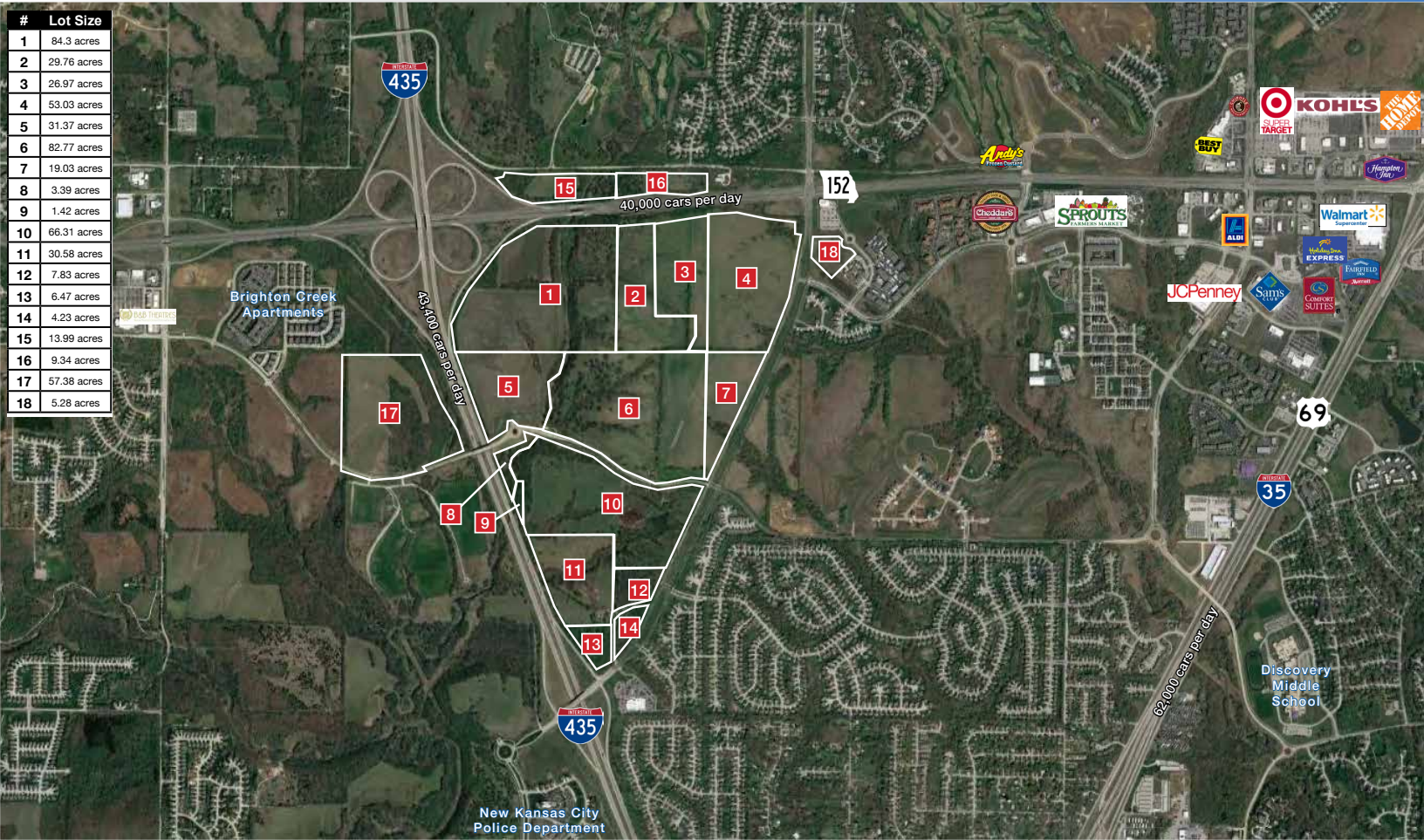




PRIME DEVELOPMENT LAND FOR SALE First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO



#	Lot Size
1	84.3 acres
2	29.76 acres
3	26.97 acres
4	53.03 acres
5	31.37 acres
6	82.77 acres
7	19.03 acres
8	3.39 acres
9	1.42 acres
10	66.31 acres
11	30.58 acres
12	7.83 acres
13	6.47 acres
14	4.23 acres
15	13.99 acres
16	9.34 acres
17	57.38 acres
18	5.28 acres

Multiple Parcels Available | 533.45 acres total

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,725	48,464	155,760
Avg. Household Income	\$60,981	\$89,239	\$85,678

- Located off 152 Highway between I-435 and Shoal Creek Parkway
- Just outside Liberty, Missouri - one of the fastest growing cities in the Kansas City Metro Area
- Kansas City address within the award winning Liberty, MO public school district
- 15 minutes from downtown Kansas City
- Mixed-Use opportunity - great for apartments, offices or retail

