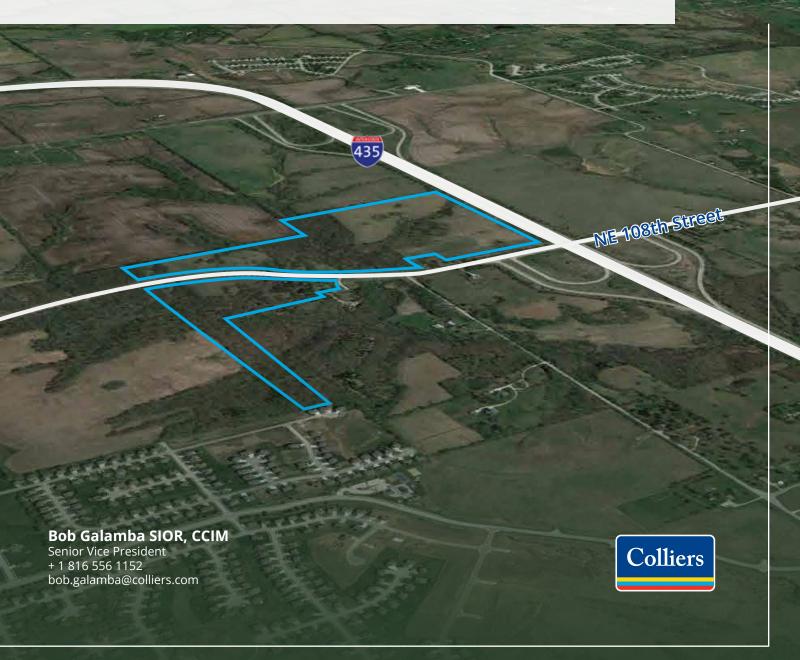
## Land for Sale

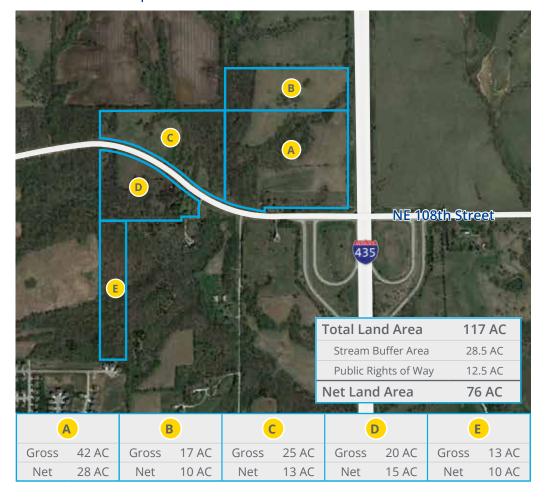
117± Acres

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



## Property **Profile**

## Parcel Map



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  $17\pm$  acres located in a floodplain with  $6\pm$  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.



Clay County Kansas City Missouri



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



117± Gross Acres 76± Net Usable Acres



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** 

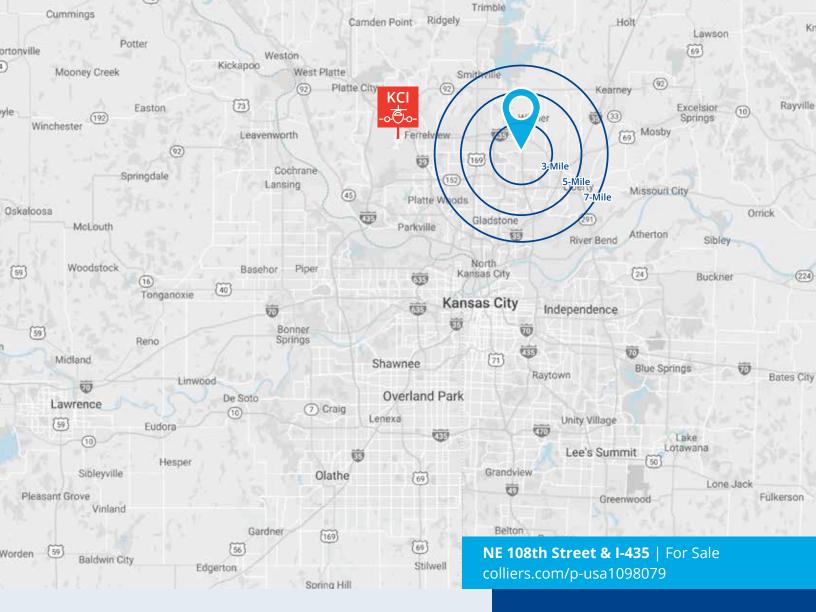
3 mile 33.3 5 mile 36.5



Per Capita Income

3 mile \$41,025

5 mile \$38,976



## **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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