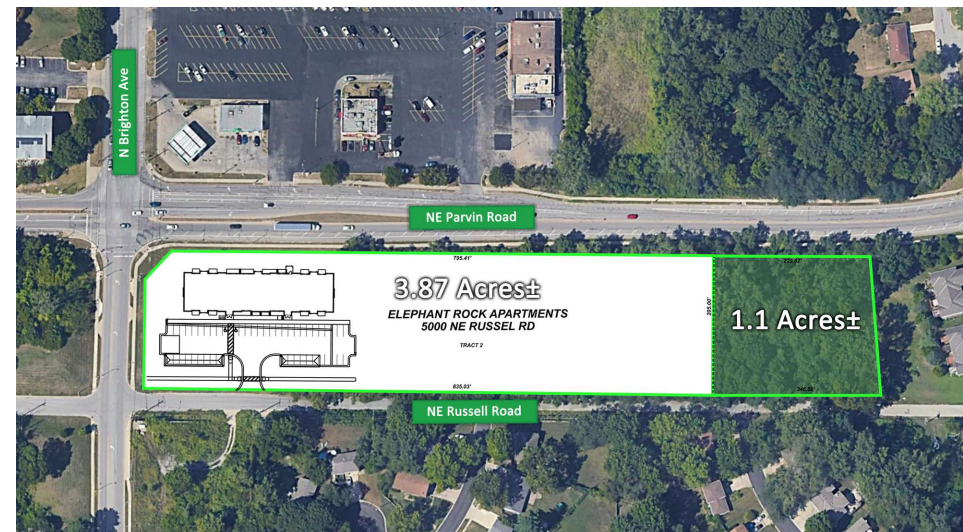


ELEPHANT ROCK LAND

5000 NORTHEAST RUSSELL ROAD, KANSAS CITY, MO 64117

DEVELOPMENT
LAND FOR SALE



PROPERTY DESCRIPTION

The land is zoned for multifamily development and comes with zoning approval through the city and building permit approval for a 48-unit multifamily project with a multiphase plan for an additional 88 units. The property offers a prime opportunity for investors and developers. Approvals do require renewal.

This property is ideally situated at the corner of Brighton Ave and Parvin Rd, just north of the river in Kansas City. It boasts an excellent location, only 15 minutes from Downtown Kansas City and 18 minutes from the airport. With three major freeways accessible within a five-minute drive, it offers exceptional convenience for transportation and commuting.

PROPERTY HIGHLIGHTS

- 4.97 AC +/-
- City Zoning and Building Permit Approvals
- Great Visibility Along Brighton Avenue and Parvin Road
- Opportunity to Develop Multifamily Units in an Established Area
- Easy Access From Major Highways
- Surrounded By Amenities Used Daily By Locals

PROPERTY DETAILS

Lot Size:	4.97 AC +/-
Approved Units:	48 Units - 2nd Phase Additional 88

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APPROVED PLAN
CONCEPT RENDERING



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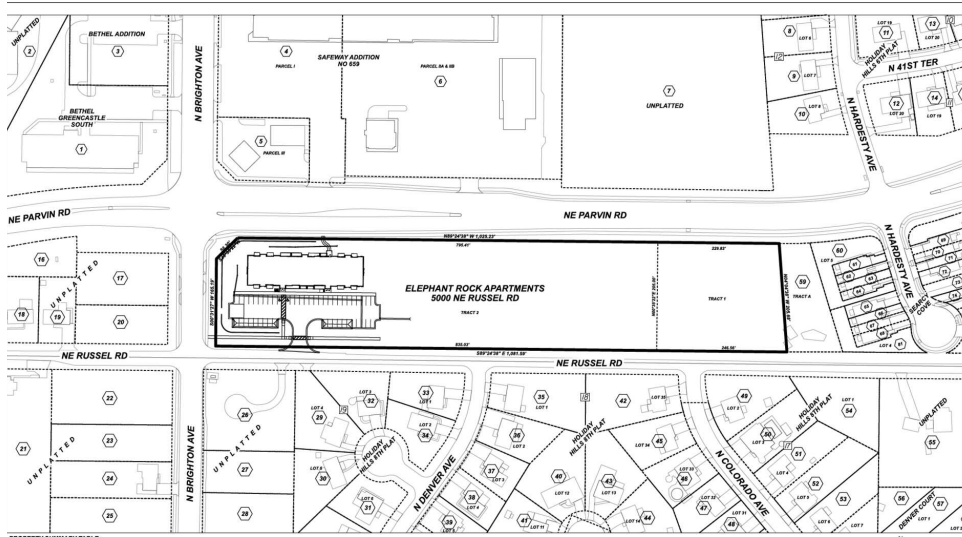
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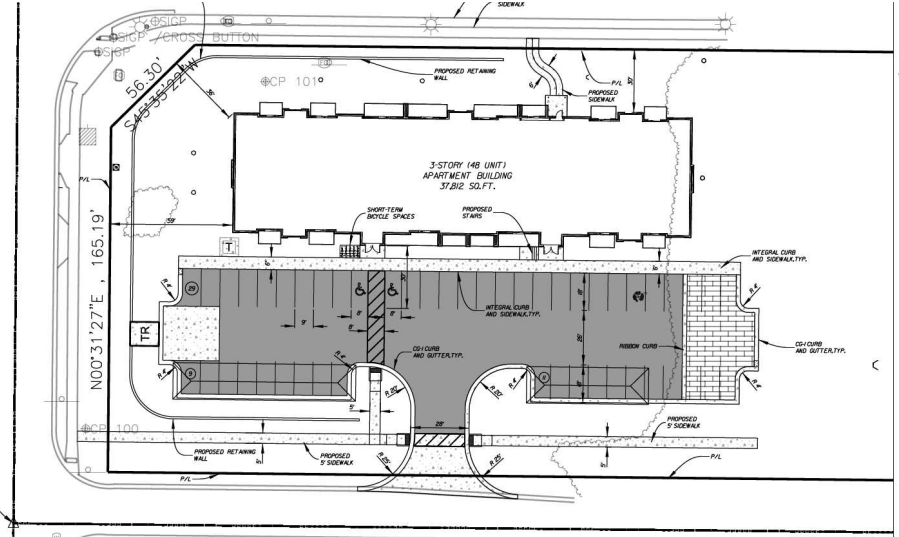
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APPROVED
CONCEPT PLANS



