



Major Price Reduction

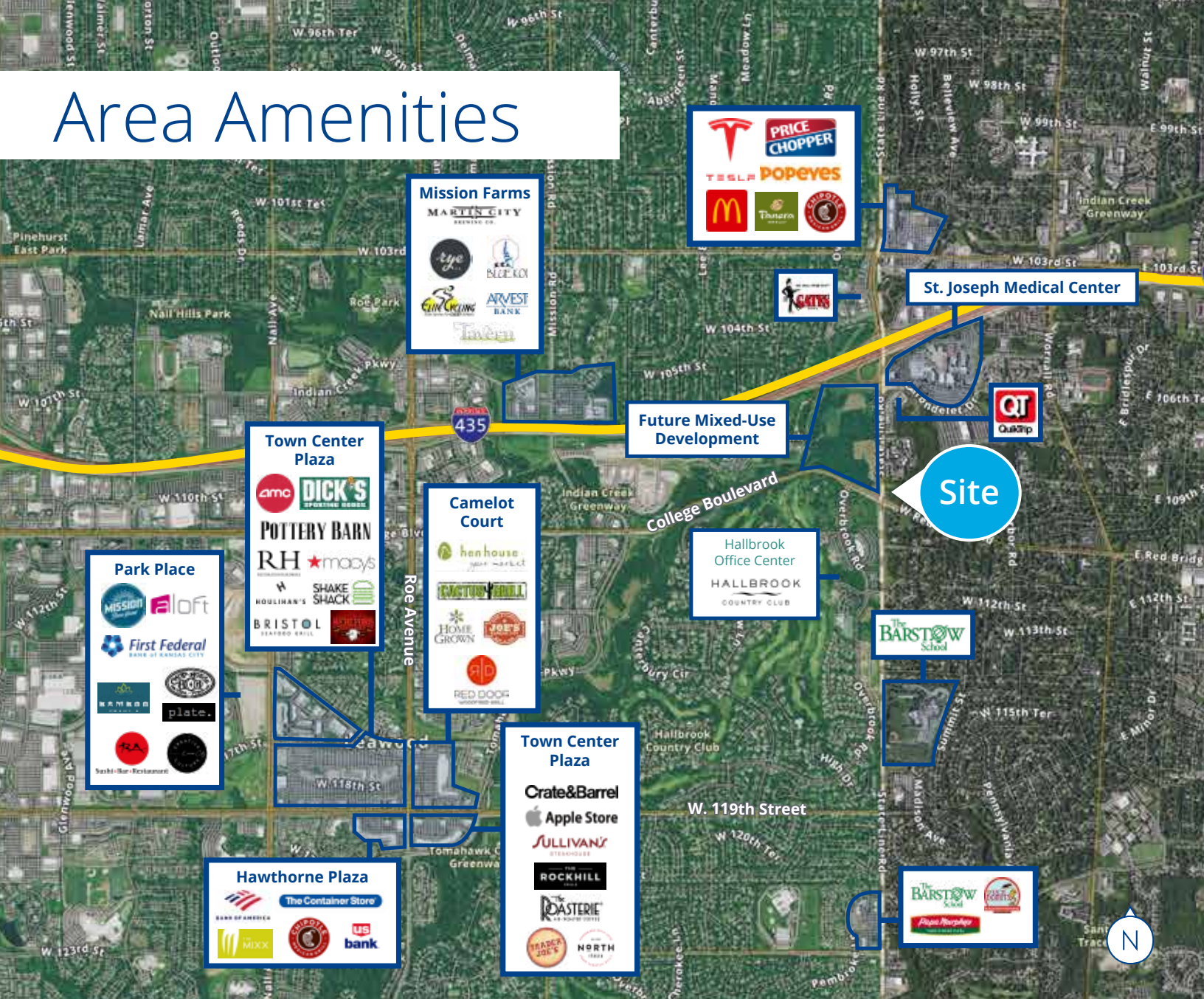
4.03± Acres Land for Sale

W. Red Bridge Road & State Line Road

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Area Amenities



Area Schools

Center School District Distance from Site

Red Bridge Elementary School	1.6 miles
Center Middle School	1.8 miles
Center Senior High School	4.3 miles

Private Schools Distance from Site

The Barstow School	0.9 miles
Rockhurst High School	2.2 miles



Area Grocery & Pharmacies

Store Distance from Site

Cosentino's Price Chopper	1.2 miles
Trader Joe's	1.9 miles
Target	2.9 miles
Walgreens	2.0 miles
Leawood Town Center	2.5 miles

1314 W. Red Bridge Road



Population

1 mile 5,638
3 mile 65,276
5 mile 191,651



Households

1 mile 2,389
3 mile 28,830
5 mile 84,838



Median Household Income

1 mile \$74,049
3 mile \$95,981
5 mile \$82,332



Median Home Value

1 mile \$364,404
3 mile \$384,689
5 mile \$347,854



Per Capita Income

1 mile \$58,553
3 mile \$65,207
5 mile \$55,504



Median Age

1 mile 55.7
3 mile 49.0
5 mile 42.3

Property Profile

This rare infill opportunity is located at the northeast corner of W. Red Bridge Road and State Line Road. The property is surrounded by high-value single-family homes and close to Hallbrook Country Club and Hallbrook Office Center. The site is currently zoned R7.5, which allows for a variety of residential building types up to 5.8 units per acre. There is also the potential to rezone the site to accommodate more dense residential and mixed-use development.

The site is less than 1/2 mile from Hallbrook East Village Villas. This development includes finished lots from \$180,000-\$400,000+. The villas range from \$1,100,000-\$1,850,000 with an average of \$1,300,000. This site offers exceptional demographics in the affluent surrounding community. Close proximity to major amenities, such as retail, dining, and entertainment, makes it even more attractive to potential developers.

Property Highlights

- Strong area employers
- Surrounded by high-value single-family homes
- Close proximity to major amenities
- Great highway access at I-435 & State Line Road
- Easy access to the College Boulevard and Tomahawk Creek Parkway Office Corridor

Site Details

Gross Total Acreage	4.03±
Current Zoning	Residential (R-7.5)
Parcel ID #	65-320-01-10-00-0-00-000 65-320-01-11-02-0-00-000
Price	\$3,150,000; \$17.94 PSF
Access & Location	<ul style="list-style-type: none"> • Located in affluent Hallbrook neighborhood, with the added benefit of a Missouri address • Property sits at the northeast corner of W. Red Bridge Road & State Line Road • Great highway access at I-435 & State Line Road • Close proximity to Town Center Plaza & Mission Farms restaurants and boutique shopping • Northeast of Hallbrook Office Center • Easy access to the College Boulevard and Tomahawk Creek Parkway Office Corridor

Area Employment

Name	Employees
T-Mobile	4,674
Burns & McDonnell	3,000
Black & Veatch	2,294
Shamrock Trading Corp	1,850
OptumRx	1,100
Menorah Medical Center	1,077
Freightquote	938
IQVIA	905
US Bank	900
Netsmart Technologies	817
SelectQuote Inc.	750

Site Plan

1314 W. Red Bridge Road





Contact

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