

FOR SALE

1.8 ACRE PARCEL - RETAIL



SEC 80TH TER AND N BRIGHTON

KANSAS CITY, MO 64119

\$750,000 - \$1,500,000

Property Details

- At Highway 152 and N. Brighton interchange
- 1/4 mile from I-435
- Adjacent to Casey's
- B3-2 zoning (retail)
- Divisible

For more information contact:

JOHN SWEENEY

913.461.6326

John@ReeceCommercial.com

FOR SALE

AERIAL

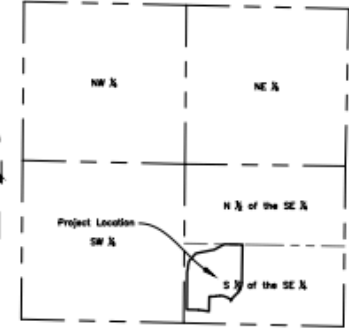


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FOR SALE



**Final Plat of
BRIGHTON CREEK CROSSING**
South 1/2 of the Southeast 1/4
Section 8, Township 51 North, Range 32 West
Kansas City, Clay County, Missouri



LOCATION MAP
Section 8, Township 51 North, Range 32 West
Kansas City, Clay County, Missouri
(not to scale)

EST GRADES:

rest Grades for a portion of NE Soccer Drive have been previously established by reference Number 120424 being passed on June 6, 2013.
rest Grades for a portion of N Brighton Avenue have been previously established by Ordinance Number 011617 being passed on November 20, 2001.
rest Grades for a portion of NE 80th Street have been previously established by reference Number 146091 being passed on August 20th, 2014.

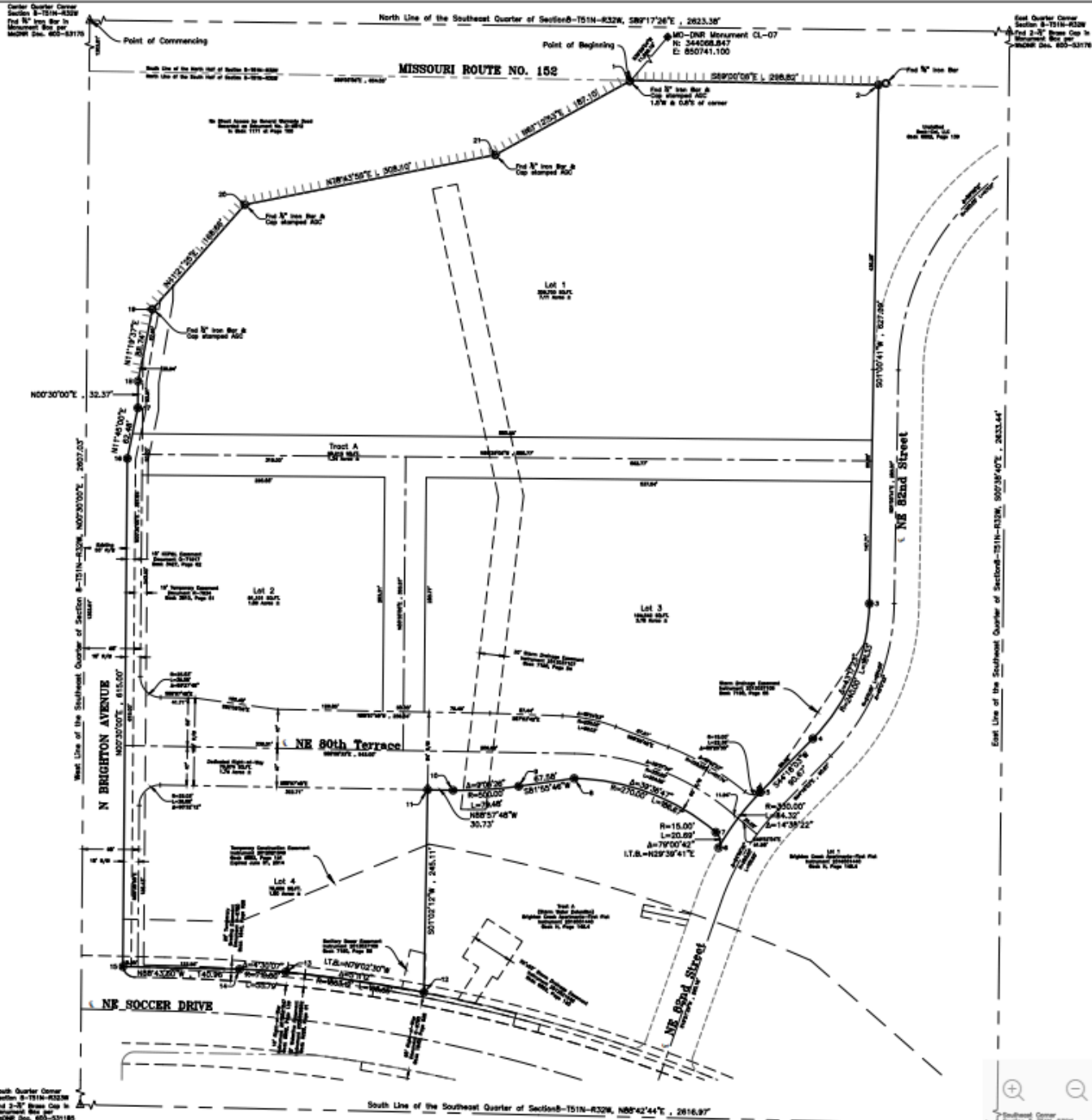
Street Grades - NE 80th Terrace			
Grade Point	Elevation	Description	V.C.T
10+50.00	1000.00	P.V.C.	200.00'