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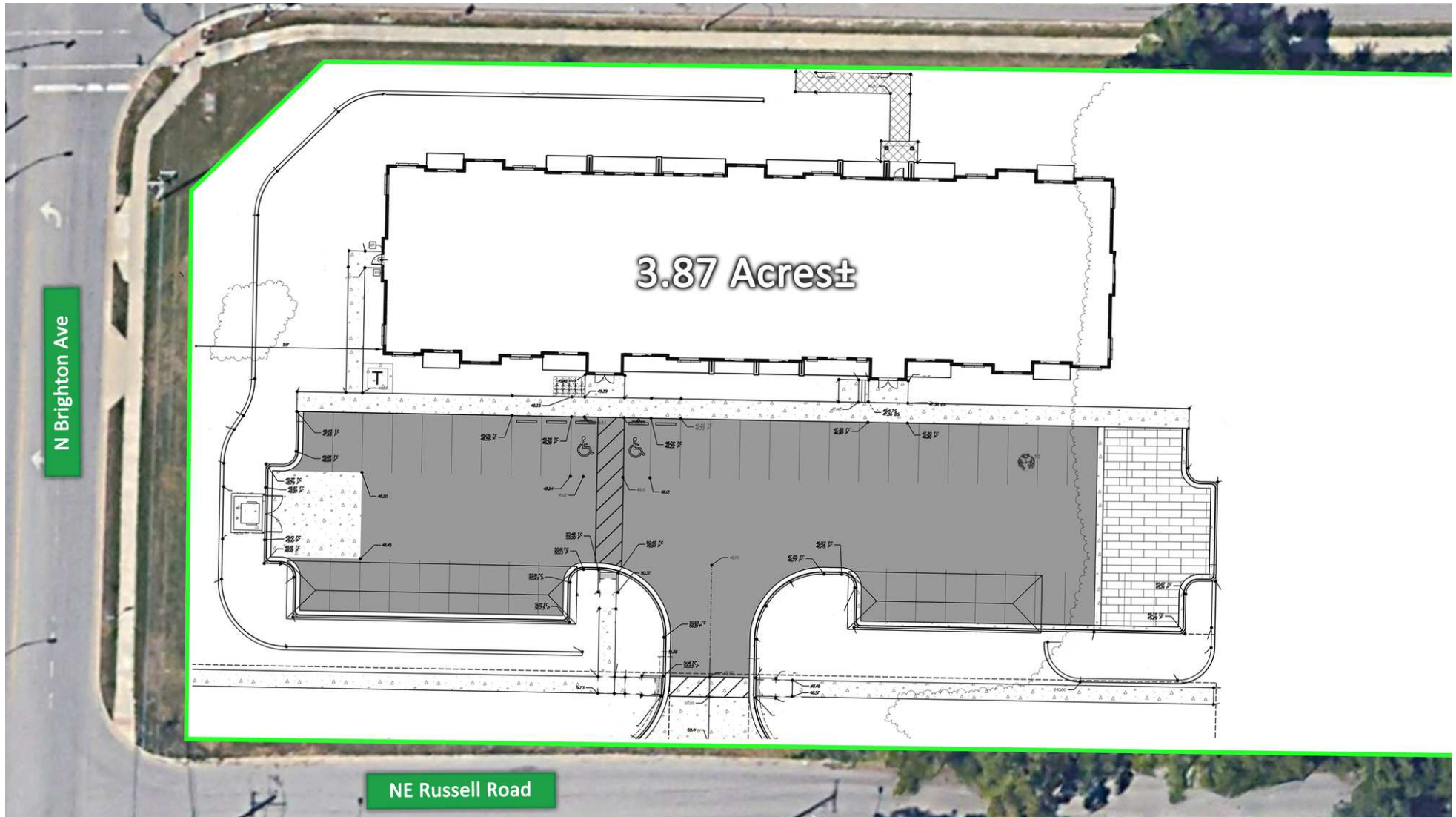
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LOCATION MAP



