

Woodbridge Manor Development – Professional Offering Memorandum

A premium development opportunity featuring 153 fully-entitled residential lots spanning 53 acres in south Kansas City. This turnkey project offers immediate construction potential with all municipal approvals secured, strategic phasing options, and exceptional location advantages at competitive pricing.

Woodbridge Manor Development

Professional Offering Memorandum

Midwest CRE Advisors in partnership with Weichert Realtors, Welch and Company presents an exclusive opportunity to acquire a fully-entitled residential development project strategically positioned in south Kansas City's expanding corridor. Woodbridge Manor represents a rare combination of immediate development potential, premium location advantages, and exceptional value in a strong housing market.

This comprehensive memorandum details the property's features, market conditions, development potential, and investment advantages for qualified developers and investors seeking a turnkey residential project with minimized regulatory hurdles and optimized returns.

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Executive Summary

153-lot development opportunity ready for immediate construction

53 acres with city approvals

All entitlements secured for development with no regulatory hurdles remaining

Cost per lot: \$9,150

Exceptional value for a fully-entitled development in a growing market

Strategic south Kansas City location

Easy access to I-435, I-470, and I-49 with proximity to employment centers

Established infrastructure

Existing utility easements significantly reduce development costs and timeline

Multiple development phases

Optimized strategy for cash flow management and market absorption

Property Overview

53 acres of prime development land fully entitled for immediate development

The property features mature tree stands, natural topography variations, and excellent drainage characteristics that enhance its development appeal and future marketability.



Zoning

Approved for single-family residential development with all required permits in place



Infrastructure

Existing utility easements strategically positioned to reduce development costs



Access

Multiple ingress/egress points from Grandview Road ensuring smooth traffic flow



Entitlements

All city approvals secured with no pending regulatory issues



Site Features

Mature trees, natural topography, excellent drainage characteristics



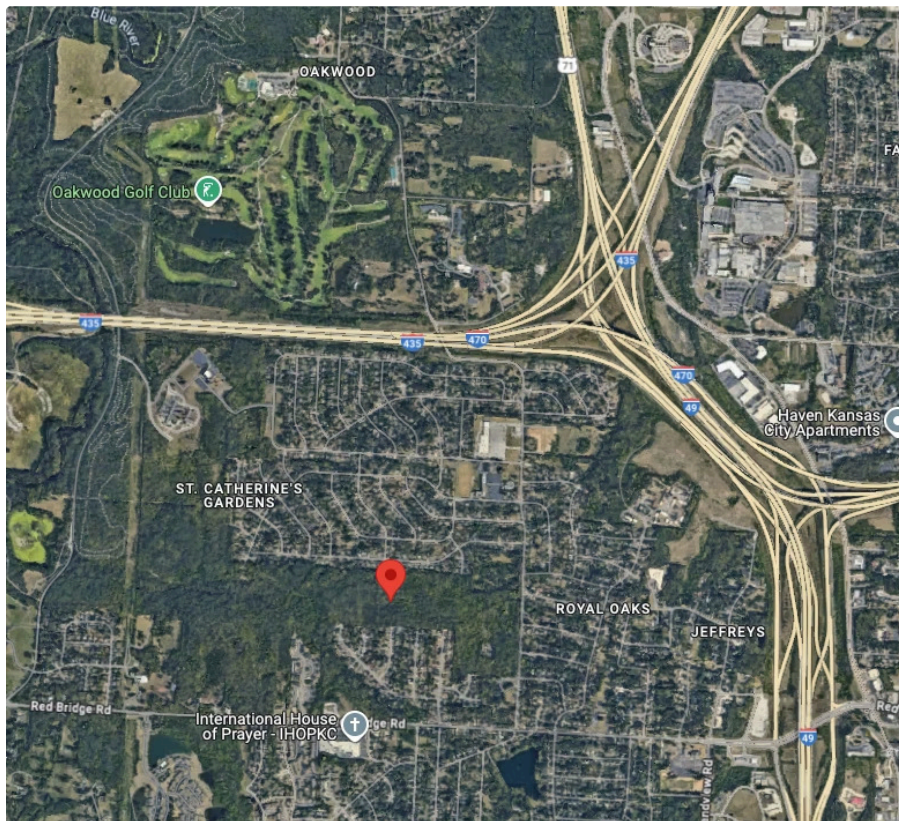
Development Strategy

4-phase approach designed for optimal market absorption and cash flow

Location & Area Analysis

Prime South Kansas City Location

Woodbridge Manor enjoys strategic positioning with exceptional connectivity and amenities, making it an attractive destination for homebuyers seeking convenience, recreation, and community.



