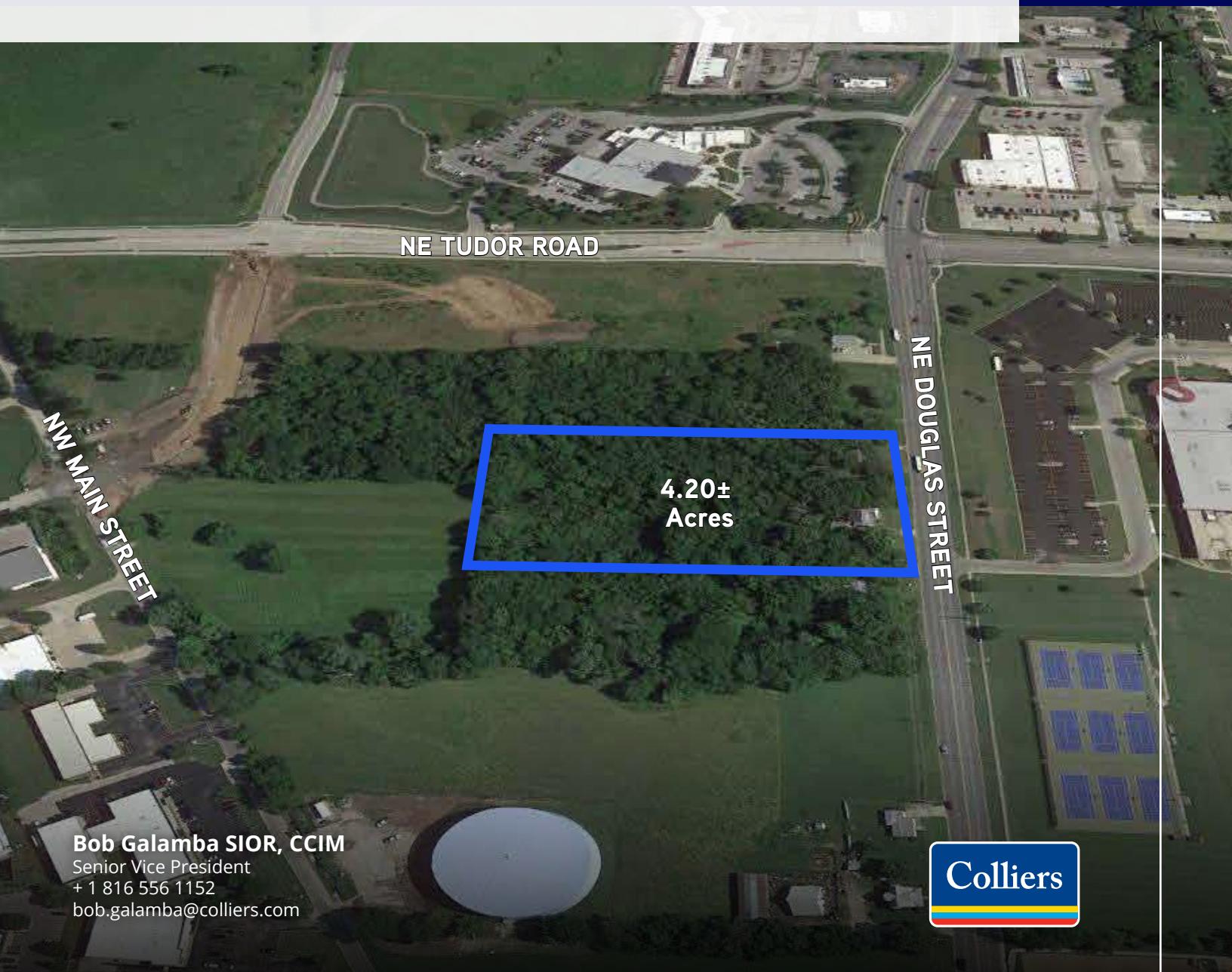


Land for Sale

4.20± Acres

840 & 900 NE Douglas Street
Lee's Summit, Missouri



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Colliers

Property Profile



Residential & Population Growth

Lee's Summit has been one of the fastest growing suburban communities in the Midwest, and with accelerated growth comes significant development. Lee's Summit's current population is 103,771, a 46.34% increase since 2000. From the subject site, trade area population is 92,778 within a 5-mile radius and 375,780 within a 10-mile radius.

Commercial Development Activity

Development in the immediate vicinity includes a 781,000-SF Class A industrial park and a 358-unit apartment community at Tudor and Douglas Road.

The neighborhood includes Lee's Summit North High School and a police precinct. Tudor Road has a bridge over the railroad for easy access to the Summit Tech corridor as well as several new restaurants and services.

