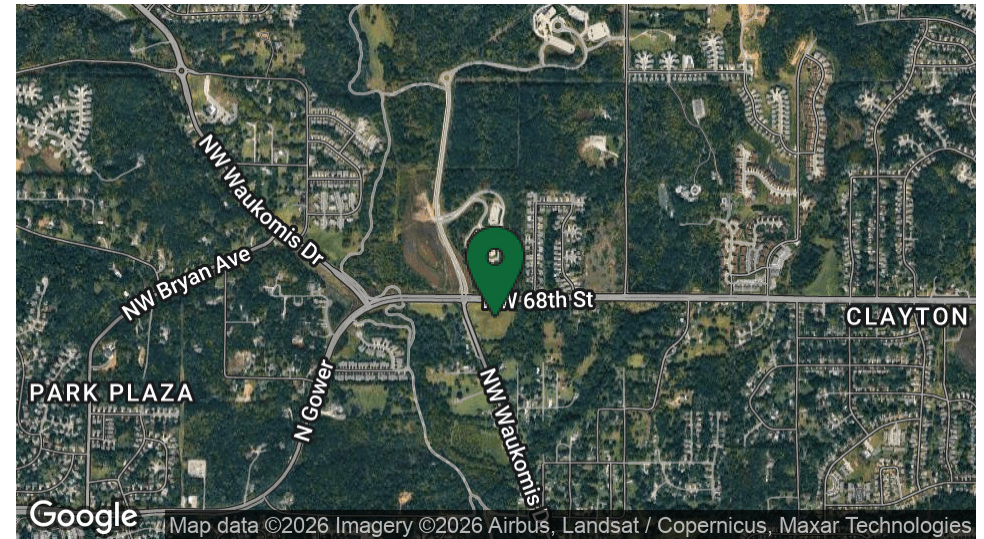


HOPEWELL PLAZA

6839 NW WAUKOMIS DR, KANSAS CITY, MO 64151

COMMERCIAL
PROPERTY FOR SALE



PROPERTY DESCRIPTION

Two prime lots at the hard corner of 68th Street and Waukomis Drive in Platte County, directly across from the newly constructed Hopewell Elementary School. Positioned at a high-visibility southeast corner with over 8,826 vehicles passing daily, the site offers excellent exposure to local traffic and surrounding residential neighborhoods.

The property supports approximately 30,000 square feet of development and presents multiple possibilities, including commercial, mixed-use, or residential projects. Lot 2 is proposed as a Planned Unit Development (PUD), the site can be subdivided into four separate lots, providing flexibility to tailor the development to specific needs. On-site utilities simplify the development process and reduce upfront infrastructure costs.

With easy access to established neighborhoods, new infrastructure, and strong traffic counts, this location is ideal for residential, commercial, or mixed-use development, offering significant growth potential in Platte County.

PROPERTY HIGHLIGHTS

- Two Prime Lots totaling 6.39 AC +/-
- High-visibility corner location at Waukomis Dr & 68th St
- Versatile development options
- Proposed for Planned Unit Development, allowing subdivision
- Utilities on-site for a streamlined development process
- Over 8,826 daily vehicle traffic for exposure