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agents



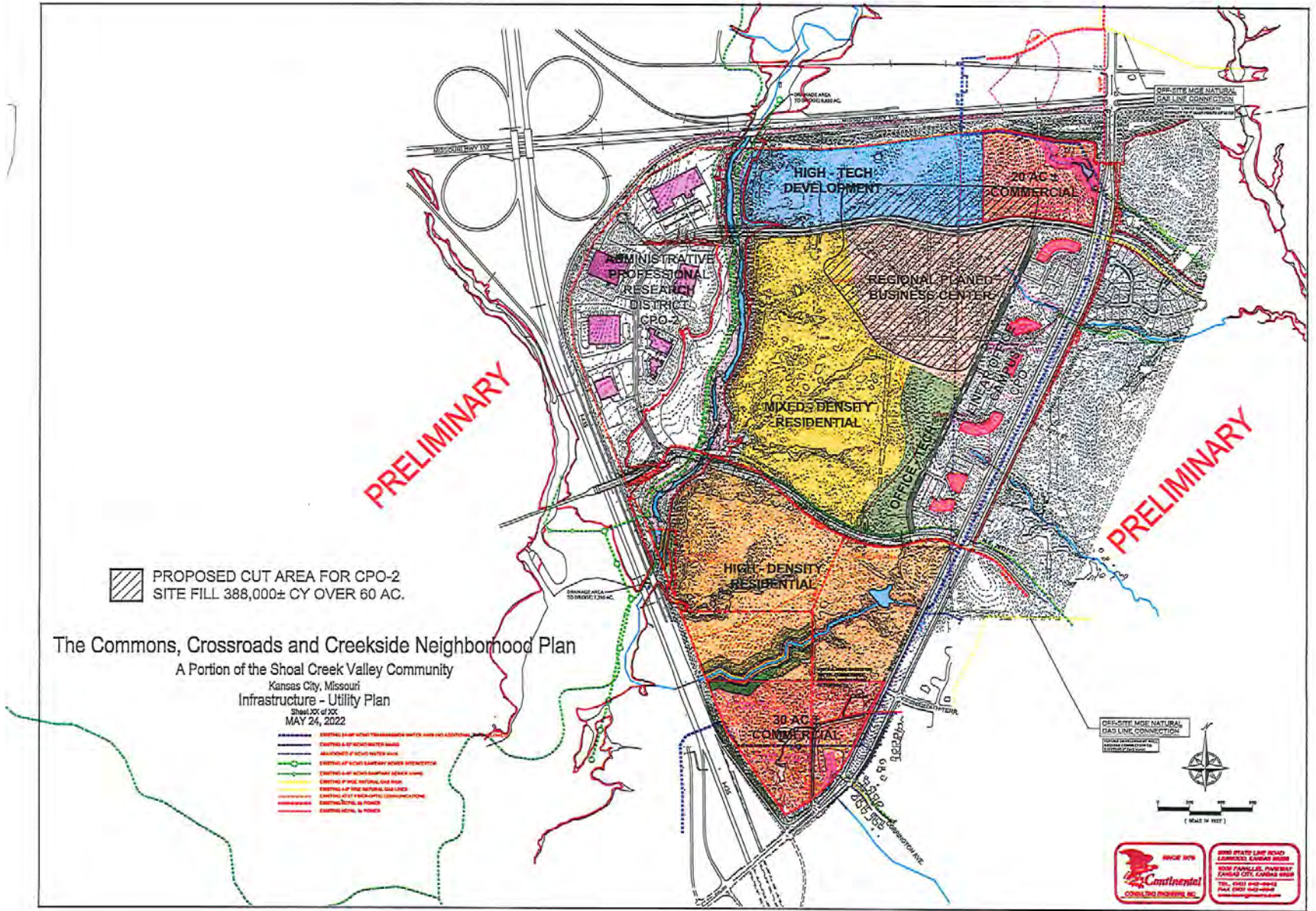


PRIME DEVELOPMENT LAND FOR SALE

First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO

INFRASTRUCTURE & UTILITY PLAN



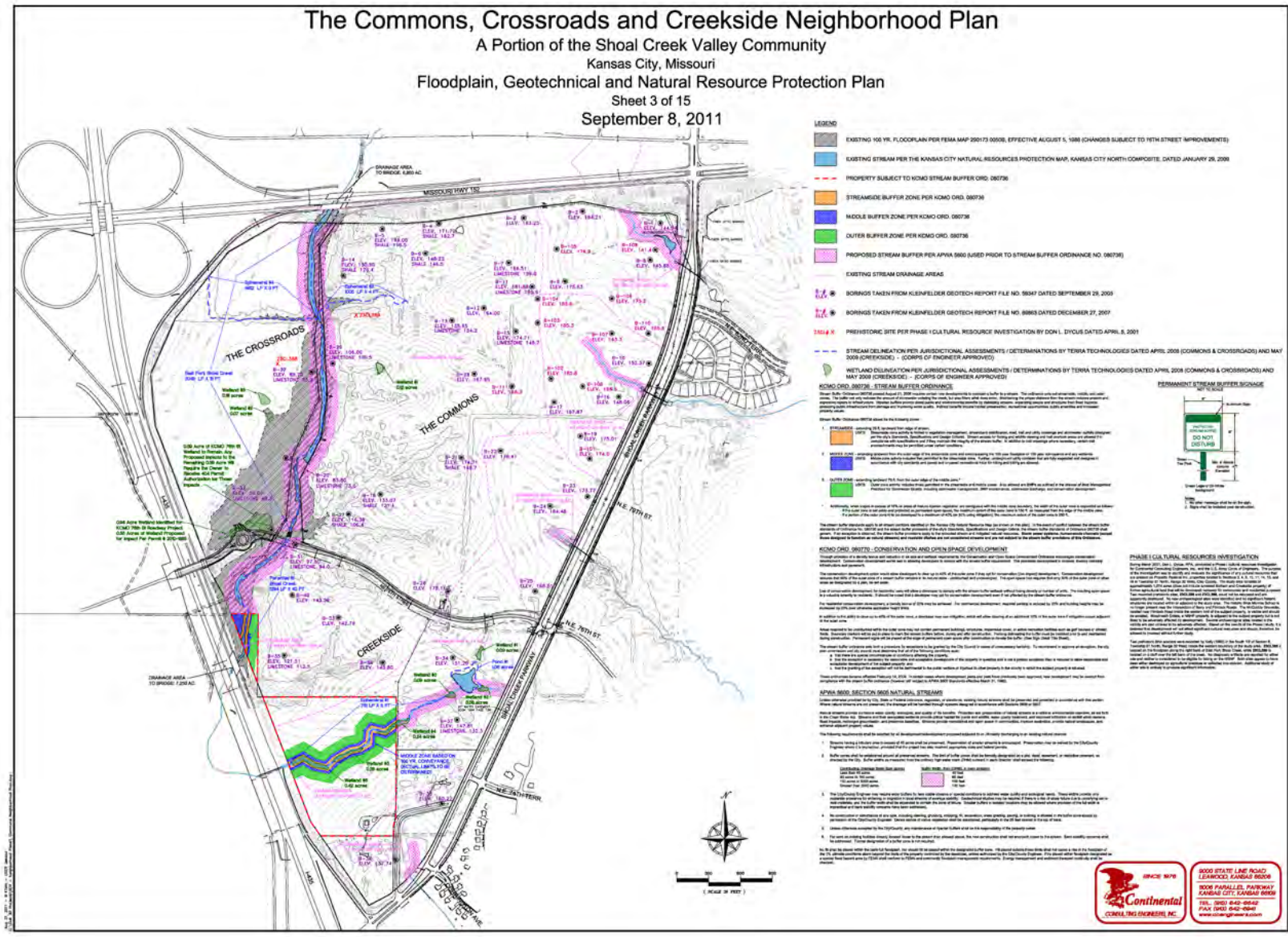


PRIME DEVELOPMENT LAND FOR SALE

First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO

