

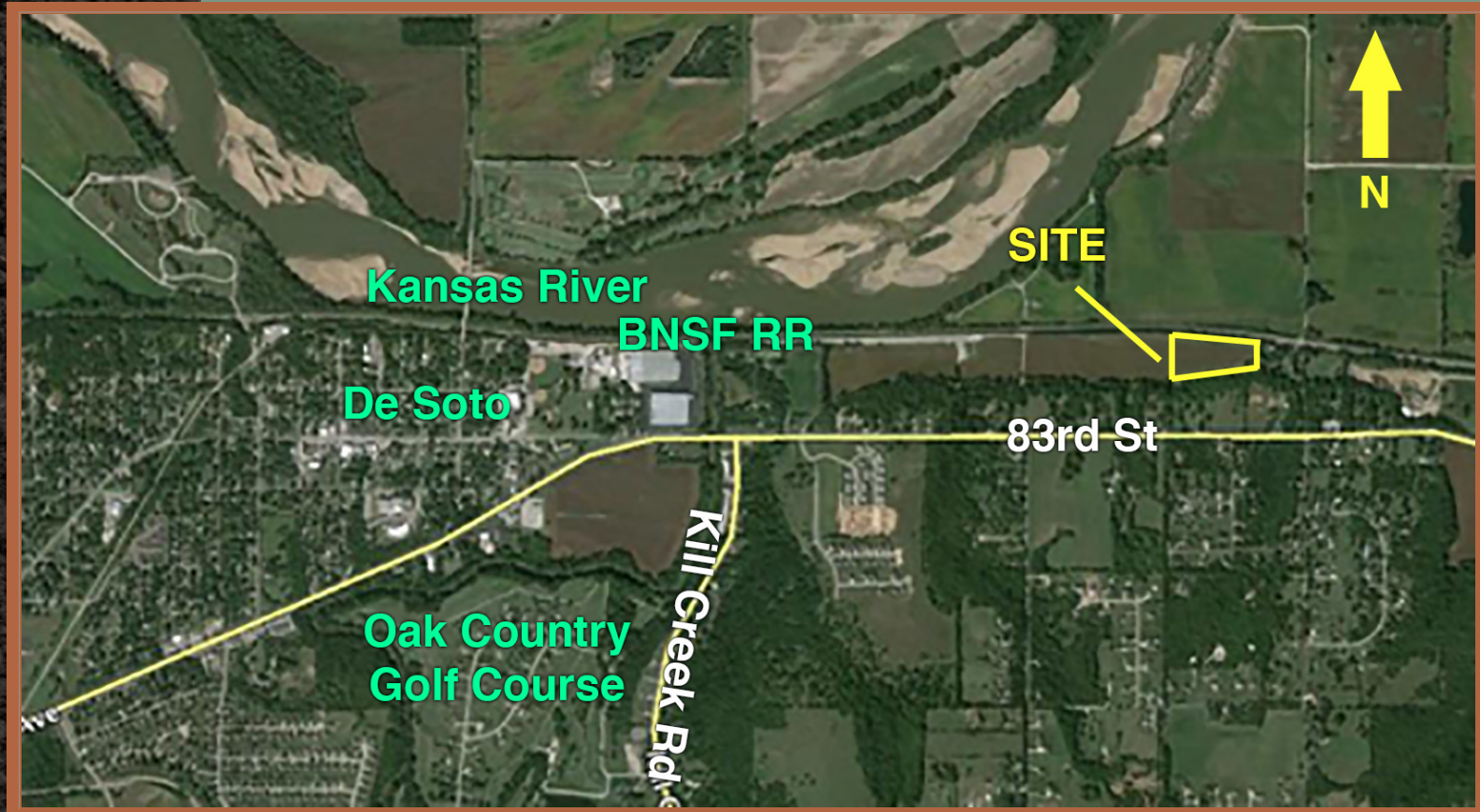
*We are the #1  
Land Brokers  
in Kansas City!*



# FOR SALE

7.21+ Acres  
Industrial with Rail Spur - BNSF

*N & E of W. 82nd St. & Valley Spring Dr., De Soto, KS*



**TheLandSource.com**

The Land Source  
7021 Johnson Drive  
Mission, KS 66202

913.562.5622

- Located on the south side of the BNSF railroad and Kansas River
- De Soto has the advantages of a Johnson County location with small town benefits
- Close proximity to downtown De Soto
- Great access to K-10 Highway
- Located in the highly acclaimed De Soto School District
- De Soto is ranked 6th in the state for growth over the past decade



## N & E of W. 82nd St. & Valley Spring Dr., De Soto, KS



**Listing Price:**  
**\$108,150**

SF: 314,068 (\$0.34 per)  
Acres: 7.210 (\$15,000 per)

De Soto has an abundance of recreational activities, beautiful neighborhoods, has a low cost of living, all while enjoying a small town atmosphere while being close to big city amenities. Located off of K-10 Highway, the KC Metro area is easily accessible.