OFFERING SUMMARY

Lot 1 Size:	0.72 AC +/- Zoned R-7.5
Lot 2 Size:	5.67 AC +/- Zoned B1-1 / CP1

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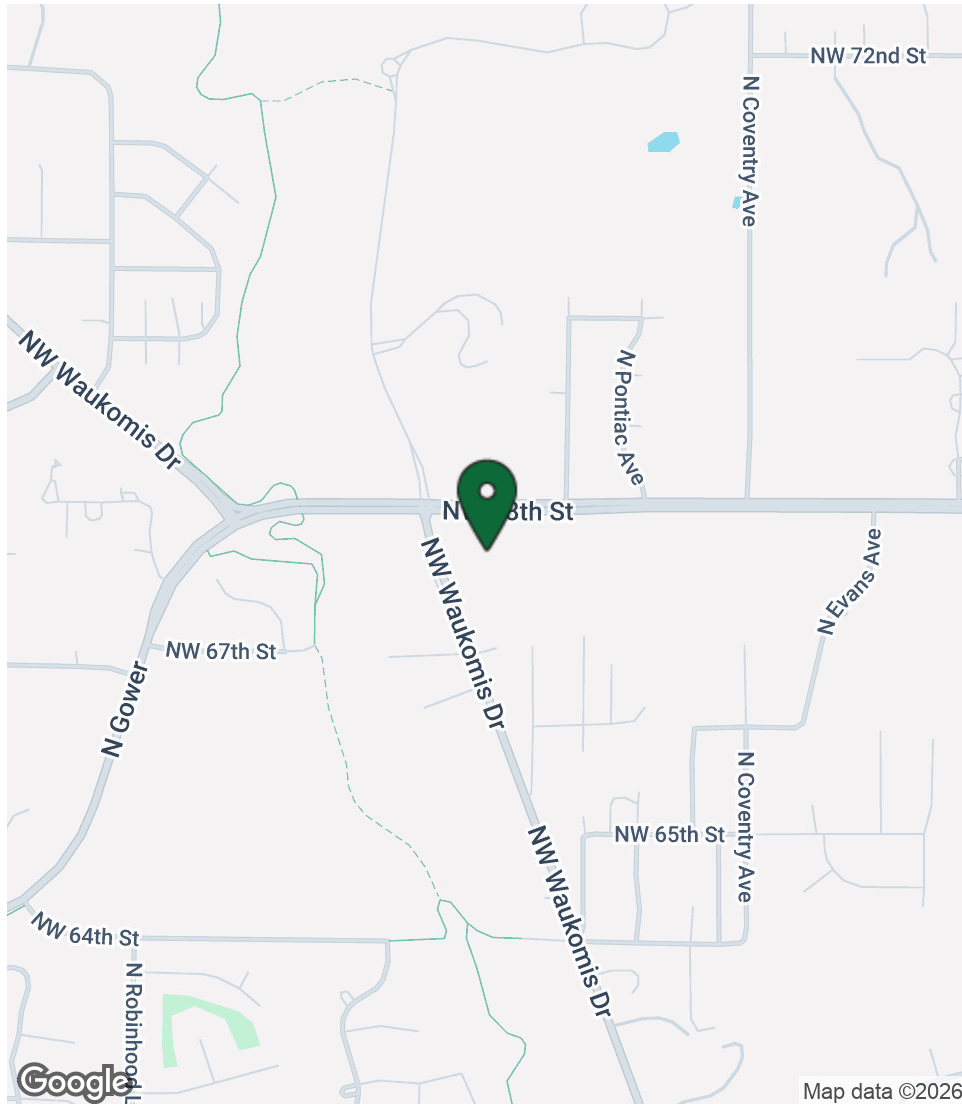
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LOCATION MAPS



