

DEVELOPMENT LAND FOR SALE

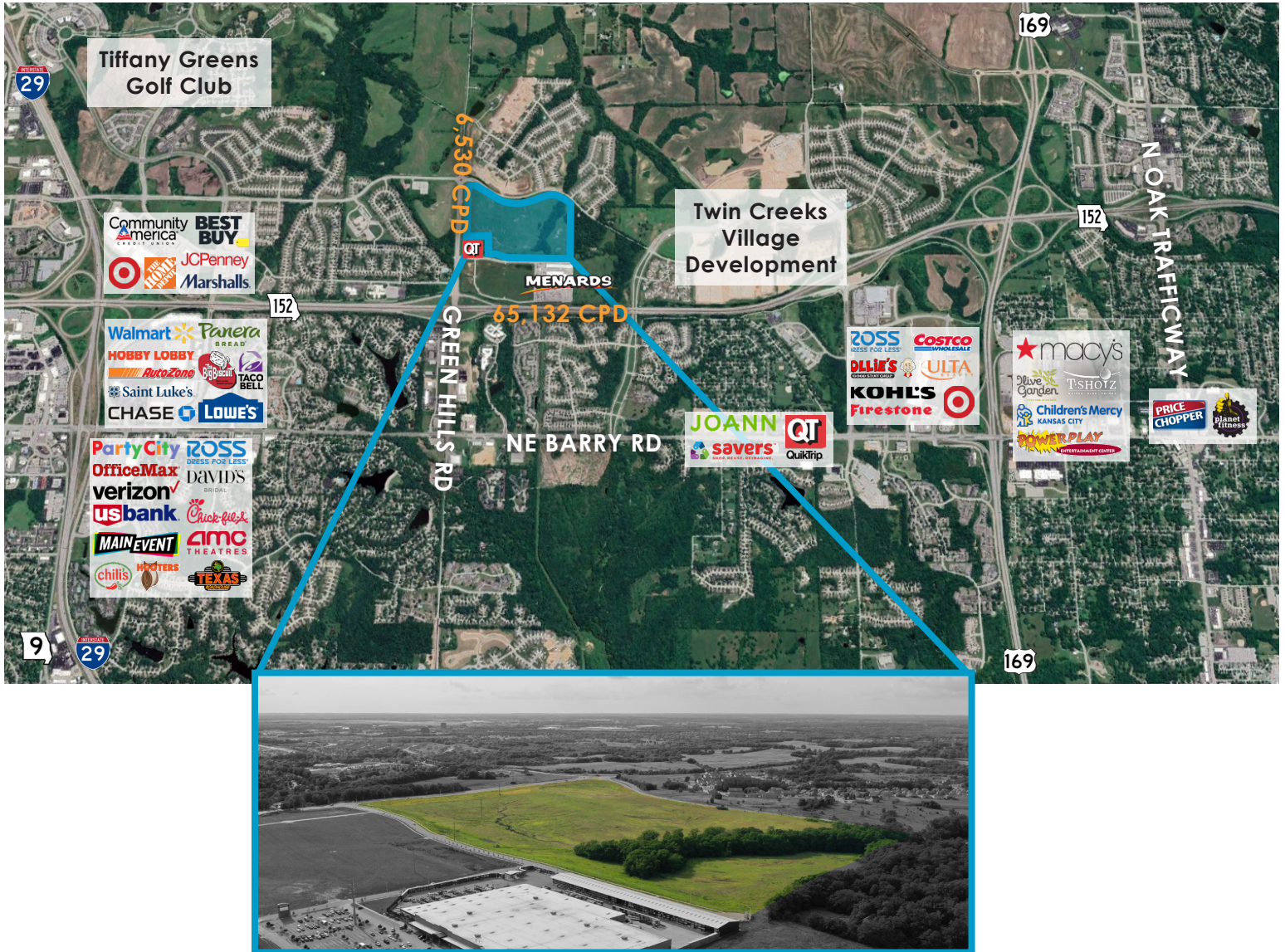


LAND HIGHLIGHTS

- **89 Acres Available** (Sold Separately or together)
- **Sale Price: \$10,356,390**
- Utilities to site
- Lot 1 approved for Senior Living, and Lot 2 approved for Multi-Family
- Excellent access to 152 HWY with 65,132 CPD
- Located in a rapidly growing market, just North of Menards and QuikTrip, across from Proposed Tiffany Springs Development
- Located within 10 minutes of KCI Airport, St Luke's North Hospital, Children's Mercy Northland, Costco, and several apartments and shopping centers.