FLOODPLAIN, GEO-TECHNICAL PLAN



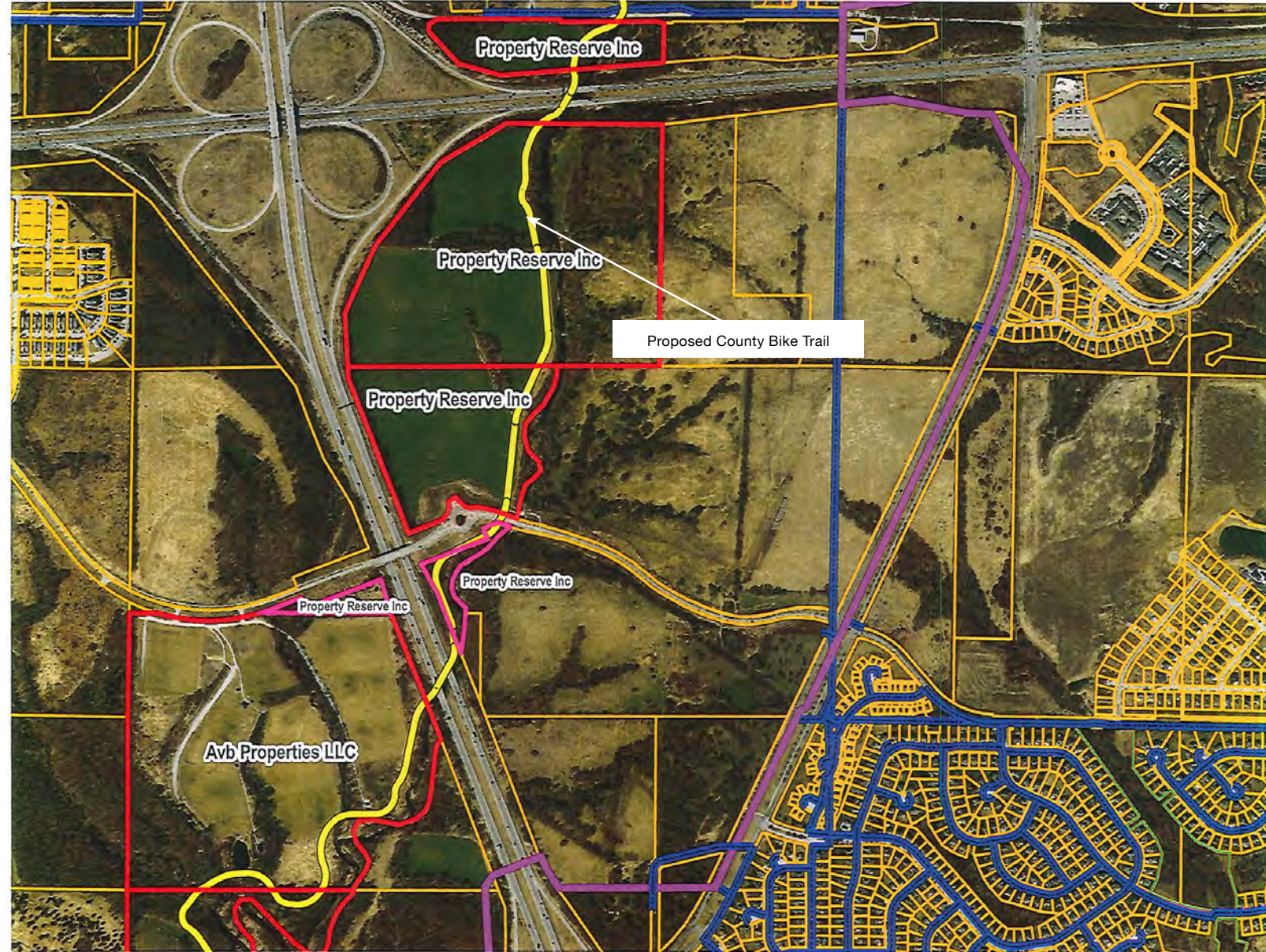


PRIME DEVELOPMENT LAND FOR SALE

First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO

FLOODPLAIN, GEO-TECHNICAL PLAN



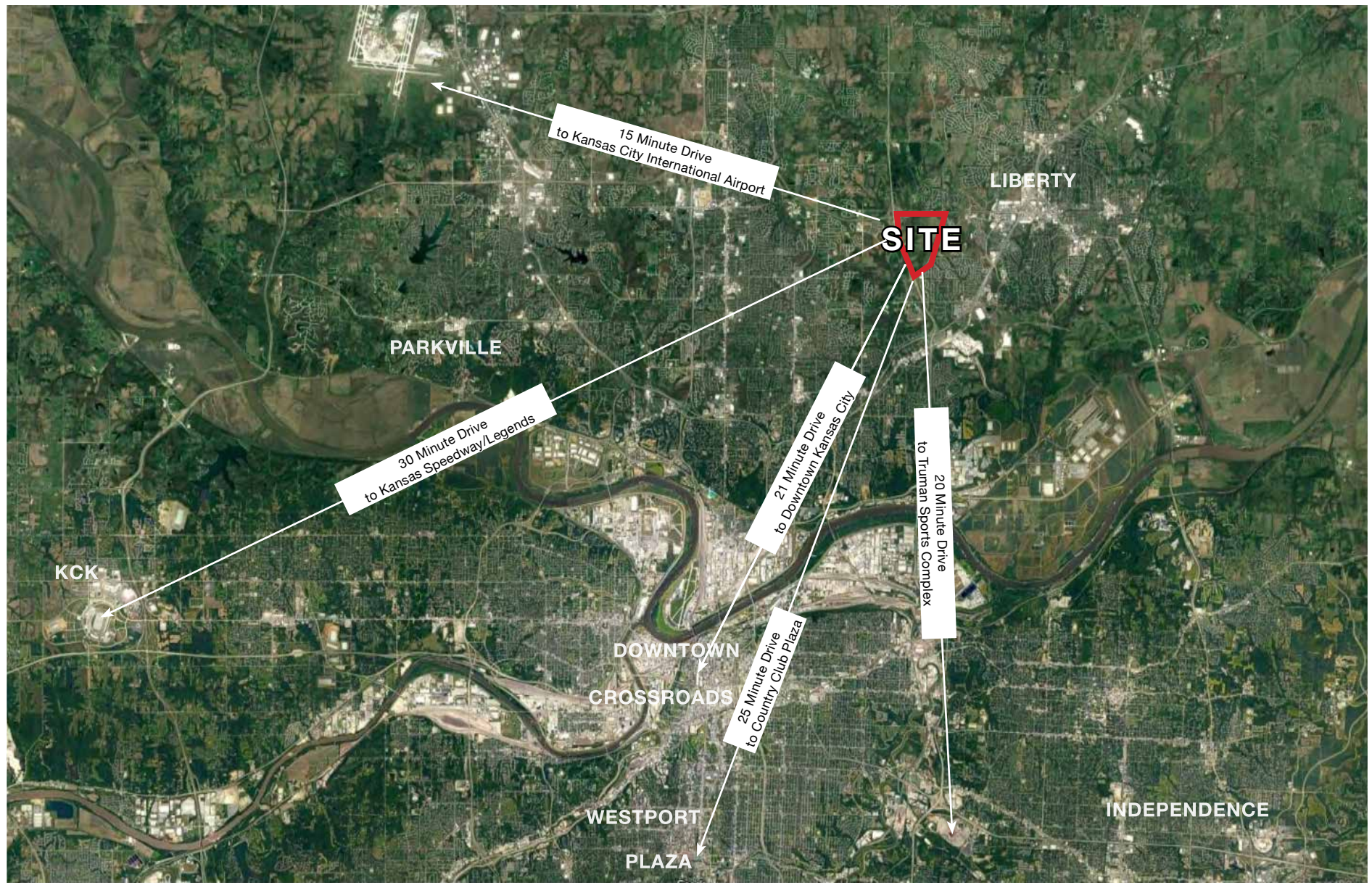


PRIME DEVELOPMENT LAND FOR SALE

First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO

