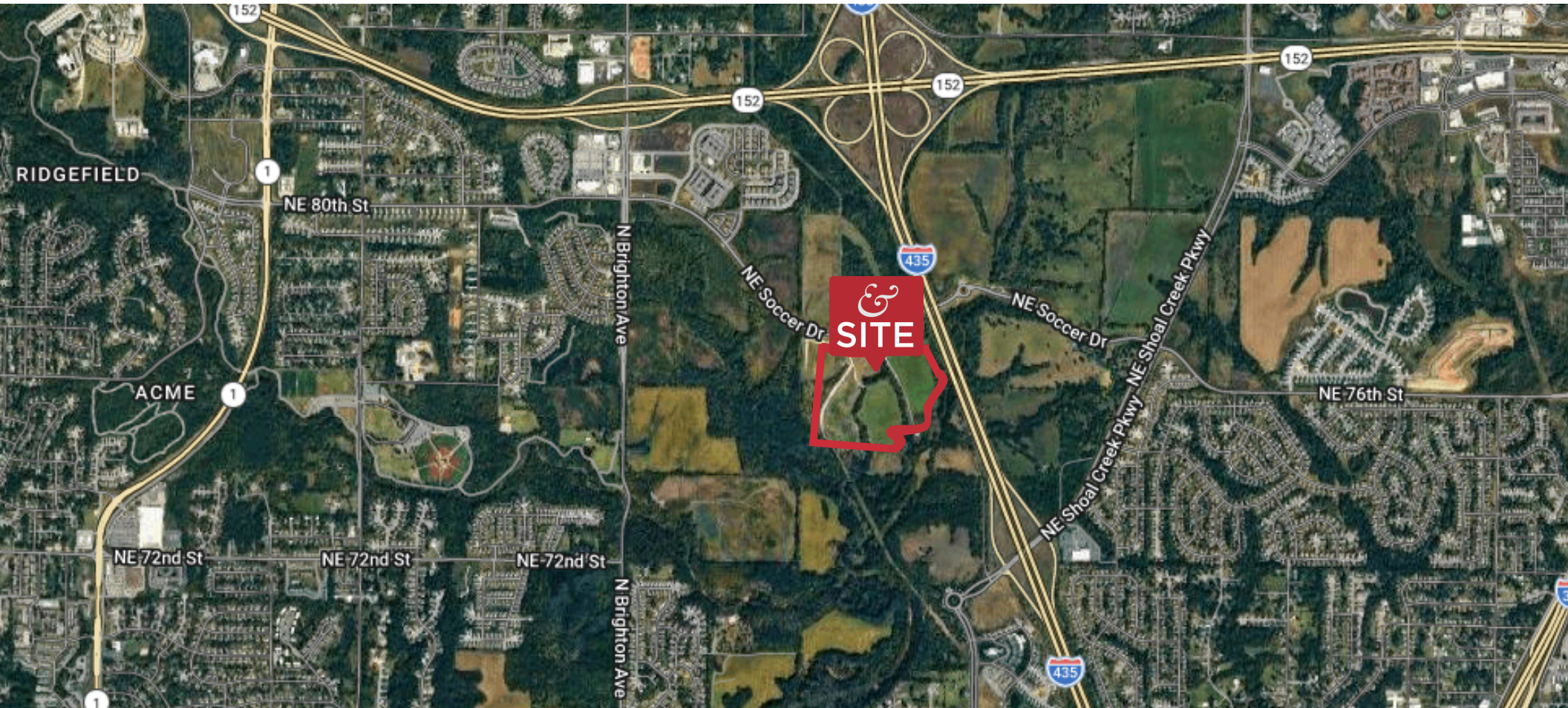


**LAND FOR SALE**

**43 ACRES**



## **I-435 & NE SOCCER DR**

**KANSAS CITY, MO**

*For more information contact:*

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# 43 ACRES | KANSAS CITY

## PROPERTY INFO

- LOCATION** Southwest corner of I-435 and NE Soccer Dr
- ACRES** 43 acres - There are approx. 43 acres for sale, on the west side of the property, that are not in the flood plain area (see Flood Plain Map). Owner has another 55 acres of flood plain land to be used for proposed sports fields adjacent to the east of the 43 acres. The owner would consider selling this additional land.
- PRICE** \$3,500,000
- ZONING** To be zoned for Mixed Use Residential Development. There has been a preliminary land plan layout for 300 apartments, 68 duplex units, and 72 single family lots (see attached Proposed Preliminary Plan).
- SEWER** Sanitary sewers are on the east side of the 55 acre flood plain land, and the owner will grant easements to get sewer access to the 43 acres (See attached Map).
- WATER** An existing water line will be brought to the site by the City of Kansas City, which is located approx. ½ mile west on NE Soccer Rd. This will be completed according to a Cooperative Agreement between the owner and the City. Copy of the Agreement available upon request.

## OVERVIEW

Located in the Northland area of Kansas City, Missouri, and approximately 20 minutes to downtown Kansas City. Retail shops of all kinds in the Shoal Creek retail area on 152 Highway are only 3 miles to the east. The property is approx. 20 miles and 20 minutes from the Kansas City International Airport via I-435.