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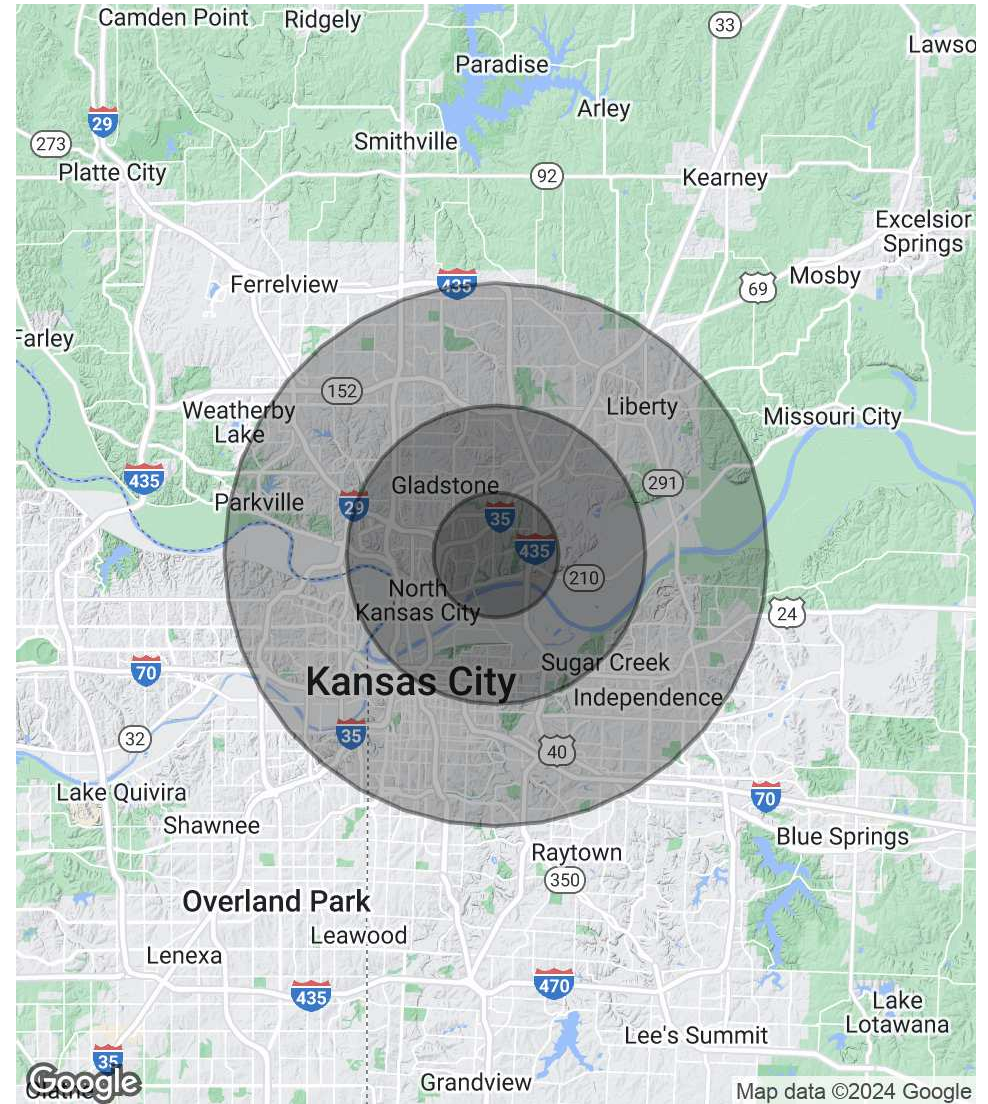
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DEMOGRAPHICS

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	30,971	169,800	635,958
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	12,940	69,732	263,061
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$76,435	\$76,818	\$87,396
Average House Value	\$194,424	\$240,996	\$267,891

Demographics data derived from AlphaMap



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