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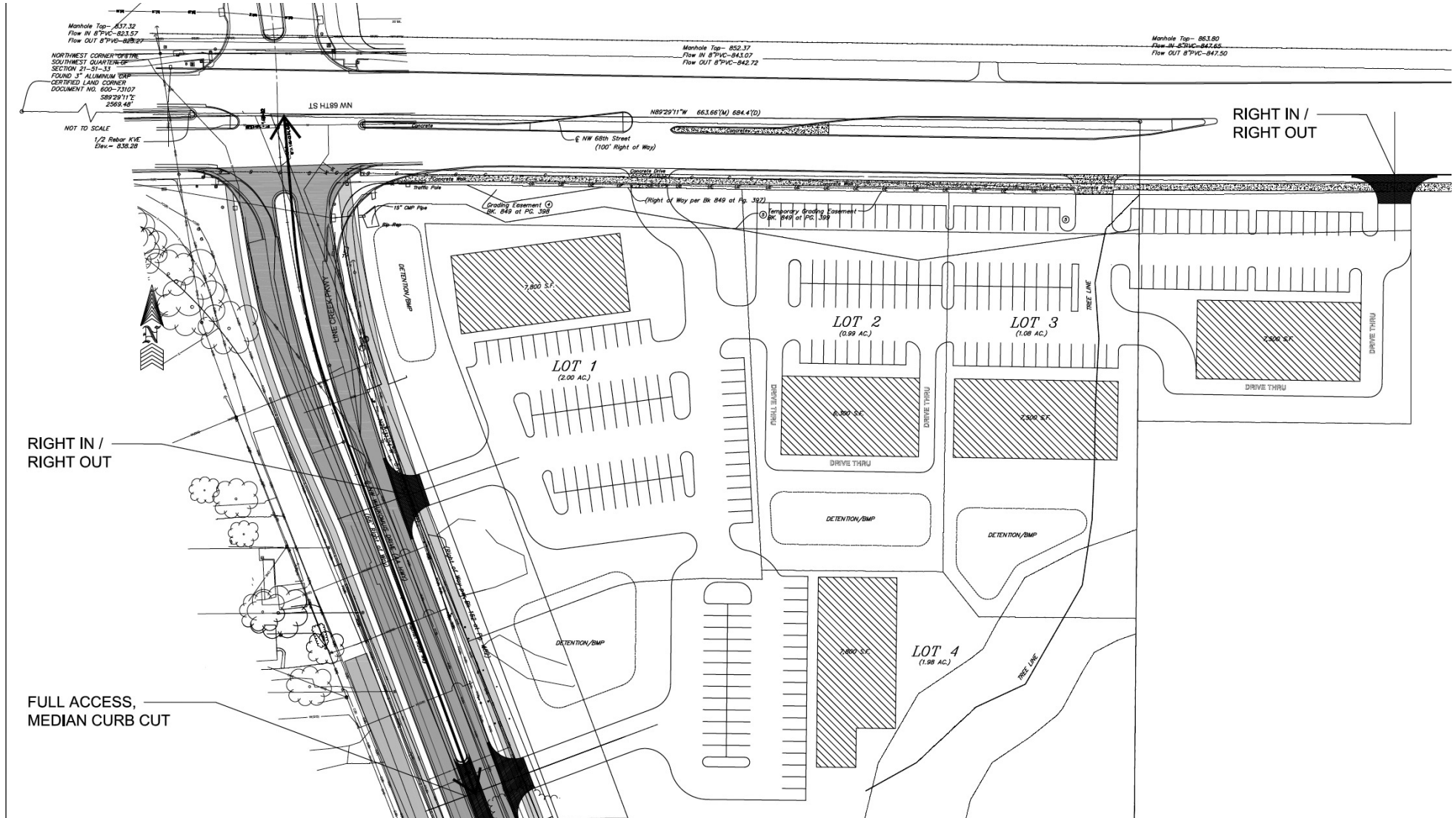
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PROPOSED SITE
PLAN



