

# DEVELOPMENT SITE FOR SALE

±72.65 Acres



LAND FOR SALE



**MIDWEST CAPITAL  
REALTY ADVISORS**

**Commercial Real Estate Services**

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## ±72.65 Acre Development Site Near Staley High School & Golf Course!

Staley High School



### **FOR SALE**

#### **±72.65 Acre Prime Development Site**

##### **USES:**

Ideal for commercial & Residential development

##### **PRICE:**

~~\$10,268,488~~ **\$7,650,000** / \$2.42 ±SF

##### **ZONING:**

B2-2, R-0.5, R-7.5

##### **LOCATION:**

Site is located near Staley High School, one Missouri's top rated high schools. Adjacent to diamond interchange off I-435 & N Woodland Ave, just minutes from the new 1M Square Foot, 39 Gate, Kansas City International Airport. Easy access to I-435, NE Cookingham Dr and Hwy 169. All utilities available near site.

##### **SUMMARY:**

Excellent location in growing Kansas City North. Surrounding area includes exceptional housing options, Staley Farms Golf Club and residential development, first rate school district, shops, restaurants, lodging, parks and recreation.

Staley Golf Course



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## AERIAL MAP - 11600 N Woodland Ave, Kansas City, MO 64155



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