15 min

Downtown KC

Quick commute to major employment centers

5 min

Interstate Access

Proximity to I-435, I-470, and I-49

10 min

Shopping Centers

Access to retail, dining, and services



Adjacent to Gambriel Tract Park

Natural amenities and recreational opportunities enhance the development's appeal to families and outdoor enthusiasts



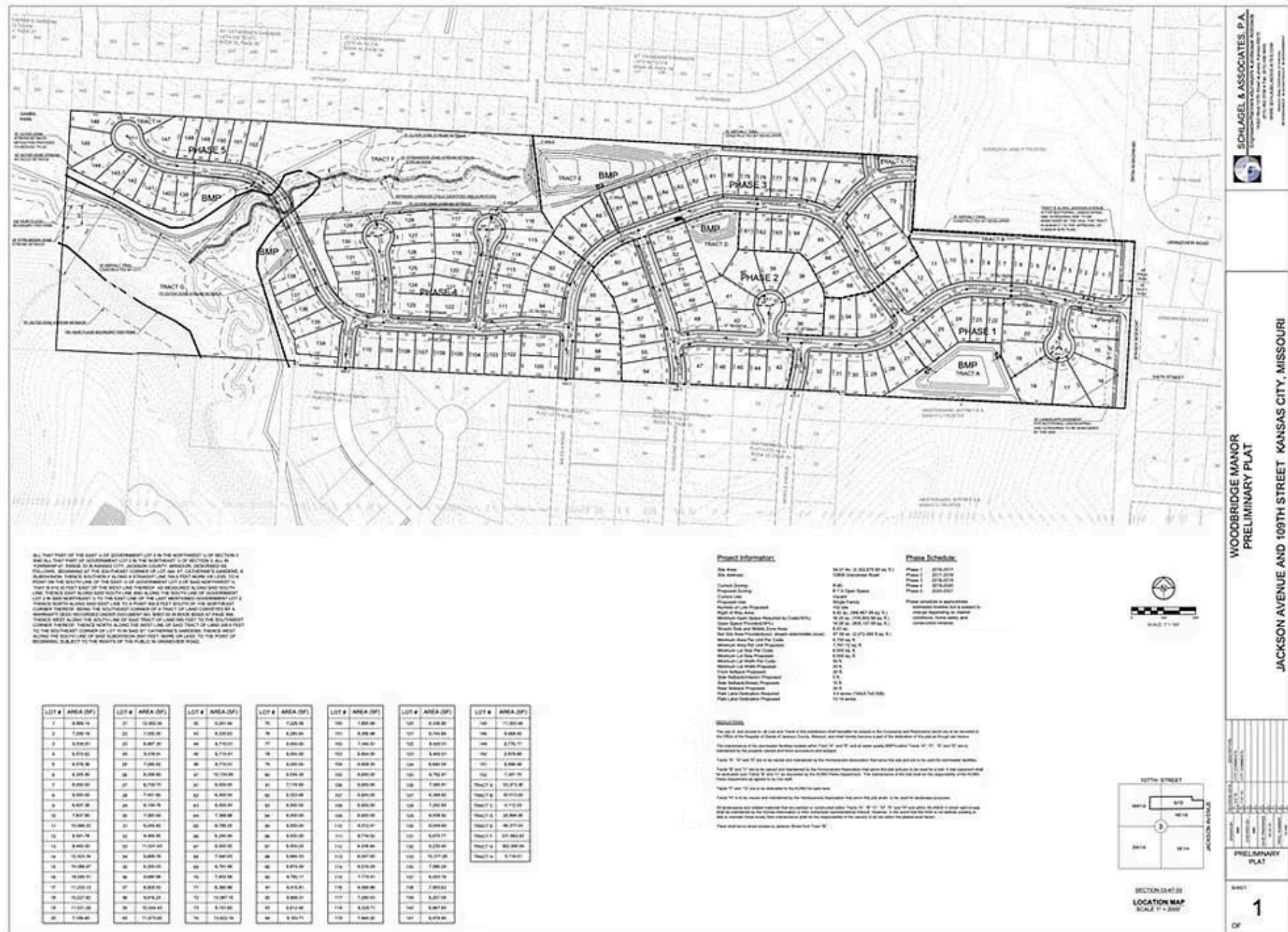
Established Neighborhoods

Surrounded by thriving residential communities that demonstrate strong market demand and property value appreciation



Commercial Proximity

Close to shopping, dining, and essential services, creating convenience for future residents



Site Layout & Plat Details

Phase 1

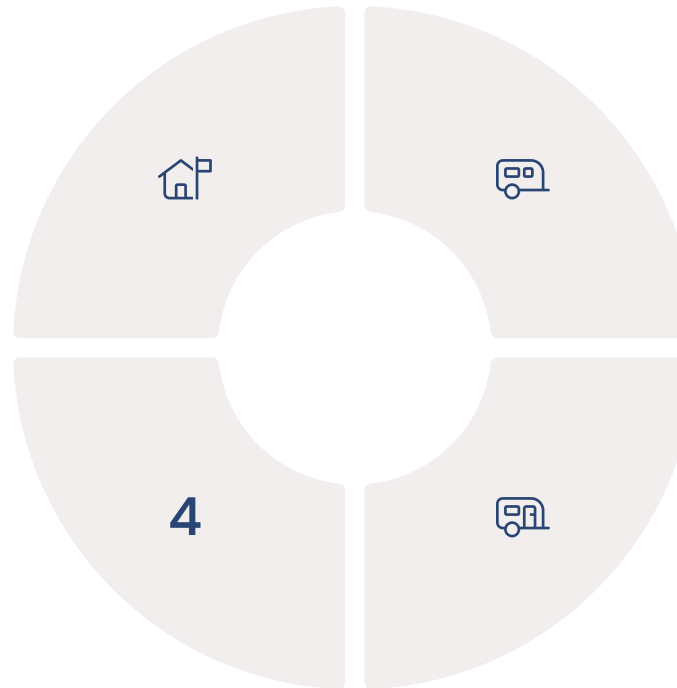
42 lots in the northeast quadrant