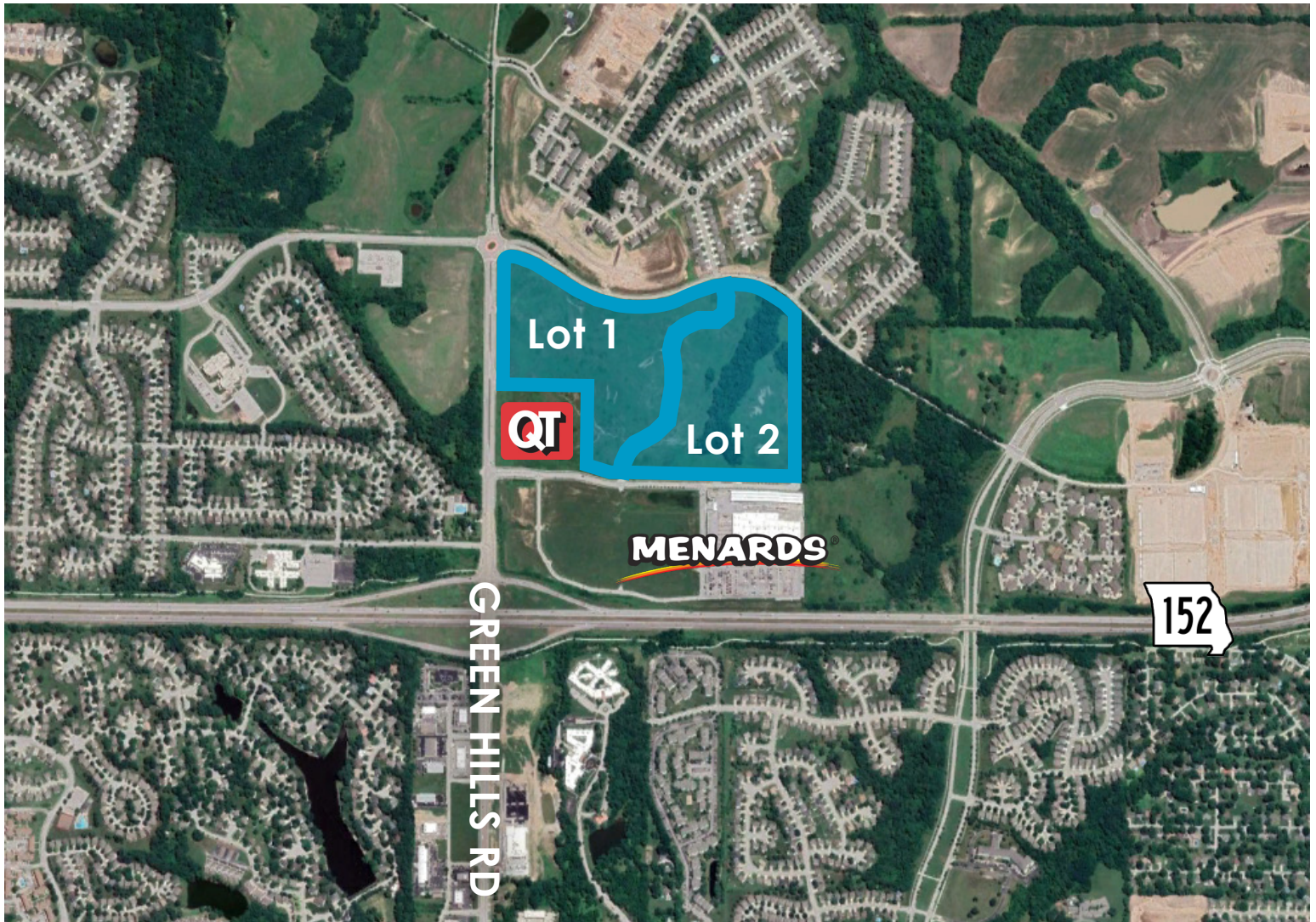
SALE CONTACT

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DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Growing Population			
2019	5,805	43,905	123,730
2023	7,615	51,876	136,633
2027	8,701	58,385	152,009
Avg HH Income	\$109,850	\$94,858	\$95,726
Avg HH Spending	\$33,730	\$31,509	\$32,809



DEMOGRAPHICS

SITE	ACREAGE (APPROX.)	SF (APPROX.)	PRICE PER SF
TOTAL	89 Acres	3,876,840 SF	
LOT 1	50 Acres	2,178,000 SF	\$3.00/SF +/-
LOT 2	39 Acres	1,698,840 SF	\$2.25/SF +/-

- Located in the middle of a growing community
- Adjacent to Twin Creeks Village Development; a 74 acre planned development that will include a 10 field multi-sport complex, residential, retail and schools
- Within minutes of KCI Airport, St Luke's North Hospital, Children's Mercy Northland, several shopping centers and established neighborhoods

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