CONVENIENT LOCATION





PRIME DEVELOPMENT LAND FOR SALE First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO

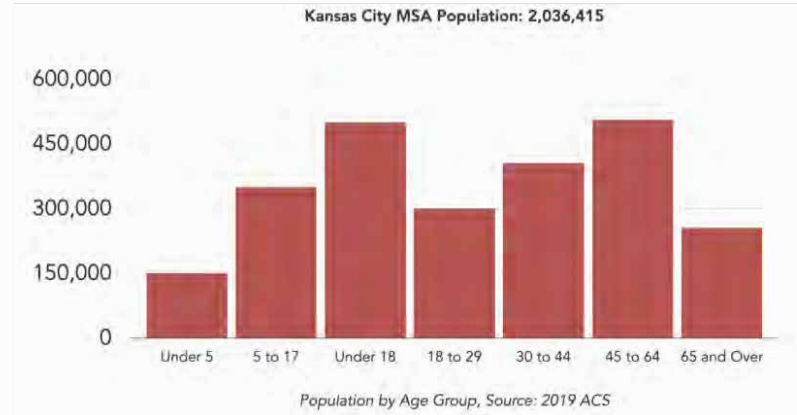
KANSAS CITY, MO ECONOMIC PROFILE

Kansas City, Missouri, is at the center of the Kansas City, MO-KS Metropolitan Statistical Area (MSA) and has a steady local economy that historically weathers economic fluctuations because of its diverse industry segments. Headquarters, technology-based companies, entrepreneurs, freight-based companies and shared-service centers select Kansas City, Missouri, for its central location, educated workforce and access to a strong support network of public and private programs, civic-minded entrepreneurs and competitive incentives.

