

**FOR SALE**

**5+ ACRES OF DEV LAND**



# 7161 STATE AVE

KANSAS CITY, KS 66112

**\$1,870,000 (\$8.25 PSF)**

## Property Details

- 5+ Acre Corner Lot
- Signalized - High visibility
- All Utilities in place
- I-70 Exit directly south
- Opportunity Zone
- KCKCC Directly North
- Retail Shopping West
- New Multi-Family adjacent
- State Ave Frontage

*For more information contact:*

**MATT WATKINS**

913.908.9447

Matt@ReeceCommercial.com

**FOR SALE**

# DEMOGRAPHICS



## Demographics

|                         | 2 MILE   | 5 MILE   | 10 MILE  |
|-------------------------|----------|----------|----------|
| 2024 TOTAL POPULATION   | 26,141   | 77,722   | 448,368  |
| MEDIAN HOUSEHOLD INCOME | \$55,747 | \$58,119 | \$70,974 |

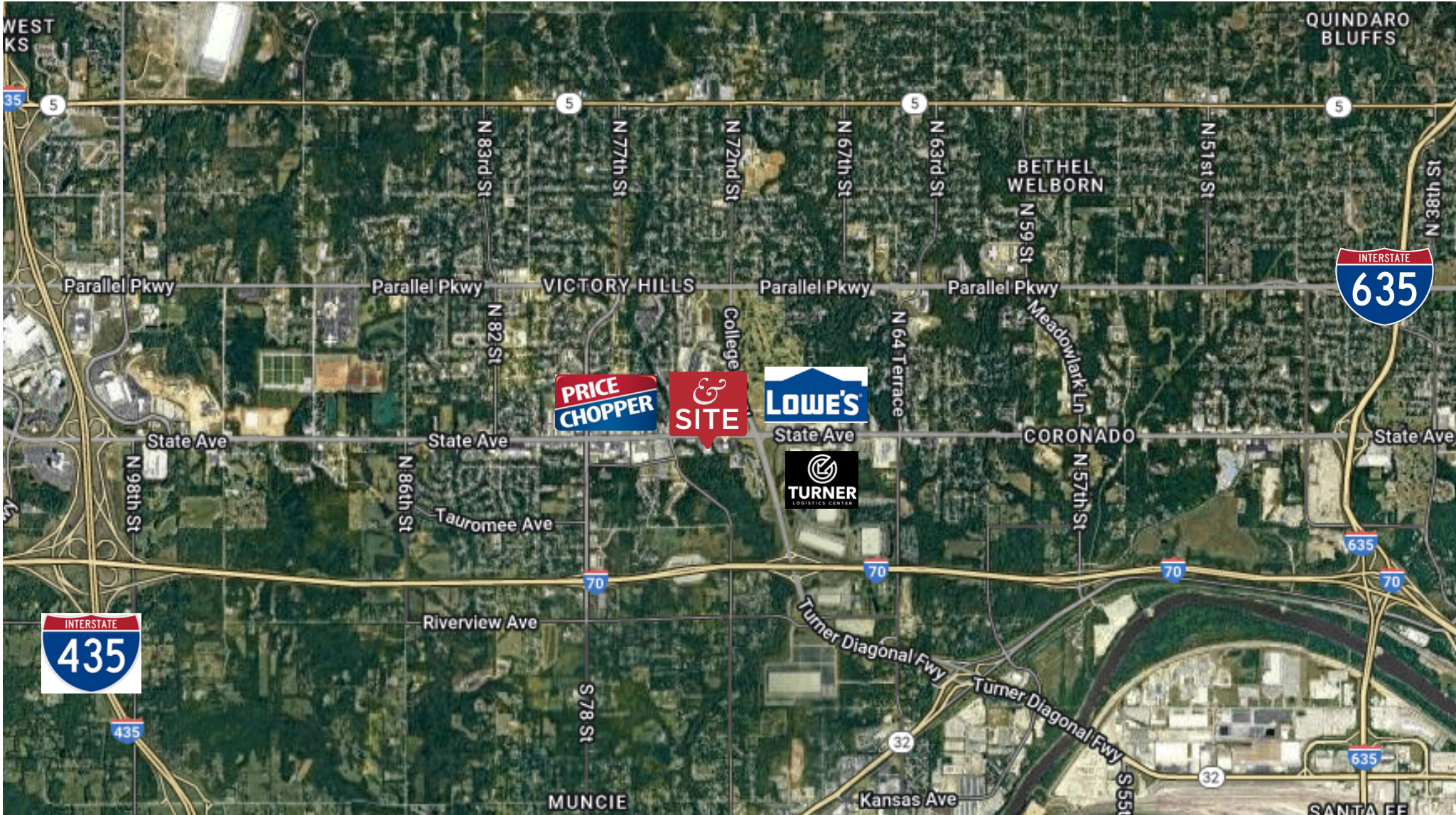
FOR SALE

STATE AVE & TURNER DIAG



**FOR SALE**

**AERIAL**



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024