Lot / Tract Summary		
Parcel	Square Feet	Acres
Lot 1	309700	7.11
Lot 2	81101	1.86
Lot 3	144543	3.33
Lot 4	78408	1.80
Tract A	58215	1.34
Right-of-Way	75874	1.74

T CERTIFICATION:

I hereby certify that the plat of "BRIGHTON CREEK CROSSING" subdivision is based on an I survey made on the ground by me or under my direct supervision and that said results or exceeds the current Minimum Standards for Property Boundary Surveys as set by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further certify that I have complied with all laws, ordinances and regulations governing the practice of land surveying and all laws of subdivisions to the best of my professional knowledge and belief at this time.

F.L. Schipper, PLS-2589
Engineers Corporate Auth.
CLS 1999141100

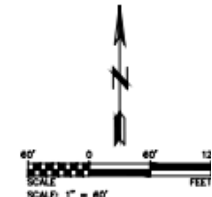


State Plane Coordinate Table (in Meters)

Type	Corner #	Grid Northing	Grid East
Fnd	1	341301.984	848420.
Set	2	341300.854	848511.
Set	3	341109.272	848508.
Set	4	341058.471	848487.
Set	5	341039.892	848468.
Set	6	341019.218	848453.
Set	7	341024.950	848452.
Set	8	341044.794	848369.
Set	9	341041.902	848370.
Set	10	341040.418	848305.
Set	11	341040.587	848346.
Set	12	340985.889	848344.
Set	13	340973.368	848383.
Set	14	340974.411	848278.
Set	15	340975.361	848333.
Set	16	341162.807	848235.
Set	17	341181.451	848238.
Set	18	341191.317	848230.
Set	19	341217.838	848244.
Fnd	20	341256.430	848278.
Fnd	21	341274.779	848370.

PLAT LEGEND:

- The following standard symbols and notations can be found on 909 plat and or map.
- ▲ Section Corner (as noted)
- Found Survey Monument (as noted)
- Set 1/2" Iron Bar with Plastic Cap stamped OF&S CLS 1999141100, to be set upon completion of construct
- R/W Right-of-Way
- U/E Utility Easement
- S/E Sanitary Sewer Easement
- D/E Drainage Easement
- W/E Right-of-Way
- B.S. Building Setback
- P.S. Parking Setback
- Δ Delta / Central Angle
- R Radius
- L Arc Distance
- LT&B Initial Tangent Bearing
- € Centerline
- Fnd Found
- (M) Field Measurement
- (D) Deed Measurement
- /- Line Break Symbol



CFS ENGINEERS
cfs.com
1421 E. 104th Street, Ste. 100 KCMO
or 815-334-8277 / 816-353-9098

Date	Revisions

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DEMOGRAPHICS



Demographics

	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	4,655	53,928	165,405
MEDIAN HOUSEHOLD INCOME	\$76,277	\$83,518	\$76,877