



# Kentucky Trail Land

43.16 Acres | Residential Growth Corridor | Belton, Missouri

RESIDENTIAL DEVELOPMENT LAND

CASS COUNTY, MISSOURI

*Exclusively Offered by Midwest CRE Advisors*

# Property Snapshot

# 43.16

**Total Acres**

±43.16 acres of contiguous, developable land in a proven suburban corridor

# I-49

**Highway Access**

Direct regional connectivity via I-49 and primary commuter arterials

# 163rd

**Street Frontage**

Hard-corner positioning at 163rd Street & Kentucky Road with high visibility

## Property Profile

- Rare infill land position surrounded by established rooftops
- Adjacent to Kentucky Trail Elementary School
- Utilities available in area — infrastructure-ready corridor
- CID-eligible with City support for infrastructure



# Why This Site Wins

Kentucky Trail Land represents one of the most compelling infill development opportunities in the southern Kansas City metro — a site where location, timing, and market fundamentals align.

## Rare Infill Scale

43+ contiguous developable acres within an established suburban fabric is an increasingly scarce commodity. Large entitled tracts at this size simply do not come to market often in Cass County.

## Built-In Demand Drivers

Surrounded by existing residential rooftops and adjacent to a functioning elementary school, the site benefits from proven neighborhood momentum and family-oriented demand.

## Regional Connectivity

Convenient access to I-49 places the site squarely within the southern Kansas City commuter shed, serving workers throughout the metro while remaining attractively affordable.

## Single-Family Development with Municipal Support

Positioned for single-family residential development, with the City expressing openness to a Community Improvement District (CID) to assist with infrastructure investment.

## Nearby Growth Catalysts

**Creekmoor / DR Horton Expansion – Approx. 1 Mile Away** - Established master-planned Creekmoor community continues to attract residential demand in southern Cass County. D.R. Horton is actively building nearby in Raymore, signaling continued builder confidence and absorption in the immediate trade area.

**PETRA Uptown District – Approx. 1.7 Miles Away** - Belton recently approved PETRA's \$228 million mixed-use Uptown District featuring 600+ residential units, restaurants, retail space, and a 110,000 SF entertainment anchor with B&B Theatres. Major regional investment reinforces long-term growth trajectory for the corridor.

# Connect With Our Team



## **LOGAN FREEMAN**

Logan@MWCREAdvisors.com

573-694-9669

## **JOE NUCI**

Joe@MWCREAdvisors.com

620-338-3681

---

*All information contained herein has been obtained from sources deemed reliable. Prospective purchasers are encouraged to conduct their own independent due diligence. This offering is subject to prior sale, withdrawal, or modification without notice.*