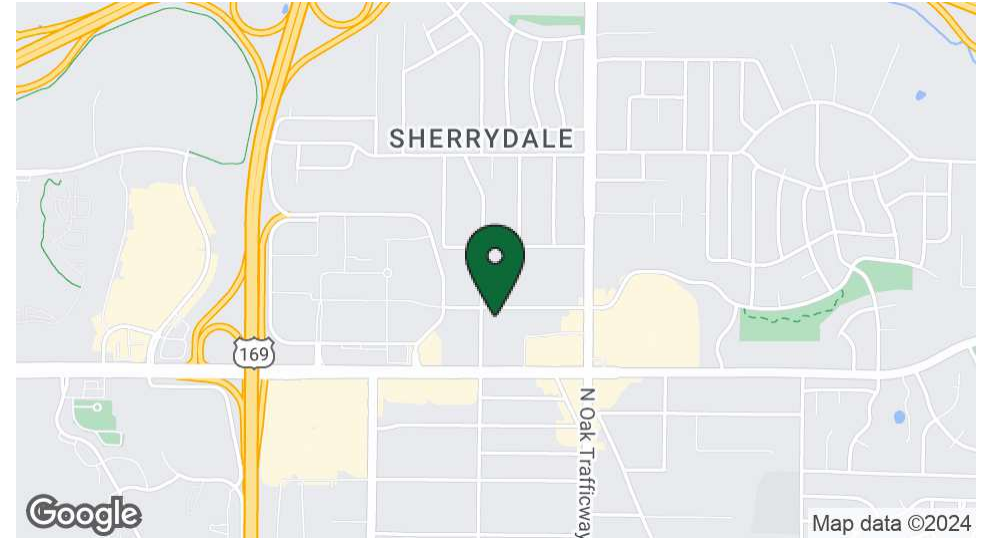


BARRY & MAIN PROPERTIES TRACT 2

25 NE 85TH TERR, KANSAS CITY, MO 64116

LAND FOR SALE



PROPERTY DESCRIPTION

Located in the heart of a bustling hub in North Kansas City, this property is perfect for a variety of uses, including residential, restaurant, retail, office, or flex space. The area boasts excellent schools, strong demographic profiles, and nice neighborhoods. In addition, the property is situated in close proximity to retail shopping, ensuring convenience for residents and visitors alike. With a strong residential presence in the area, this property is sure to attract a diverse and engaged community. Best of all, it is just 15 minutes from Liberty, MO, Downtown Kansas City, and KCI Airport.

PROPERTY HIGHLIGHTS

- Utilities Available
- Ideal for Residential, Restaurant, Retail, Office, or Flex Space
- Great Schools, Great Demographics, Great Neighborhoods
- Proximity to retail shopping

DEMOGRAPHICS

	2.5 MILES	5 MILES	10.5 MILES
Total Households	18,105	60,234	157,953
Total Population	43,247	144,163	374,387
Average HH Income	\$78,828	\$83,581	\$76,594