**43 +/-  
ACRES**

**55 +/- ACRES  
PROPOSED  
SPORTS FIELDS**

NE Soccer Dr

NE Soccer Dr

NE Soccer Dr

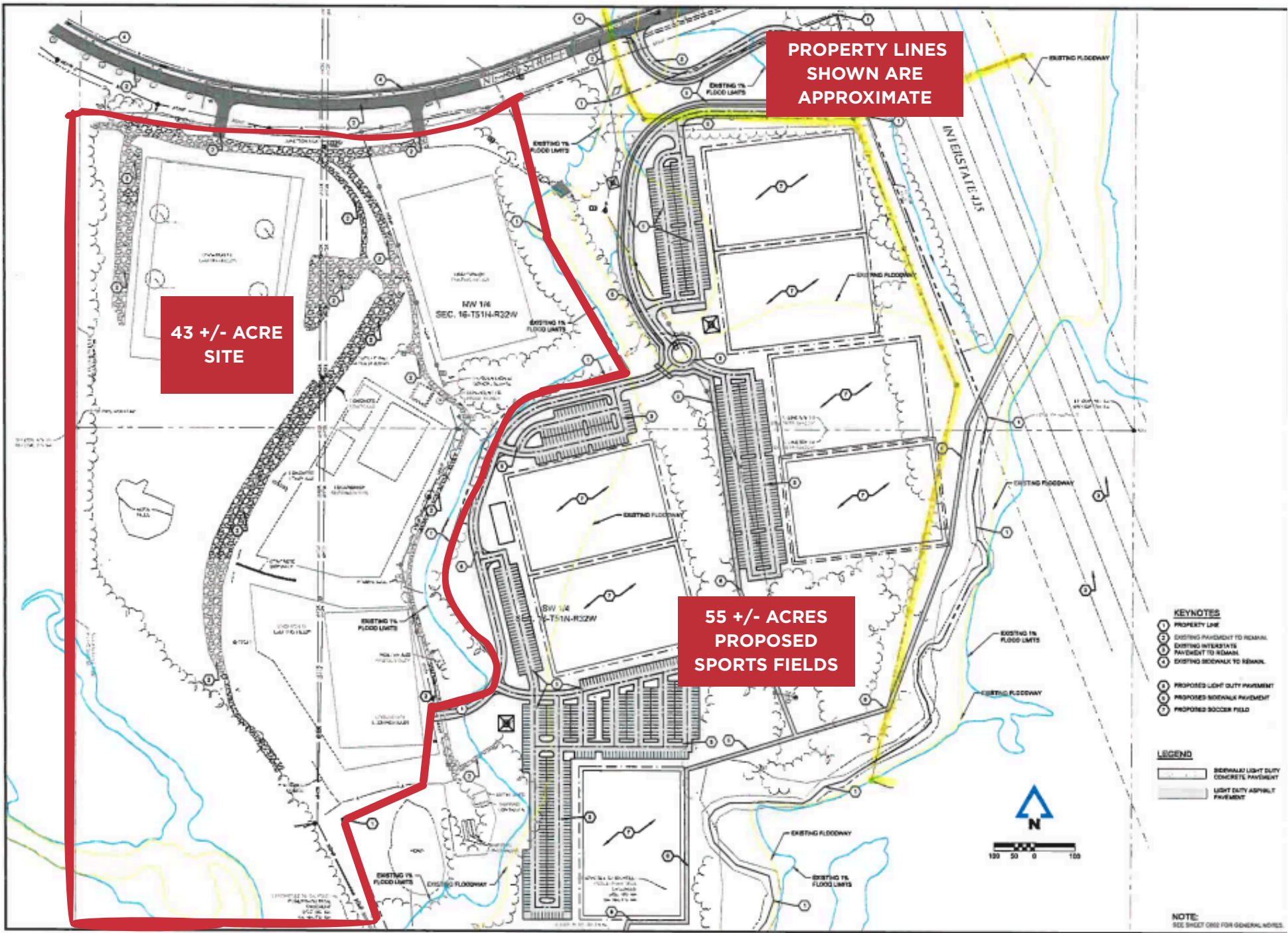
435

435

435

435

East



**PROPERTY LINES SHOWN ARE APPROXIMATE**

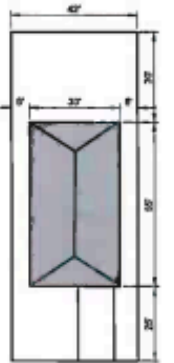
**POTENTIAL PLAN FOR 43 +/- ACRES**

**55 +/- ACRES PROPOSED SPORTS FIELDS**

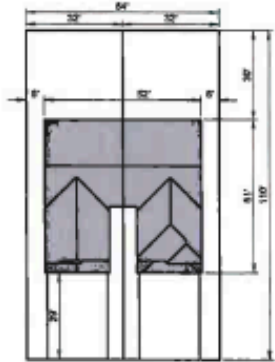
TYPICAL SOCCER FIELD DIMENSIONS AND BOUNDARY



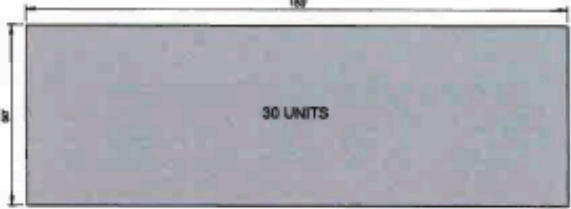
TYPICAL SINGLE FAMILY LOT AND BUILDING DIMENSIONS



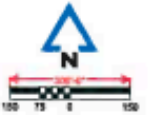
TYPICAL DUPLEX LOT AND BUILDING DIMENSIONS



TYPICAL APARTMENT BUILDING DIMENSIONS



OPTION 2 DEVELOPMENT SUMMARY TABLE	
APARTMENT UNITS	309 UNITS
DUPLEX	88 UNITS
SINGLE FAMILY	72 UNITS
RESIDENTIAL LINEAR FEET ROAD	8,858 LF
CLUB HOUSE SF	11,111 SF
SOCCER LINEAR FEET OF ROAD	1,384 LF
PARKING LOT AREA	180,438 SF
NUMBER OF SOCCER FIELDS	5
12' WIDE TRAIL	8,289 LF



# FLOOD PLAIN MAP

