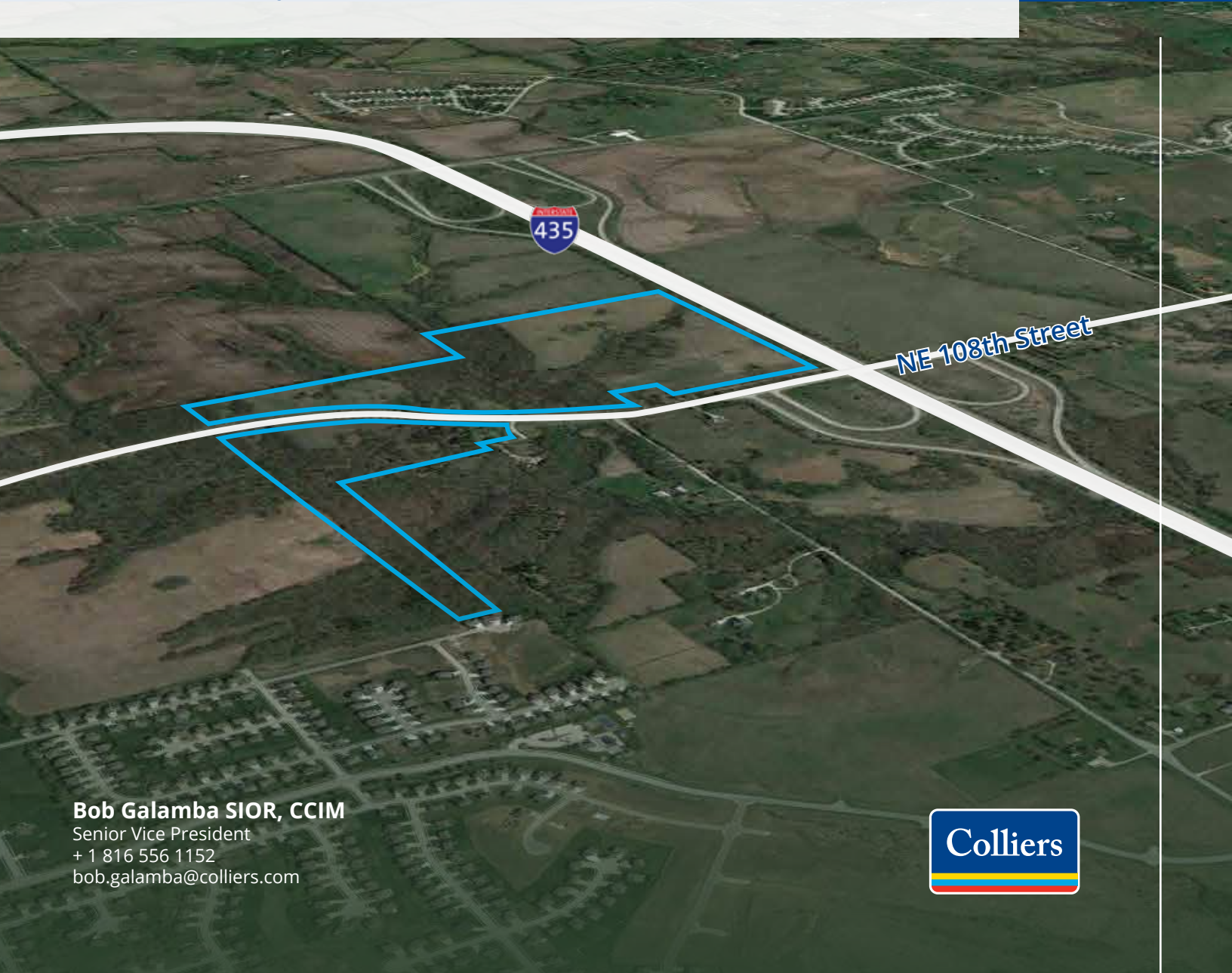


Land for Sale

117± Acres

NE 108th Street & I-435
Kansas City, Missouri

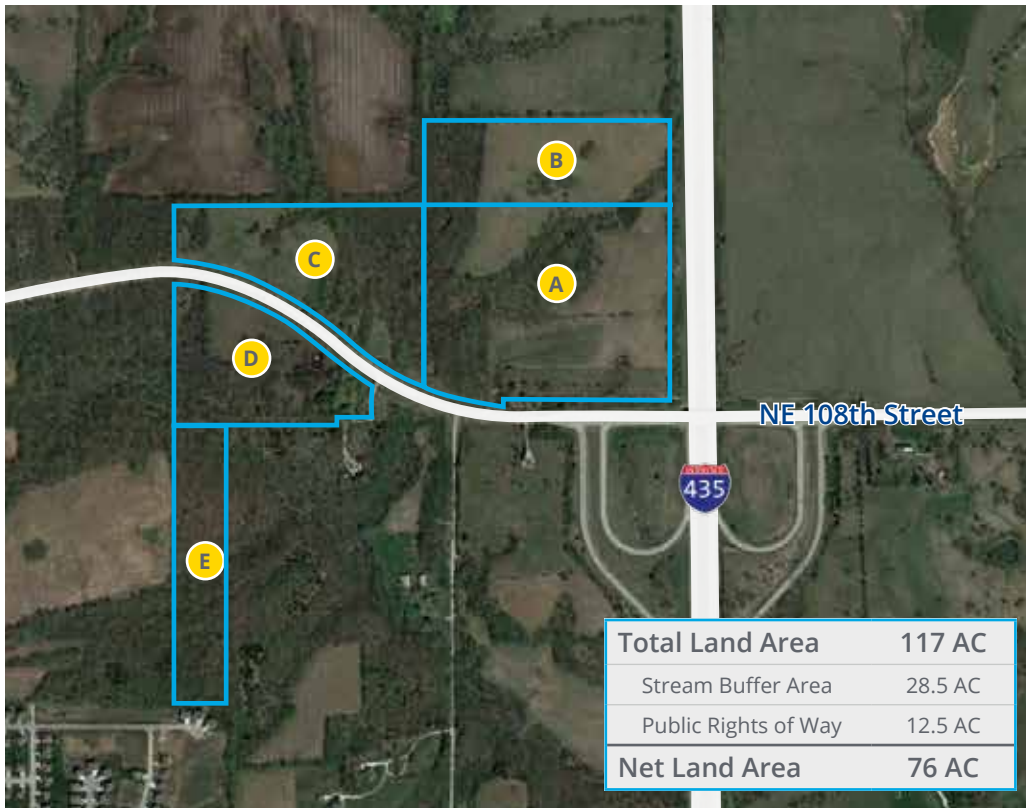


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Property Profile

Parcel Map



	A	B	C	D	E
Gross	42 AC	17 AC	25 AC	20 AC	13 AC
Net	28 AC	10 AC	13 AC	15 AC	10 AC

The property, currently zoned R-80, is located west of I-435 and NE 108th Street in Kansas City, Missouri with 117 gross acres. Within the acreage, the site has an 18 acre stream buffer area and 17± acres located in a floodplain with 6± acres set aside for stormwater Best Management Practices (BMP).

Based on a preliminary development concept, Area A is defined as 42 acres (28 net acres) best suited for retail/development growth. Area B, defined as 17 acres (10 net acres), is well-suited for townhome development. Areas C & D are defined as 45 acres (28 net acres) for multifamily development. Area E is a narrow section of the parcel best suited for residential use.