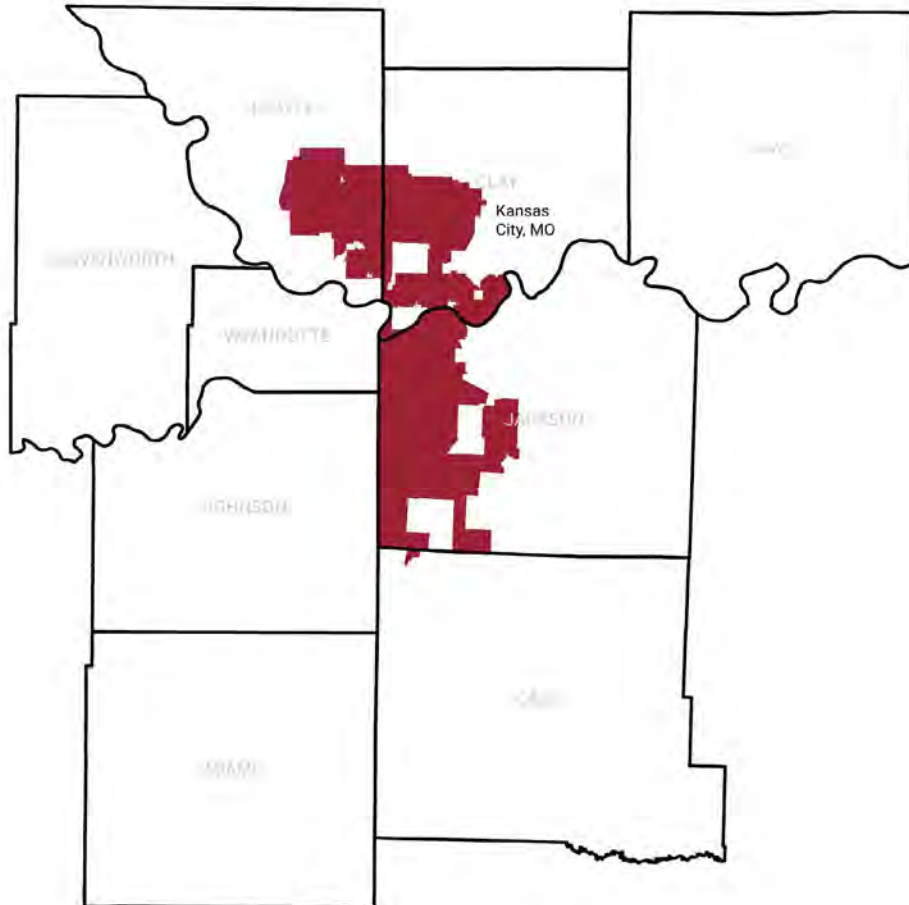
Fiscal year 2020-2021 show results of continued and sustainable growth in Kansas City:

- **Number of Approved Redevelopment Projects: 28**
- **Total Announced Projects: 18**
- **Total Jobs Created & Retained: 3,569**
- **Total Investment from Business Development Projects: \$110B**

Source: <https://edckc.com/why-kcma/economic-profile/>



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Metro Population	2,013,361	2,025,490	2,038,586	2,053,850	2,069,182	2,085,913	2,107,066	2,127,203	2,144,427	2,157,990
KC, MO Population	460,697	462,368	464,595	467,213	470,629	475,073	481,073	488,329	491,012	495,327



Source: <https://data.marc.org/CommunityViews/>



PRIME DEVELOPMENT LAND FOR SALE First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO

KANSAS CITY, MO MAJOR EMPLOYERS

Kansas City has a strong pool of educated talent for organizations looking to locate to, start or expand here and the Economic Development Corporation of City of Kansas City, Missouri works in tandem with employers to connect residents to high-quality jobs. Residents thrive on career paths that feature choice, challenge and competitive compensation while employers are able to grow their business with a committed and reliable workforce

Organization Name	Industry	
Federal Government	Government	20846
Children's Mercy Hospital	Health services	8382
Cerner Corporation	Health care information systems-Rockcreek Aviation	6879
Honeywell	Electronic & mech. weapons components mfg.	5000
Saint Luke's Health System	Health services	4638
Internal Revenue Service	Government	4600
City of Kansas City, Missouri	Government	4411
Truman Medical Centers	Health services	3579
SS&C	Healthcare information management services; Insurance Broker	3125
Burns & McDonnell	Architects/Engineering	2907
Research Medical Center	Health services	2496
University of Missouri-Kansas City	Higher education	2427
Commerce Bank	Banking (Hdq.)	2409
Hallmark Cards, Inc.	Greeting card mfg. (Hdq.)	2262
Federal Reserve Bank of Kansas City	Banking (Regional Hdq.)	2218
Kansas City Public Schools	Public education	2018
Park Hill School District	Public education	1868
JE Dunn Construction	Construction (Hdq.)	1800
H&R Block	Tax preparation and financial services (Hdq.)	1750
UMB Financial Corporation	Banking (Hdq.)	1706