This property consists of 7.21 +/- acres zoned for Industrial use and is located on the south side of the Kansas River and BNSF Railroad. The entire site is located within the 100 year floodplain.

**Contact your Broker/Agent at  
The Land Source for more information:**

Kevin Tubbesing Kevin@TheLandSource.com 913.562.5608

**DOWNLOAD DETAILED DEMOGRAPHICS AND  
AVAILABLE SITE INFORMATION FOR THIS  
PROPERTY BY CLICKING THE WHITE BOX BELOW:**

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice. Proposed use of the property as shown on the flyer is subject to governmental approvals and other factors which may limit expected use of the property.





## *N & E of W. 82nd St. & Valley Spring Dr., De Soto, KS*

**Longitude:** -94.93857, **Latitude:** 38.98048

**Zoning:** R1  
**Expected Use:** Industrial  
Residential - Low Density

**Planned Use:**  
Industrial

**Taxes:**  
2018: \$124.17

**Known Specials:**

**Frontage:**

**Traffic & Access:**  
There is access to the property via W 82nd Street.

**School Info:**  
De Soto

**Parcel Number(s):**  
AF221226-1007

**Nearest Cross Streets:**  
82nd Street  
Valley Spring Drive

### **Utilities**

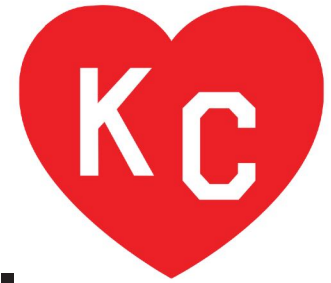
**Sanitary Sewer:**  
There are no lines for this property. The closest lift station is north of the property just south of the River.

**Water:**  
There is a 4" line on the north side of 83rd Street and an 8" line on the south side of 83rd Street. City of De Soto: 913.583.1182

**Gas:**  
There is a 4" steel line running along the north side of 83rd Street. There is a 2" line on the east side of the property furthest to the east. Atmos Energy: 913.254.6342

**Electricity:**  
Westar Energy





Experience  
more about Our  
Hometown at:

**KC.org**

# Home is where the heart is.

More than 2 million people live in KC, the Heart of America. Here, the lifestyle choice is yours - urban, rural, suburban. With the affordable cost of living, your options are limitless.

We've rolled out the welcome mat with a brand-new airport terminal here in KC, showcasing the best of our vibrant arts scene, sports legacy and award-winning food.

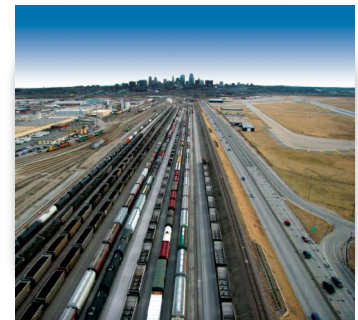
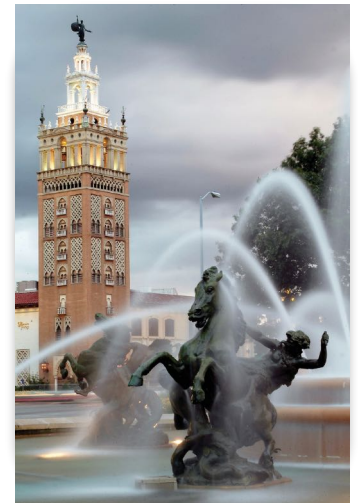
In KC, we have a diverse portfolio of industries and businesses. From notable HQs and fast-growing companies to entrepreneurial standouts and tech startups, KC's business community is waiting to connect with you.

Living in KC is just easy, partly due to the affordable cost of living. In KC, your income goes a lot farther and things just generally cost less - from housing to a cup of coffee. And you still have lifestyle choices ... a vibrant urban core, comfortable suburbs or a place with a little bit of land - all are possible within a 30 minute drive of downtown KC.

KC is most often described as a friendly, welcoming place, and its people, genuinely kind. In fact, people living in the KC metro represent a rich ethnic and cultural fabric, and speak more than 100 different languages.

