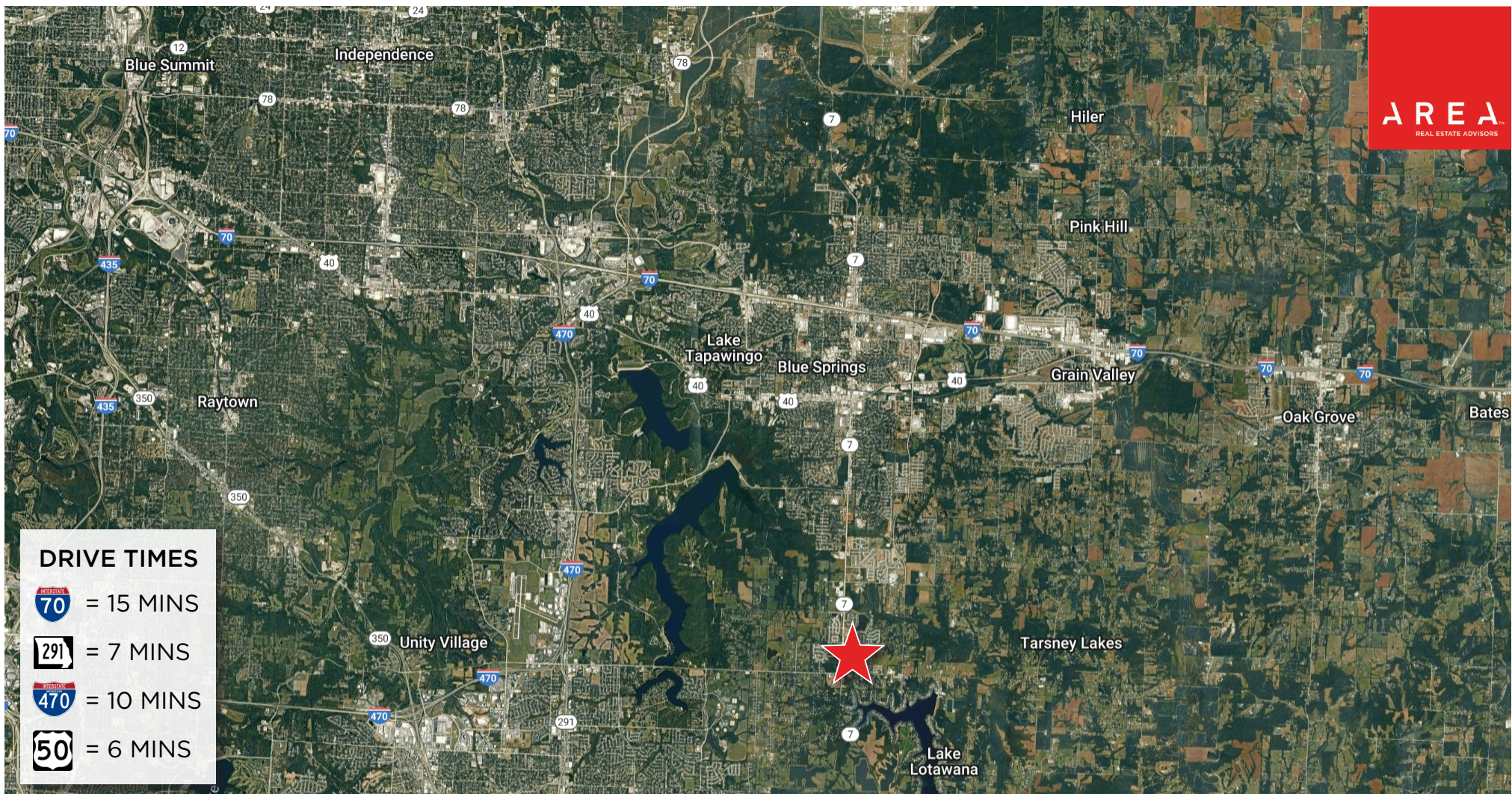
1,288 | 6,594 | 26,790

AVG HOUSEHOLD INCOME

\$171,333 | \$153,172 | \$131,186

MEDIAN AGE

40.1 | 38.8 | 37.5



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FOR MORE INFORMATION

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