- Average lot size: 10,500 sq ft
- Street frontage priority
- Primary entrance established

Phase 4

28 lots in the southwest corner

- Average lot size: 12,400 sq ft
- Largest premium lots
- Mature tree preservation areas



Phase 2

38 lots in the northwest quadrant

- Average lot size: 9,800 sq ft
- Secondary access point
- Adjoins community green space

Phase 3

45 lots in the southeast section

- Average lot size: 11,200 sq ft
- Premium park-adjacent lots
- Enhanced topographical features

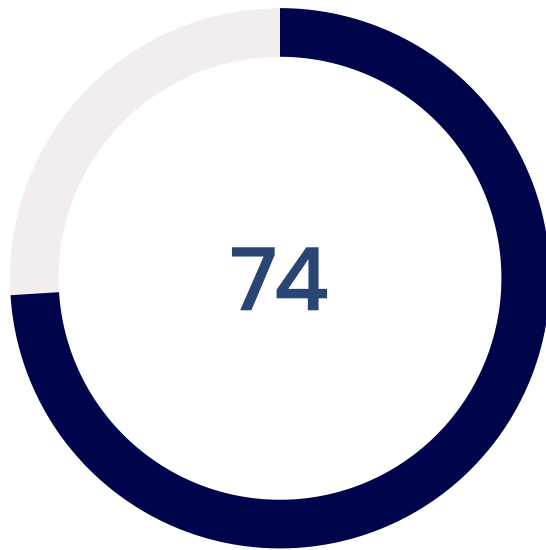
Technical Specifications

- Total developable acreage: 53 acres
- Dedicated green space: 5.8 acres
- Stormwater retention: 2.3 acres
- Utility easements: Fully established
- Street width: 26 feet (curb to curb)

