

# Goode Avenue Townhomes

Planning Commission  
Grandview, Missouri

October 18, 2023



**BRED INC**  
BRAD'S REAL ESTATE & DEVELOPMENT





# BRED INC

BRAD'S REAL ESTATE & DEVELOPMENT

## BRED's portfolio of services include:

- Commercial - New Construction & Renovation
- Project Management
- Consulting

## Residential Development Experience:

- Multi-Family-HUD Interior and Exterior Renovations in Lawrence, KS
- Duplexes-New Construction in Lawrence & KC Metro
- Single Family Custom & Spec Homes

We contribute our growth over the last 13+ years to the exceptional quality of our work, excellence in our team, selection and flexibility of our services, and affordable rates. We take pride in the solid customer relationships we have built; our longevity in the industry is testament to our commitment to our customers.

At BRED Inc. our philosophy is simple; to be the best we can be in servicing your needs. We strongly believe that our customers come first! It is not just a cliché, but a commitment we make to all our past and future customers.

To be successful in business, it takes a winning combination of services, competitive pricing, and dedication by all employees to achieve high levels of customer service excellence. Our continued growth is testament to our pledge to provide you with products of the highest quality and unmatched customer service; we have built our reputation on this belief.



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# Development Partners



NSPJ Architects has built a long-standing tradition of excellence in service and design, commitment to quality and devotion to create the best lifestyle environments for our clients. In collaboration our Architects, Interior Designers, and Landscape Architects work together to create a truly holistic design approach for all types of projects. The firm was founded in June of 1961 by Howard Nearing, AIA and since its inception has received commissions for more than 5,300 projects including:

- Office buildings
- Warehouse buildings & landscapes
- Retail buildings
- Institutional buildings
- Mixed use buildings & plazas
- Hospital campuses & courtyards
- Hospitality
- Retail roll-out & tenant finish
- Townhouse communities
- Multifamily developments
- Large scale land use planning
- Municipal & private streetscapes
- Master planned communities
- Shopping centers
- Recreational facilities & amenity centers
- Custom residences

The firm has, since 1965, been located in the Kansas City metro area, and has been involved in the tremendous growth that has characterized Johnson County and the suburban Kansas City metro area. The firm's founders strongly believed in the importance of respecting the context of carefully proportioned and richly detailed architecture and efficient interior space planning. Whether the project was the remodeling and addition to a fine older existing building or a new building, we believe exterior design and detailing should respect the existing structure and properly blend into its neighborhood, while the interior spaces should most importantly serve our client's daily needs.