Andrew Danner

Broker

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Ben Nelson, CCIM

Senior Associate

816.868.8473

ben@windfieldrealestate.com

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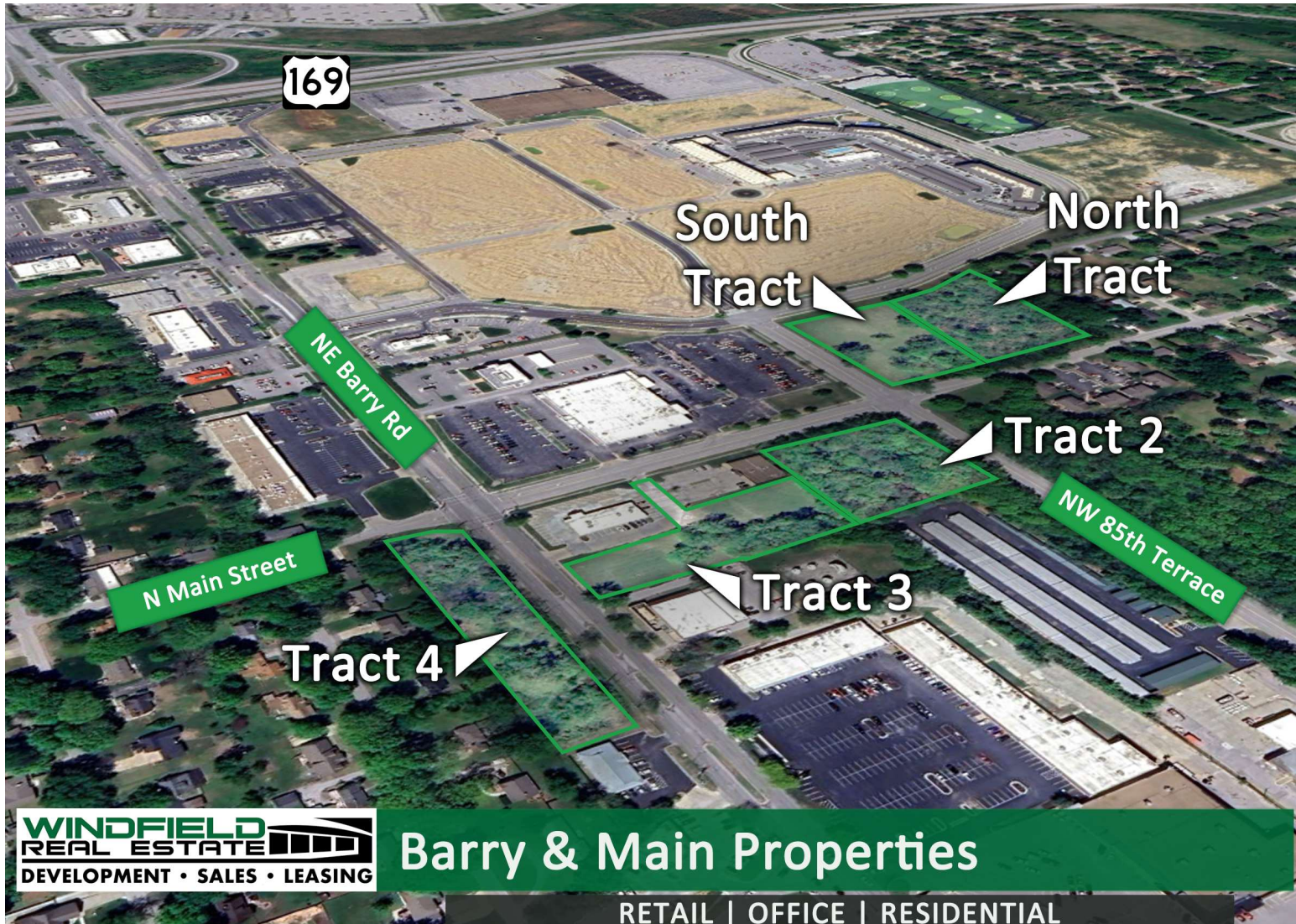
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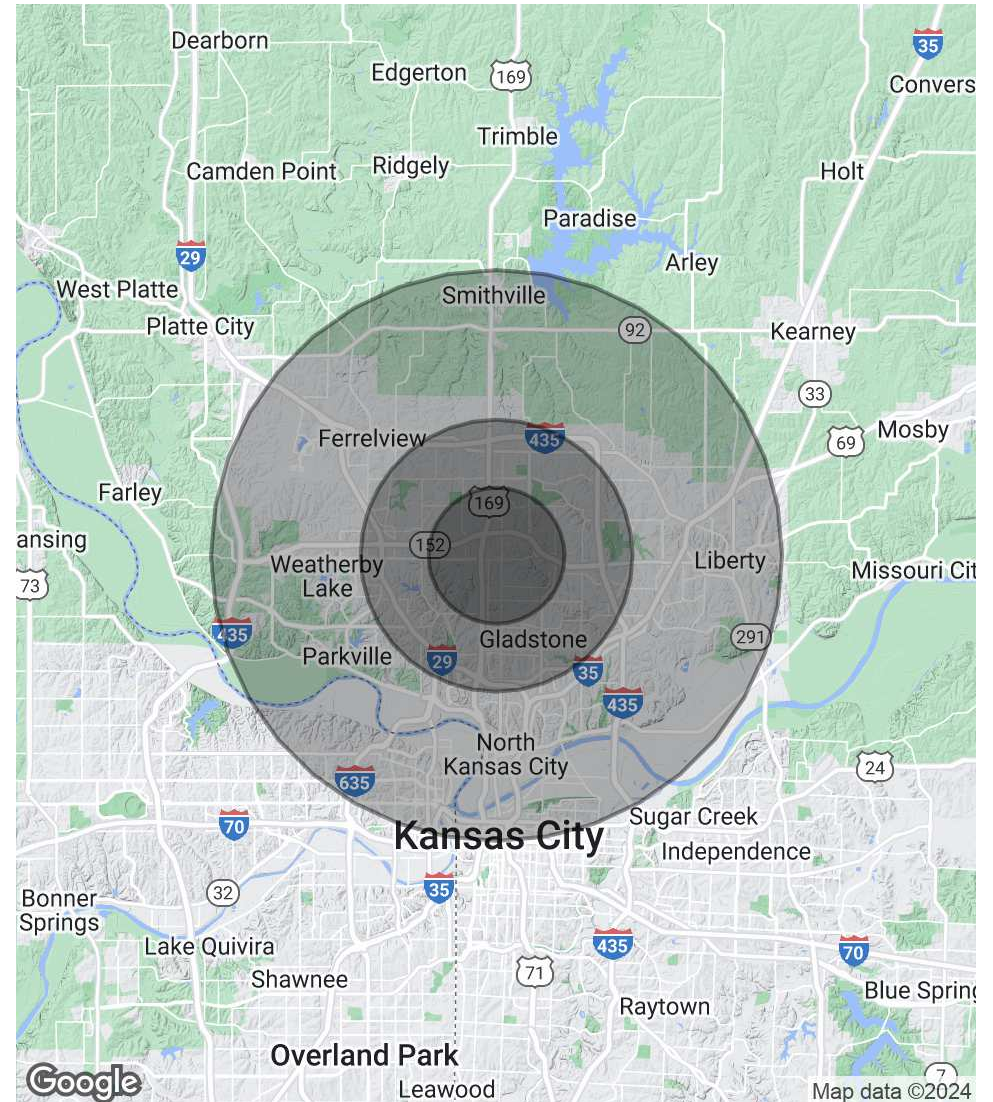
LAND FOR SALE

25 NE 85TH TERR, KANSAS CITY, MO 64116

POPULATION	2.5 MILES	5 MILES	10.5 MILES
Total Population	43,247	144,163	374,387
Average Age	38.3	38.2	36.7
Average Age (Male)	37.1	37.2	35.6
Average Age (Female)	39.3	39.3	38.0

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10.5 MILES
Total Households	18,105	60,234	157,953
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,828	\$83,581	\$76,594
Average House Value	\$178,287	\$196,375	\$178,196

2020 American Community Survey (ACS)



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