



4701 E. 27th Street

Kansas City, MO 64127

Car Wash / Land Redevelopment Opportunity

ASKING PRICE	LOT SIZE	ACREAGE	ZONING
\$80,000	65,776 SF	1.51 AC	Common Land

INVESTMENT OVERVIEW

All Realty LLC is pleased to present 4701 E. 27th Street, Kansas City, Missouri — a 1.51-acre commercial land opportunity currently operating as a car wash, with strong potential for land redevelopment. The property is positioned along the signalized Raytown Road corridor with high-visibility frontage on two streets, offering easy access to I-70 and downtown Kansas City. Includes an additional lot to the east zoned Multi-Family, expanding the redevelopment opportunity.

- Current car wash or land redevelopment opportunity in an urban renewal corridor
- 1.51 acres zoned Common Land — suitable for commercial redevelopment
- Additional lot to the east included, zoned Multi-Family
- 305' of frontage on E. 27th Street and 261' of frontage on Raytown Road
- Minutes from I-70 with easy access to downtown Kansas City
- Asphalt-paved lot with all utilities available (Cable, Curb/Gutter, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water)
- Population growth of 4.94% projected within 1 mile (2025–2030)
- 2025 assessed value: \$38,787 — taxes only \$0.05/SF

PROPERTY DETAILS

PROPERTY	4701 E. 27th Street, Kansas City, MO 64127	APN / PARCEL	28-820-01-17-00-0-00-000
SALE PRICE	\$80,000 (\$52,980/AC · \$1.22/SF)	SALE TYPE	Investment
LOT SIZE (SF)	65,776 SF (Gross & Net)	LOT SIZE (AC)	1.51 AC (Gross & Net)
ZONING	Common Land	LOCATION TYPE	Suburban
FRONTAGE	305' on E. 27th Street; 261' on Raytown Road	PROPOSED USE	Commercial
TOPOGRAPHY	Level	ON-SITE	Asphalt paved lot
TAXES (2024)	\$0.05/SF	2025 ASSESSMENT	\$38,787 Total (\$34,739 Land)
OFF-SITE UTILITIES	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

LOCATION & ACCESS

4701 E. 27th Street sits at the triangular intersection of E. 27th Street and Raytown Road in Kansas City's East Jackson County submarket, providing exceptional dual-street exposure with a combined 566 linear feet of frontage. The site is 0.28 miles from I-70 (carrying 67,868+ vehicles daily) and approximately 24 miles from Kansas City International Airport (33 minutes). Downtown Kansas City is easily accessible, making this a compelling location for urban infill or redevelopment projects serving a growing residential base.

WALKABILITY	CYCLING	CAR FRIENDLY	TRANSIT
50 · Fairly Friendly	40 · Fairly Friendly	90 · Exceptionally Friendly	30 · Somewhat Friendly

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC COUNT	YEAR	DIST.
E. 27th Street	Colorado Ave W	3,122	2025	0.11 mi
I-70	E. Hwy 40 NW	67,868	2023	0.28 mi
Truman/Eisenhower	E. Hwy 40 NW	71,945	2025	0.28 mi
I-70	Lister Ave E	81,200	2025	0.28 mi
E. 27th Street	Colorado Ave W	3,128	2024	0.29 mi
E. 29th Street	Cypress Ave N	49,999	2025	0.30 mi

DEMOGRAPHICS

METRIC	1-MILE RADIUS	3-MILE RADIUS
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Population	13,794	104,977
Households	5,074	41,375
Median Age	35.40	35.40
Median HH Income	\$38,936	\$42,294
Daytime Employees	1,867	41,604
Population Growth (2025–2030)	▲ 4.94%	▲ 4.35%
Household Growth (2025–2030)	▲ 4.89%	▲ 4.54%

BROKER CONTACT

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Property Information

Address: 4701 E. 27th Street, Kansas City, MO 64127

Price: \$80,000

Price/AC: \$52,980

Price/SF: \$1.22

Lot Size: 1.51 AC / 65,776 SF

Zoning: Common Land

County: Jackson County, Missouri

Status: Active — For Sale

CONFIDENTIALITY NOTICE: This Offering Memorandum has been prepared by All Realty LLC and is intended solely for the use of the party to whom it is transmitted. The information contained herein has been obtained from sources believed to be reliable; however, All Realty LLC has not independently verified all information and makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigation and due diligence. This memorandum is subject to withdrawal, modification, or correction without notice.