Development Requirements

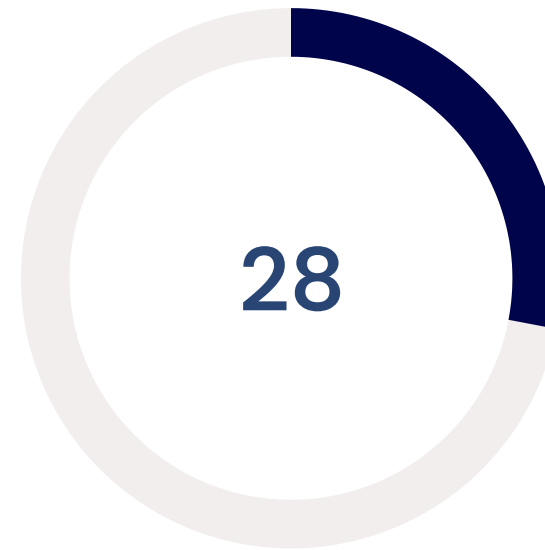
- Minimum setbacks: 25' front, 10' sides, 20' rear
- Maximum building height: 35 feet
- Minimum dwelling size: 1,800 sq ft
- HOA establishment required
- Architectural review guidelines included

Market Analysis & Comparables



Recent Sales

Properties sold in the immediate vicinity over the past 12 months, indicating healthy market activity



Days on Market

Average time from listing to contract, demonstrating steady market demand and absorption

Market Fundamentals



Housing Inventory

Current supply: 2.6 months of inventory (seller's market conditions)



Demographic Trends

Area population growth rate: 2.8% annually, outpacing metropolitan average



Price Appreciation

Annual appreciation rate of 6.2% over the last 36 months



New Construction

Limited competing developments within 5-mile radius

Recent Comparable Sales on Grandview Road

Address	Sale Price	Square Footage	Configuration
4400 Grandview Rd	\$364,900	2,670 SF	4BR/3BA
4904 Grandview Rd	\$220,000	2,800 SF	3BR/3BA
4416 Grandview Rd	\$280,000	1,972 SF	4BR/2BA
10713 Grandview Rd	Sold 2024	3,314 SF	4BR/3BA

Competitive Market Position



Location Premium

Woodbridge Manor offers superior accessibility to major highways and amenities compared to competing developments



