

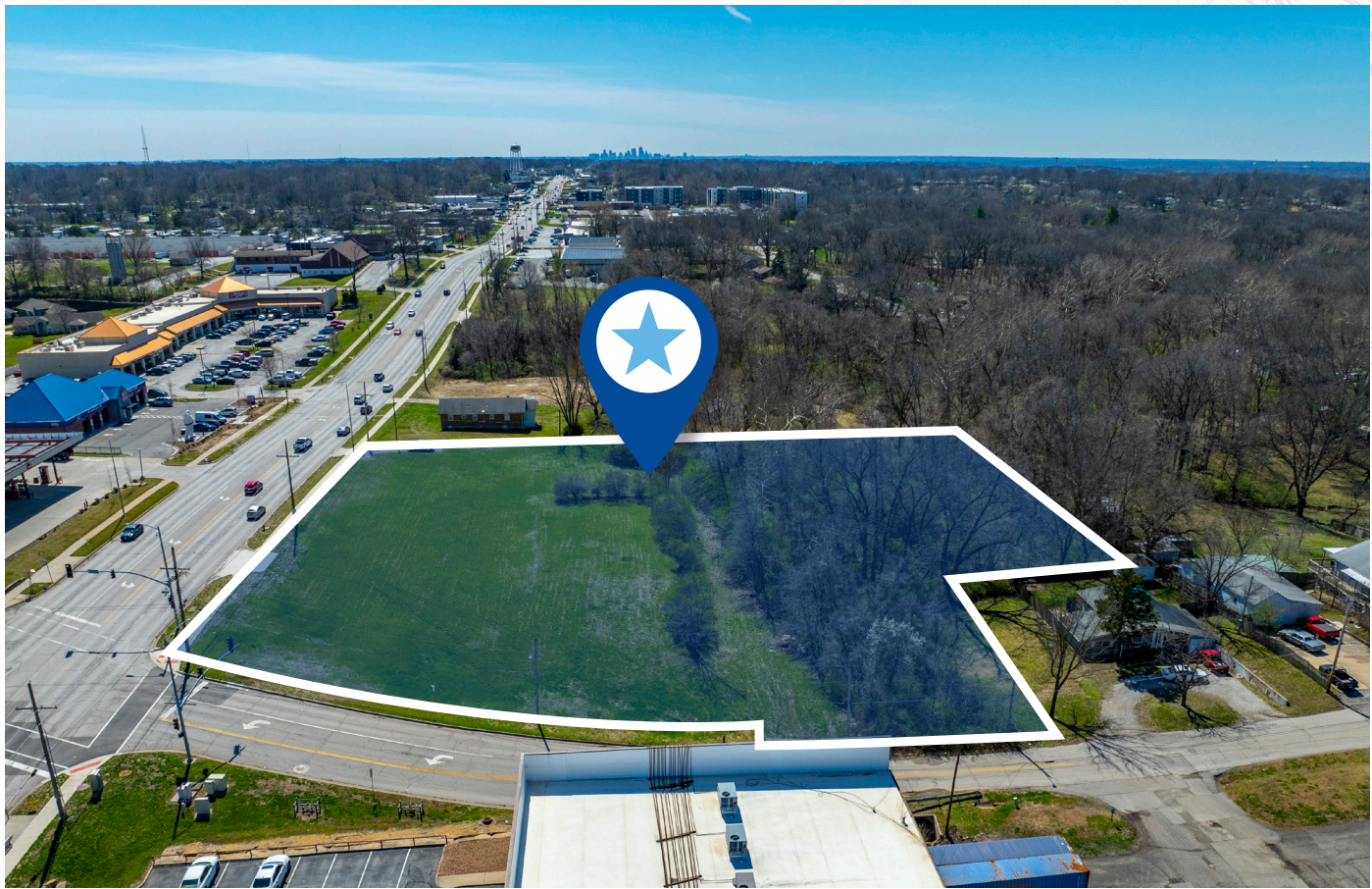
Just Listed



Kansas City

Commercial / Retail Development Site

7900 N Oak Trafficway, Kansas City, Missouri 64118



A +/- 2.55-ACRE DEVELOPMENT OPPORTUNITY



Land Area

±2.55 AC



Current Zoning

B3-2, R-7.5



Projected Site Use

**Commercial or
Retail**



Tax Rate

9.43%

(Assessed at 32%)

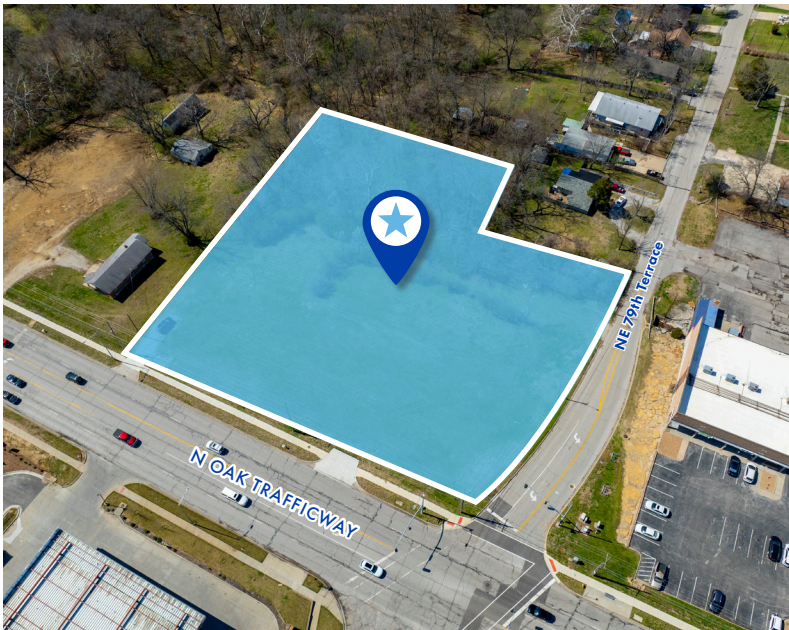
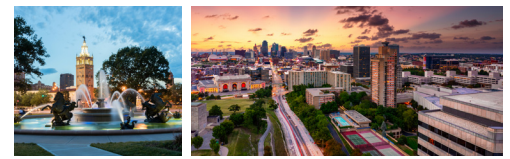


County

Clay

PROPERTY SUMMARY

Northmarq is pleased to present the **Kansas City Commercial / Retail Development Site**, a +/- 2.55-acre development opportunity in Kansas City, Missouri. The Site is a corner lot at the intersection of North Oak Trafficway and NE 79th Terrace, less than one mile east of Highway 169, allowing for significant accessibility and connectivity to the entire Kansas City MSA. The **Kansas City Commercial / Retail Development Site** is in the Northland region of Kansas City, which is comprised of Platte County and Clay County, both recognized as top 10 Missouri counties for population growth. The Site's location places it in a path of progress and provides close proximity to significant demand drivers, such as the Twin Creeks business center and the Golden Plains Technology Park.



QUICK FACTS

ADDRESS	7900 N Oak Trafficway, Kansas City, MO 64118
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	+/- 2.55 AC
PARCEL ID NUMBERS	316456, 316458, 316459, 316460
TAX RATE	9.43% (Assessed at 32%)
COUNTY	Clay
SUBMARKET	North Kansas City
CURRENT USE	Vacant Land
PROJECTED SITE USE	Commercial or Retail
CURRENT ZONING	B3-2, R-7.5
SCHOOL DISTRICT	North Kansas City School District

Project Leads

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Commercial

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