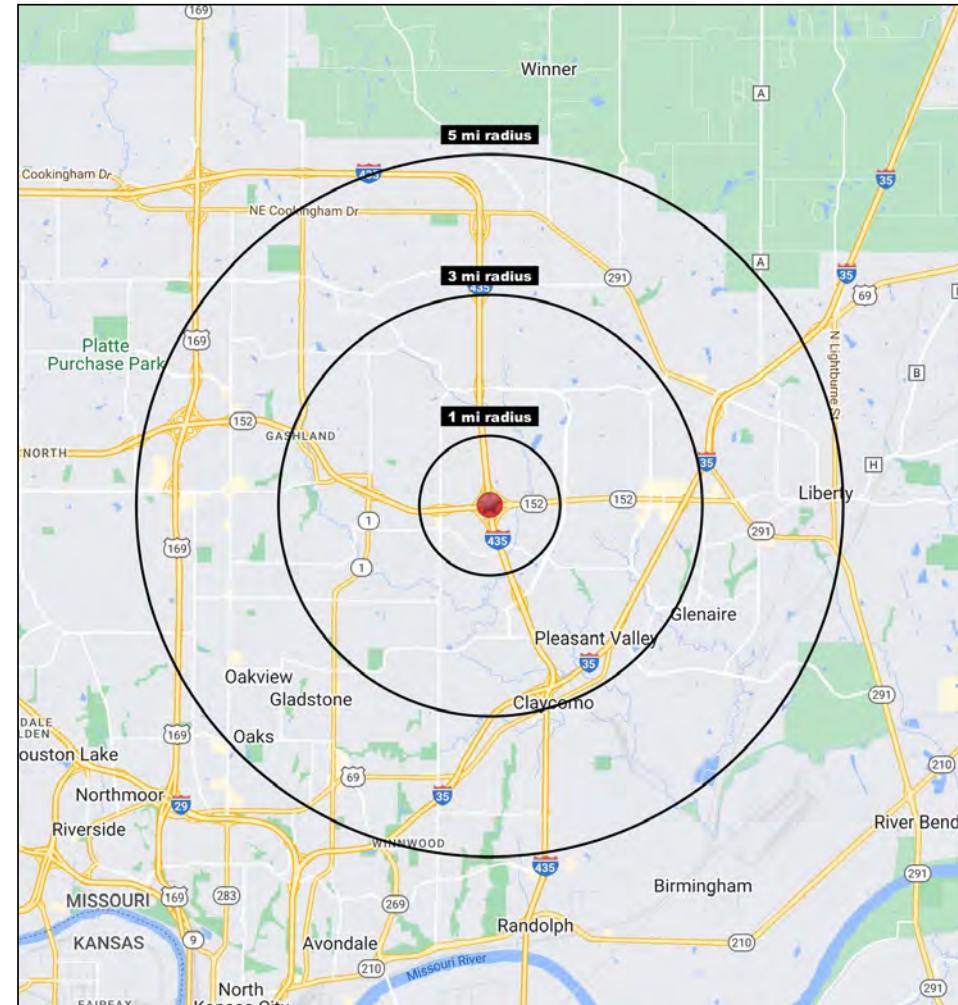
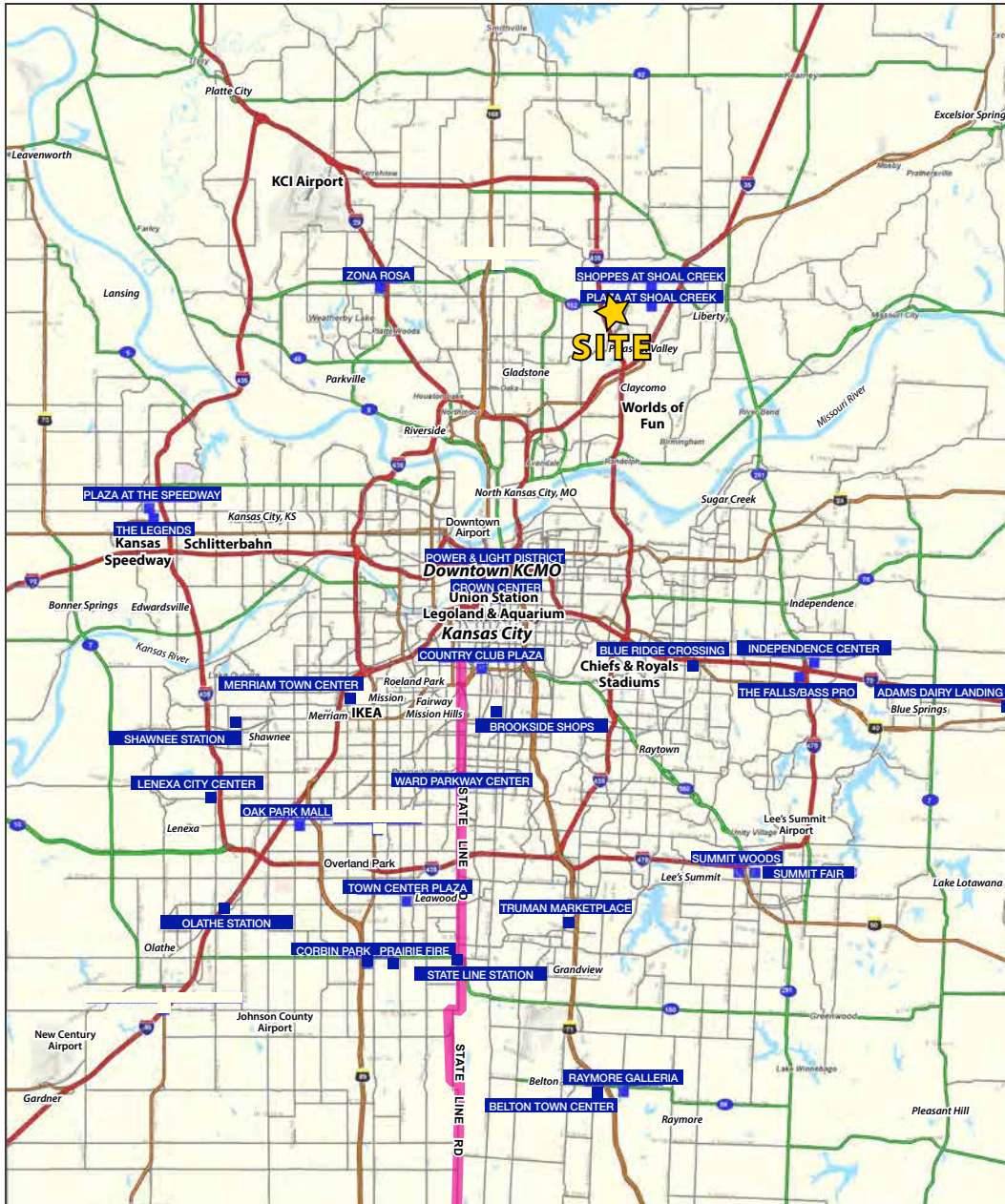
<https://edckc.com/why-kcmo/major-employers/>