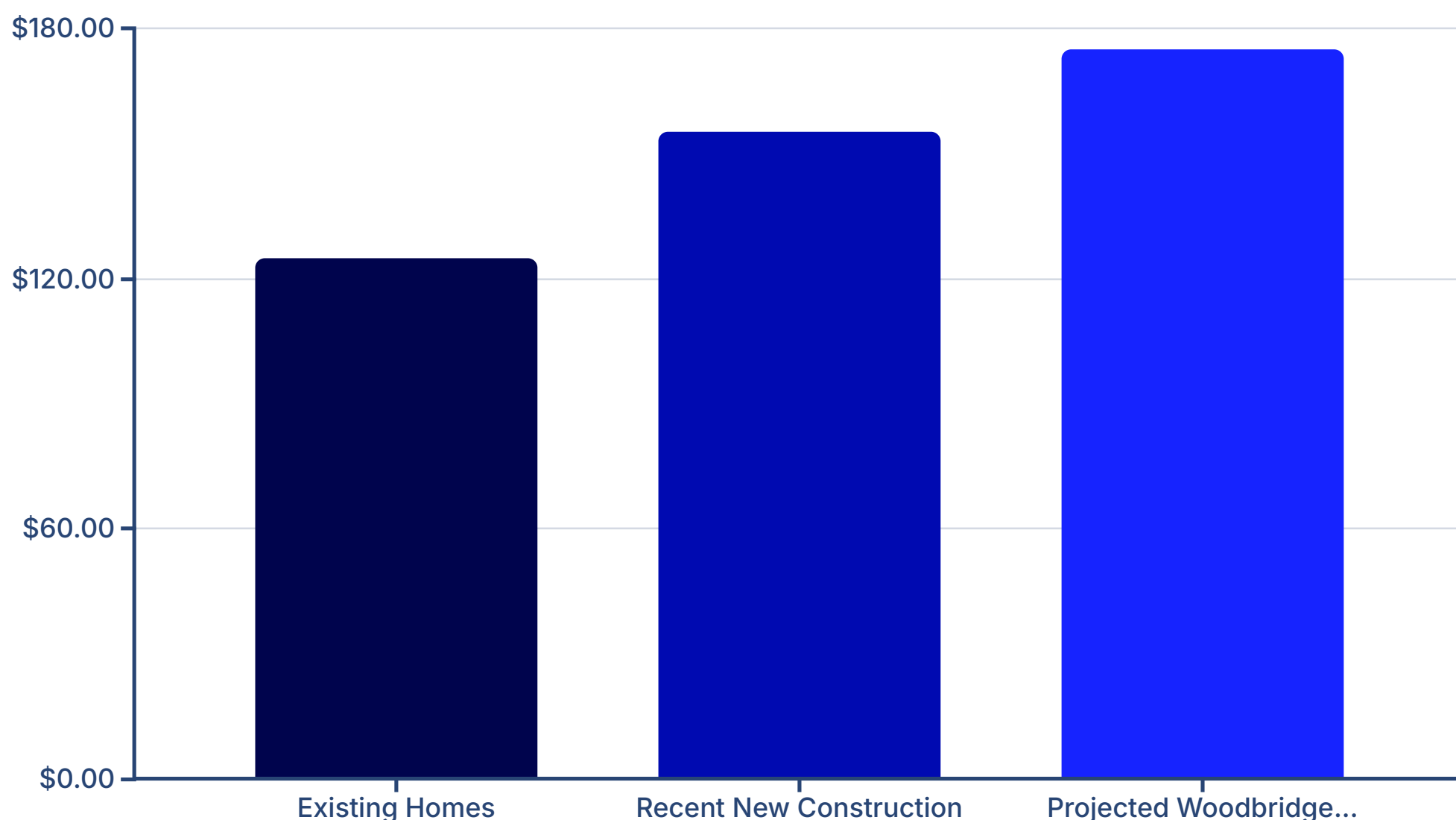
Development Readiness

Fully entitled with no regulatory hurdles, allowing immediate construction compared to competing parcels still in approval process



Value Proposition

Per-lot cost of \$9,150 represents significant value compared to similar entitled parcels averaging \$12,000-15,000 per lot



Development Opportunity

Turn-Key Development Ready for Immediate Construction

Woodbridge Manor represents 153 premium lots with all approvals in place for seamless development, offering an exceptional opportunity for developers seeking a project with minimized regulatory risk and strong market potential.

All Municipal Approvals Secured

No regulatory delays to slow development, allowing immediate commencement of construction activities and accelerated time-to-market

Phased Development Approach

Optimized cash flow and market absorption through strategic phasing that minimizes upfront capital requirements while maximizing revenue generation

Premium Location Advantage

Commands competitive pricing in growing area with proximity to employment centers, recreational amenities, and established neighborhoods

Listing Agents & Contact

Professional Representation

Our specialized team of real estate professionals brings decades of combined experience in land acquisition, development planning, and investment strategy. We offer comprehensive support throughout the acquisition and development process.

Acquisition Process

Interested parties are invited to request additional due diligence materials including environmental reports, geotechnical studies, and detailed financial projections.

Development Support

Our team maintains strong relationships with local municipalities, contractors, and service providers who can assist with seamless project execution. We offer optional ongoing consulting services throughout the development lifecycle.

Contact Information

For additional information, property tours, or to request the complete due diligence package, please contact our listing agents. All inquiries will be handled with the strictest confidentiality and professionalism.

Contact Us

Reach out to our real estate professionals for all your property needs.



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