Highly educated international talent is discovering Kansas City and growing four times faster than the rest of the KC population. Our open hearts led us to host one of the longest-running and largest Pride Fest celebrations in the U.S. with a 45-year legacy that today draws thousands each summer.

We have big hearts for giving back, too. KC is home to some of the largest charities in the nation and ranks as one of the top ten most charitable cities in the U.S., according to Charity Navigator. Giving back to our community through time, advocacy and money is just the outward expression of our KC kindness and pride.



Experience  
more about Our  
Hometown at:

**KC.org**



## Doing business in KC.

Forget BBQ, companies in KC are hungry for talented, skilled and qualified people. Tech & white collar jobs are growing faster in KC than in Seattle, Austin, Chicago, and NYC. Highly educated workforce, moderate housing costs, all of the entertainment and lifestyle features in larger cities. Come to KC.



# \$7.9B

total exports from the KC  
region

*International Trade Administration, 2020*

# Top 10

for launching a business

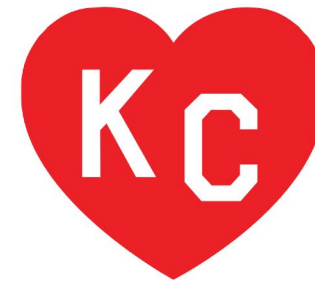
*Real Estate Witch, January 2022*

# \$1.1B

KC startup funding: 2021

*UMKC Innovation Center's VC-Backed Companies Report, 2021*





## by the numbers:

### **KC Recognized as a Top Place for Foreign Businesses**

Kansas City ranked in the 15 best U.S. cities for foreign investment, scoring a perfect score in "aftercare," which recognizes the level of city support companies receive after making their investment decision. [Financial Times & Nikkei](#)

### **KC Area County is Top Place to Live**

Johnson County slotted the top spot in Kansas and No. 3 in the country on Niche's list of best U.S. counties to live in, noted for its high grades in categories including public schools, housing and family life. [Niche](#)

### **Two KC Region Cities Make Top Mid-Size Cities List**

Overland Park, Kansas, and Kansas City, Missouri, were recognized among the Top 20 places where "the living is easy and the fun is almost guaranteed." [CNN](#)

### **Overland Park Ranks a Top 10 City for Women**

The KC suburb ranked No. 8 in a national list of best cities for women, based on economic and social well-being, health care, and safety. [WalletHub](#)

### **KC is a Top City for Food Manufacturing**

The Kansas City region ranked No. 3 among large MSAs best suited for food and beverage manufacturing operations. [Site Selection Magazine](#)

### **KC is a Top 10 City for Homeownership**

Homeownership is not only feasible but a sound investment in Kansas City, with affordable prices and good value appreciation. [Business Insider](#)

### **Four Suburbs in the KC Region are Named Best Cities to Live in the U.S.**

Overland Park, Olathe, Lee Summit and Lawrence were ranked in the top 100 best cities to live based on factors such as economy, cost of living, amenities, transportation, safety and education. [Livability](#)

### **Kansas City Airport is Ranked No. 1 in the US**

For its ease of travel, beautiful art, local restaurants and unique design, Kansas City International Airport was named the best airport in the country. [Travel Awaits](#)



# about us

our  
credentials  
include:



## by far, the largest brokerage of land in the Kansas City metro.

For over 20 years now, we have had the top 20 commercial real estate firms in Kansas City polled, counting and cataloging all of their land listings. And for 20 years running, **The Land Source offers more commercial land listings than all of those other firms combined.**

As the only default land brokerage company in KC, our client's land gets more looks than land listed by any another other firm in town.

## we've got skills.

The Land Source is uniquely qualified to be your **Development Services** team. We have led dozens of projects - in multiple KC municipalities - through gaining governmental entitlements for owners to build their investments. Our fee-based services are designed for our clients to retain all equity within their ownership group.

## we practice the Art of land realty.

As dirt simple as some might think the business of land realty is, in truth, **it's an art.** Nowhere in real estate does the confluence of capital financing, architecture, engineering, governmental pleasantries, utility services, stormwater runoff, tax incentives, and grandma's third-cousin-once-removed-co-trustee-still-on-the-deed, come into play more than in land realty. The Land Source has been there – on both sides of the many fences – and our experience will benefit you.



## technology edge.

Our proprietary technology systems form an integrated and collaborative platform that all members of our team utilize. Our database merges our 22,000+ contacts, **7,000+ land properties**, and 1,600 land contracts with our marketing systems. While most brokers only work their personal listings with their own contacts, our open systems are accessible to all of our team members, from any of their devices, anywhere in the world. This efficiency creates the setting for optimal communications which leads to better outcomes for our clients.