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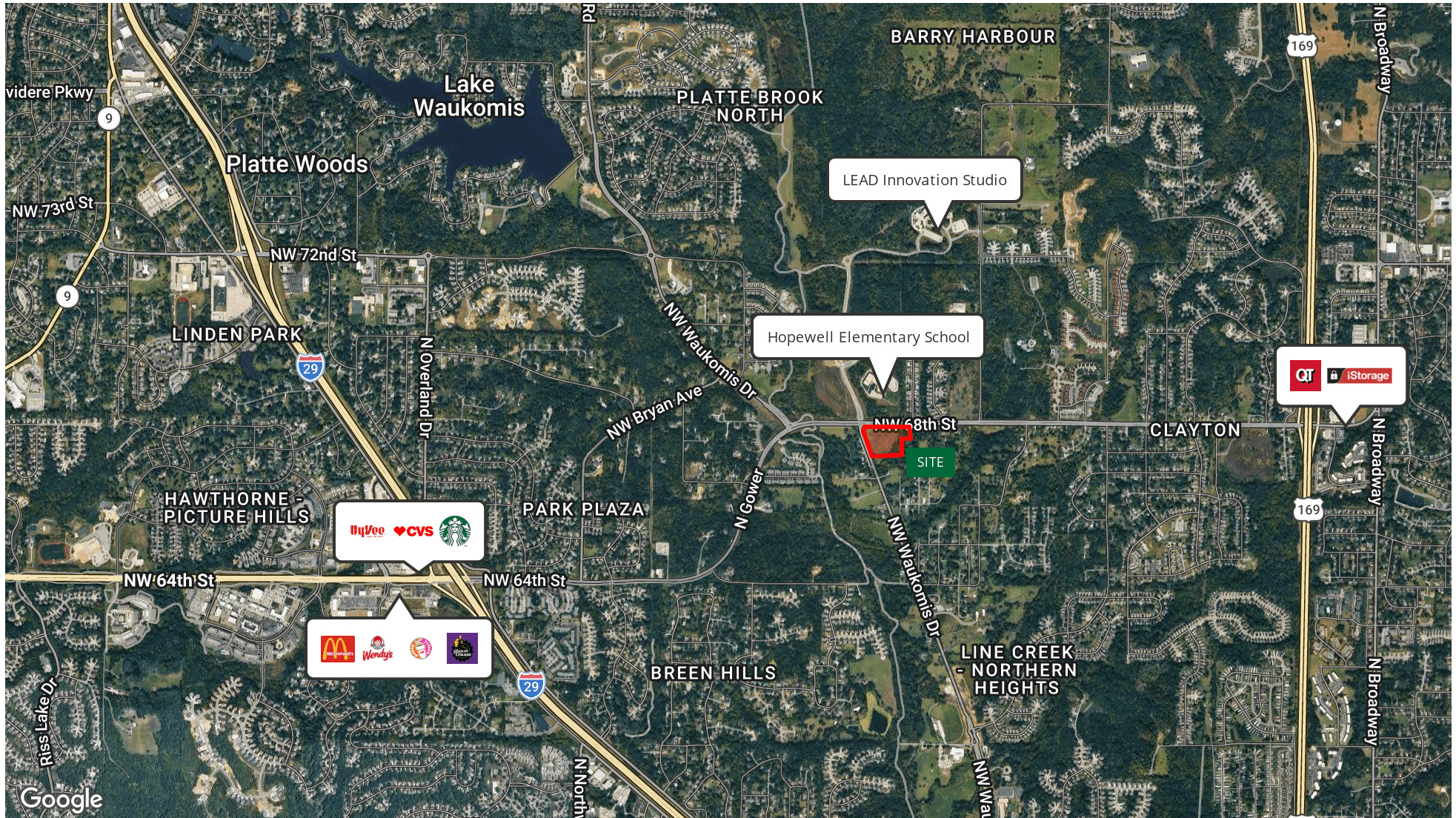
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CONCEPTUAL SITE PLAN