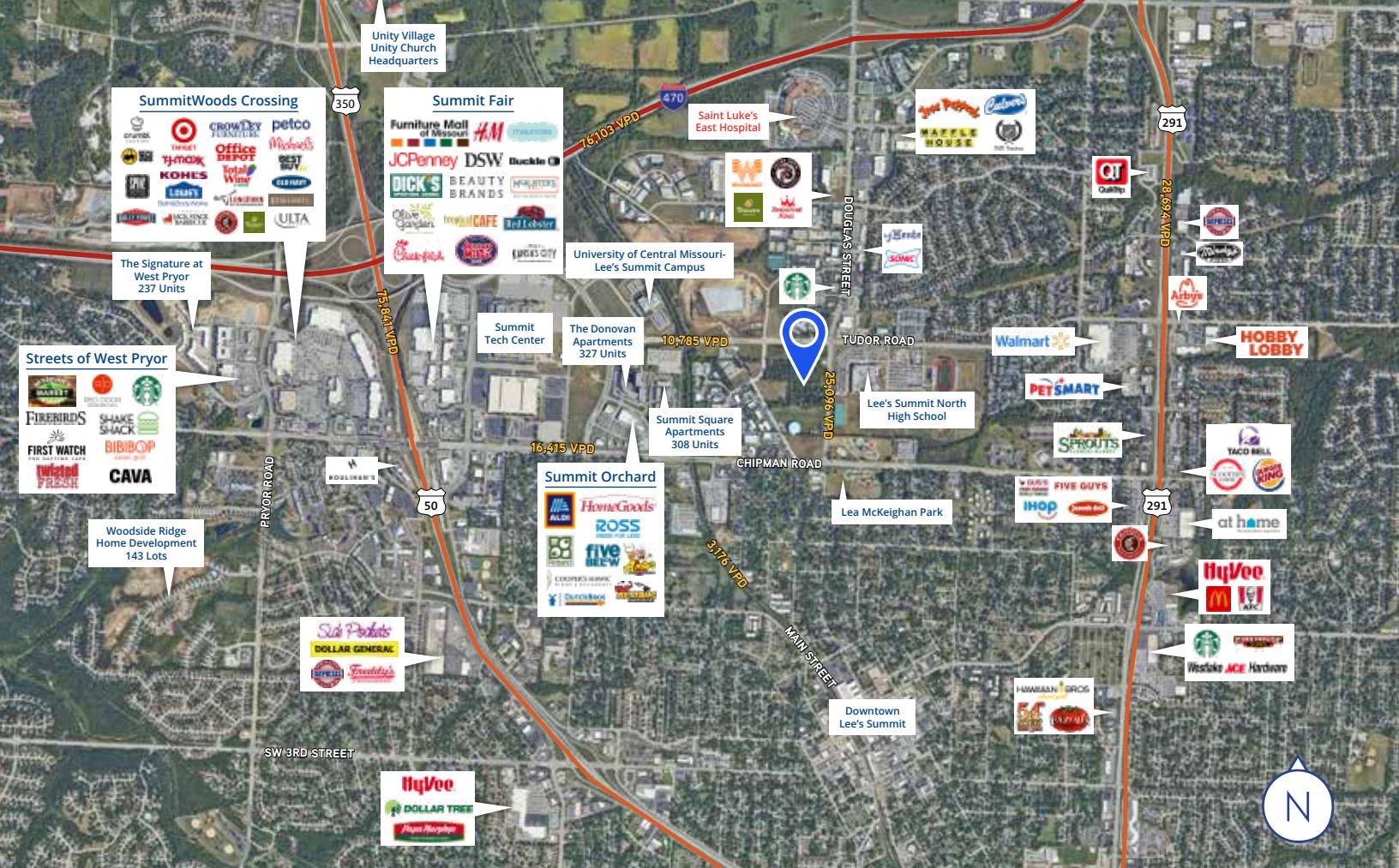
Site Details

Gross Total Acreage	4.20±
Current Zoning	Planned Residential Apartment
Price	\$1,372,140
Utilities	<ul style="list-style-type: none">Water: MunicipalGas: SpireElectricity: EverygyInternet: AT&T Fiber, Spectrum

Area Employment

Name	Employees
Lee's Summit R-7 Schools	3,116
Homeland Security - USCIS	3,000
Saint Luke's Health Systems	1,430
Truman Medical Center - Lakewood	1,200
John Knox Village	1,000
Government Employees Hospital Association	880
City of Lee's Summit	786





Demographics

840 & 900 NE Douglas Street | For Sale



Population

3 mile	51,987
5 mile	95,289
10 mile	379,458



Households

3 mile	21,622
5 mile	37,090
10 mile	151,875



Median Household Income

3 mile	\$84,610
5 mile	\$98,510
10 mile	\$74,228



Per Capita Income

3 mile	\$45,379
5 mile	\$49,685
10 mile	\$40,441



Median Age

3 mile	39.6
5 mile	39.8
10 mile	39.0



Daytime Population

3 mile	66,132
5 mile	96,814
10 mile	330,366

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