PRIME DEVELOPMENT LAND FOR SALE First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO





PRIME DEVELOPMENT LAND FOR SALE First Time on the Market!

I-435 & 152 Highway (SEQ), Kansas City, MO

I-435 & 152 Highway Kansas City, MO	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	1,725	48,464	155,760
2027 Projected Population	2,188	52,892	165,581
2020 Census Population	1,730	47,880	153,959
2010 Census Population	739	36,902	131,065
Projected Annual Growth 2022 to 2027	5.4%	1.8%	1.3%
Historical Annual Growth 2010 to 2022	11.1%	2.6%	1.6%
2022 Median Age	35.9	37.0	37.2
Households			
2022 Estimated Households	863	18,812	61,197
2027 Projected Households	1,122	20,752	65,576
2020 Census Households	861	18,567	60,451
2010 Census Households	294	14,370	51,472
Projected Annual Growth 2022 to 2027	6.0%	2.1%	1.4%
Historical Annual Growth 2010 to 2022	16.1%	2.6%	1.6%
Race and Ethnicity			
2022 Estimated White	75.8%	78.6%	77.5%
2022 Estimated Black or African American	10.0%	7.0%	7.5%
2022 Estimated Asian or Pacific Islander	4.9%	3.8%	3.1%
2022 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.5%
2022 Estimated Other Races	9.1%	10.2%	11.3%
2022 Estimated Hispanic	7.3%	7.1%	8.0%
Income			
2022 Estimated Average Household Income	\$60,981	\$89,239	\$85,678
2022 Estimated Median Household Income	\$72,132	\$93,141	\$81,071
2022 Estimated Per Capita Income	\$30,519	\$34,686	\$33,724
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.4%	1.8%
2022 Estimated Some High School (Grade Level 9 to 11)	4.6%	3.3%	4.2%
2022 Estimated High School Graduate	15.5%	25.0%	27.2%
2022 Estimated Some College	24.5%	21.8%	23.0%
2022 Estimated Associates Degree Only	4.0%	9.3%	8.5%
2022 Estimated Bachelors Degree Only	27.8%	24.9%	22.8%
2022 Estimated Graduate Degree	23.3%	14.3%	12.4%
Business			
2022 Estimated Total Businesses	28	964	3,587
2022 Estimated Total Employees	181	9,246	35,749
2022 Estimated Employee Population per Business	6.4	9.6	10.0
2022 Estimated Residential Population per Business	61.1	50.3	43.4

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