# Location Map



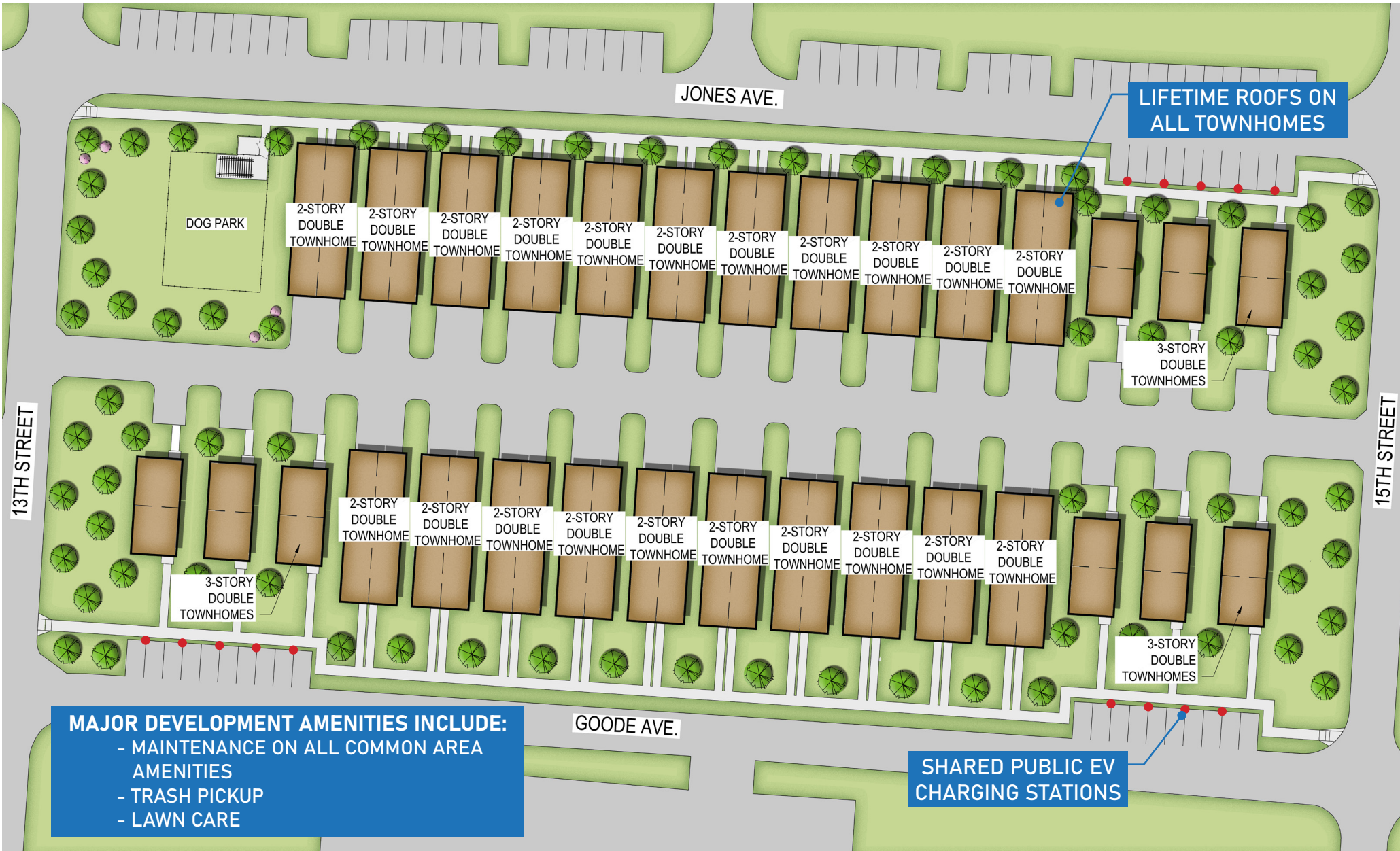


# Site Plan





# Site Amenities

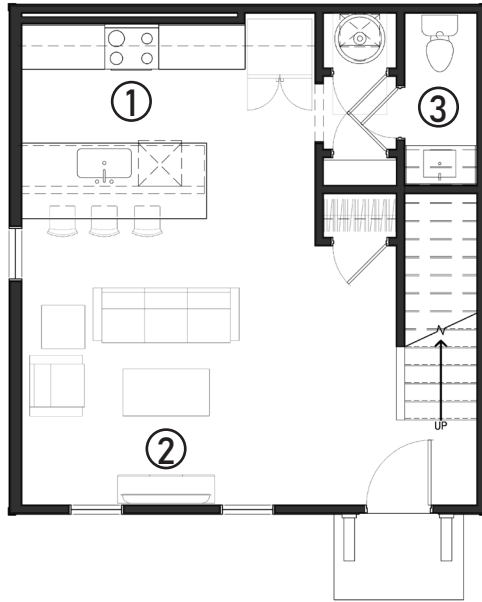


**MAJOR DEVELOPMENT AMENITIES INCLUDE:**

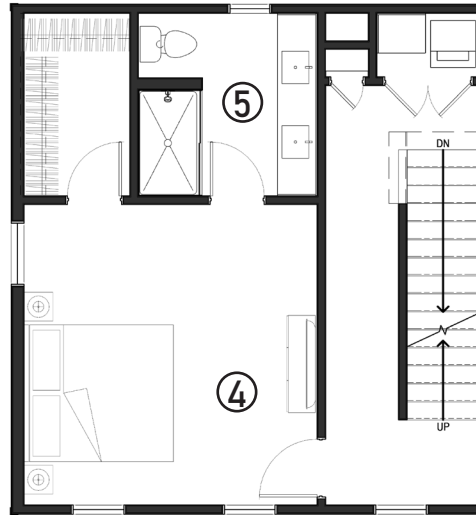
- MAINTENANCE ON ALL COMMON AREA AMENITIES
- TRASH PICKUP
- LAWN CARE



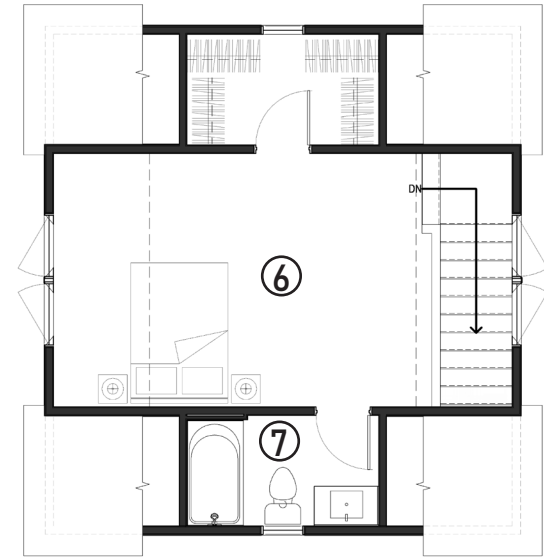
# 3-Story Townhome Plans



First Floor



Second Floor



Third Floor

- ① KITCHEN/DINING
- ② LIVING
- ③ POWDER
- ④ PRIMARY BEDROOM
- ⑤ PRIMARY BATH
- ⑥ BEDROOM #2
- ⑦ BATH

**INCLUDED TOWNHOME AMENITIES:**  
-SECURITY SYSTEMS  
-SMART HOME CONNECTIVITY  
-EV CHARGERS INCLUDED IN EVERY GARAGE



# 2-Story Townhome Plans



First Floor



Second Floor

- ① LIVING
- ② KITCHEN/DINING
- ③ POWDER
- ④ GARAGE
- ⑤ PRIMARY BEDROOM
- ⑥ PRIMARY BATH
- ⑦ BEDROOM #2
- ⑧ BATH
- ⑨ BEDROOM #3



# Street Level Perspectives





# Street Level Perspectives





# Street Level Perspectives





# Typical Streetscape View