Population

3 mile	32,683
5 mile	91,418



Households

3 mile	11,362
5 mile	33,371



Median Household Income

3 mile	\$107,799
5 mile	\$95,301



Median Age

3 mile	33.3
5 mile	36.5



Per Capita Income

3 mile	\$41,025
5 mile	\$38,976



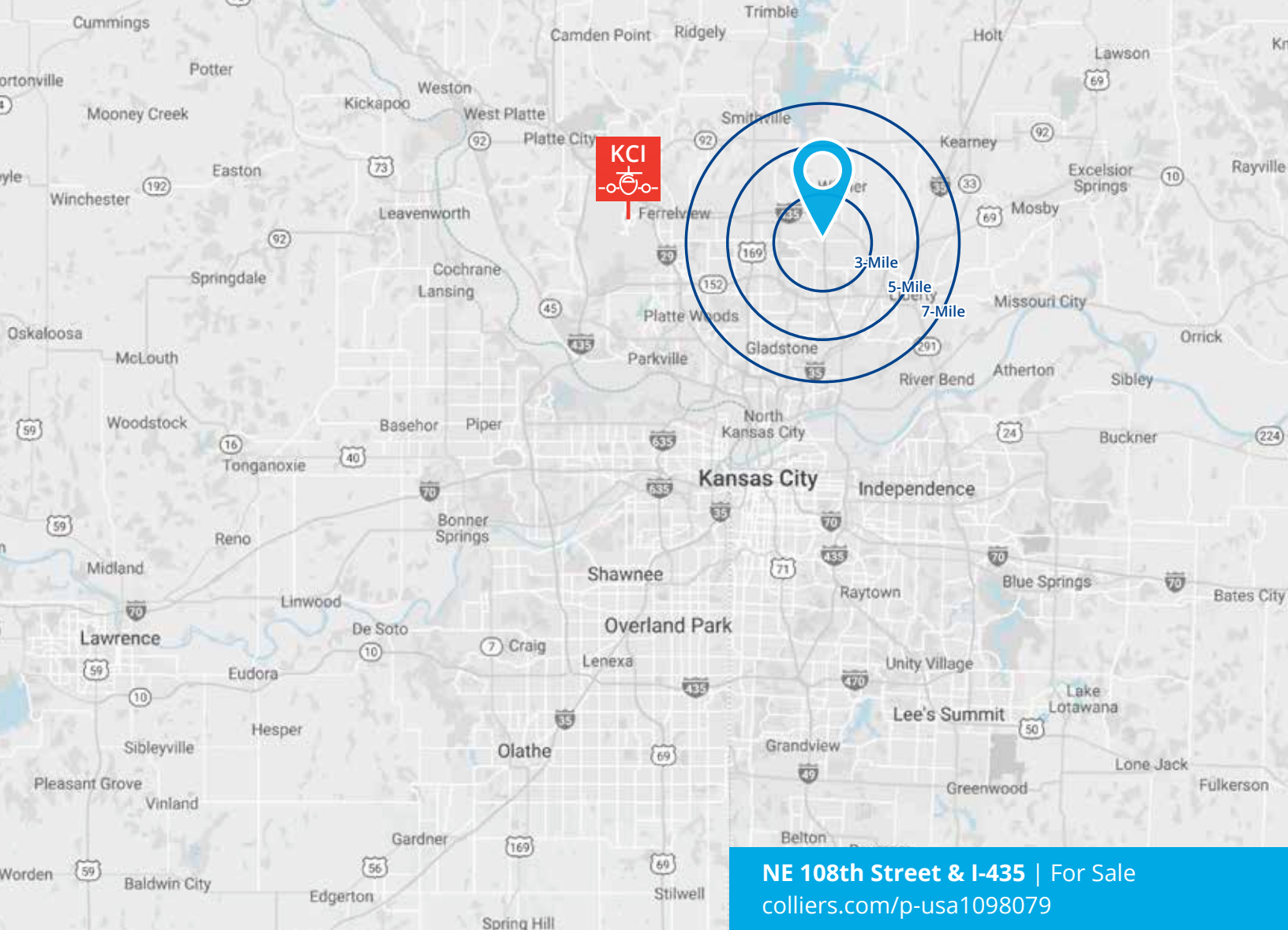
Clay County
Kansas City
Missouri



Current Zoning: R-80
Single-Family Residential
Future Vision of Mixed-Use



117± Gross Acres
76± Net Usable Acres



Utilities

Parcel Numbers	10702000101000 10702000101001
Electric	Evergy
Gas	Spire
Sewer	KC Water Services access at 108th Street
Water	KC Water Services access at 108th Street
Cable	AT&T, Spectrum, Google Fiber



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