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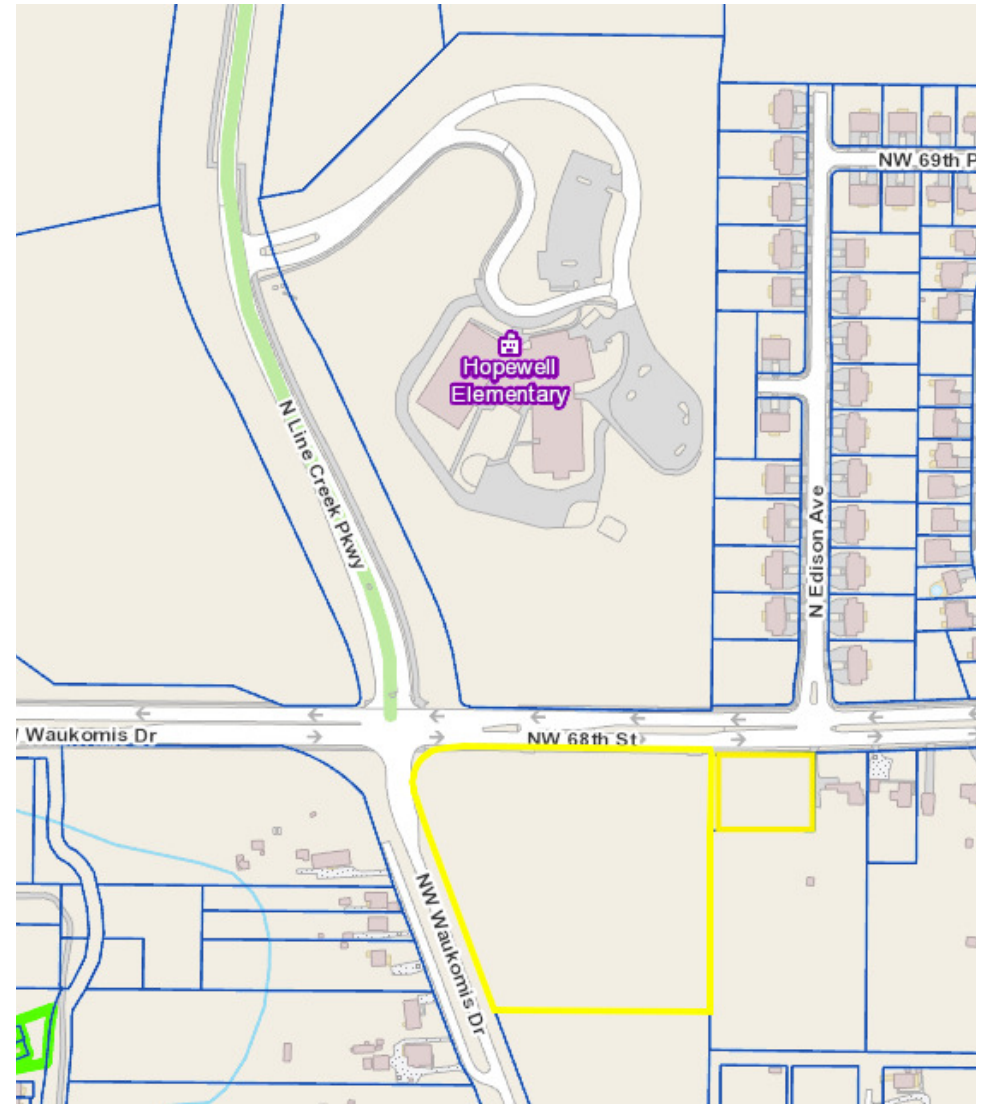
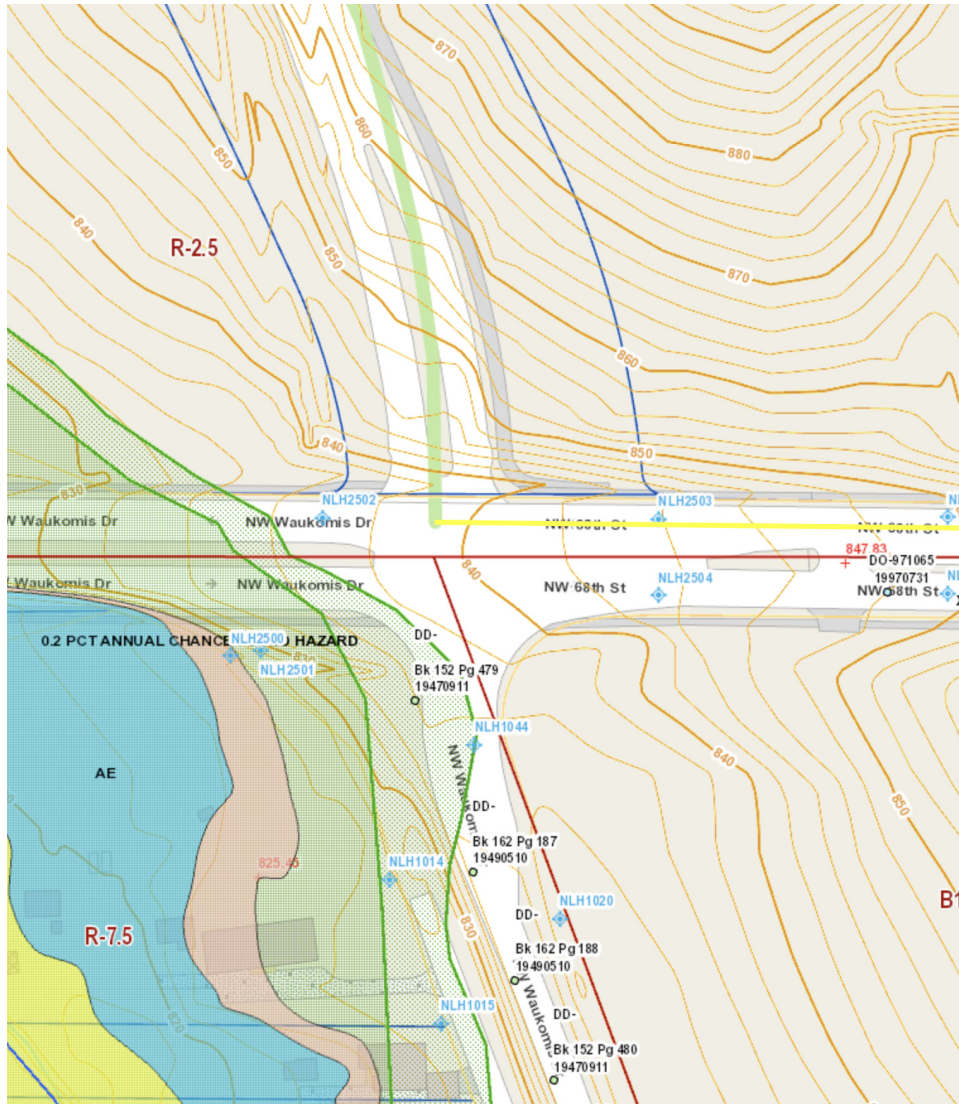
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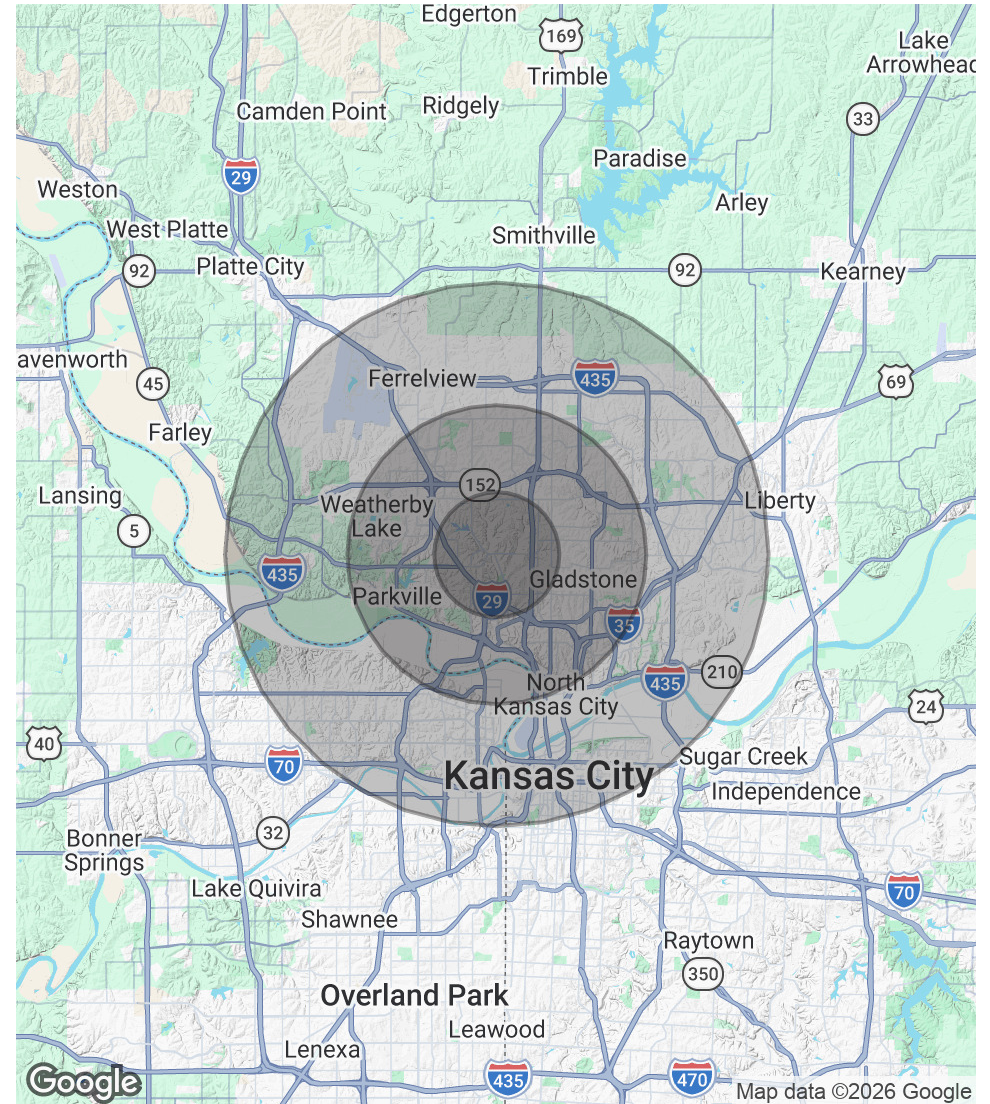
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DEMOGRAPHICS

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	46,829	186,023	437,398
Average Age	39	40	38
Average Age (Male)	37	39	37
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	19,925	77,249	174,084
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,978	\$102,820	\$92,501
Average House Value	\$334,384	\$335,733	\$284,243

Demographics data derived from AlphaMap



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