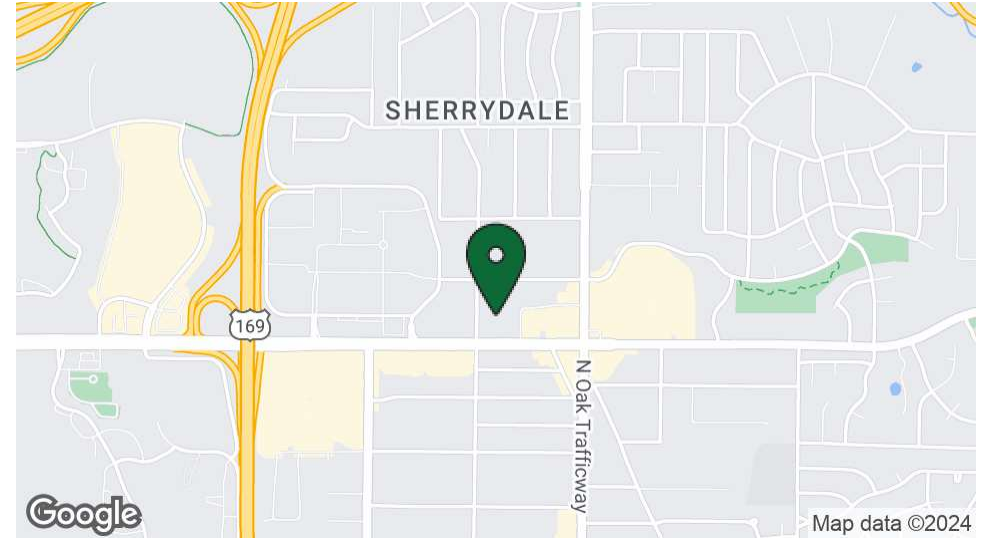


BARRY & MAIN PROPERTIES TRACT 3

20 NE BARRY ROAD, KANSAS CITY, MO 64118

LAND FOR SALE



PROPERTY DESCRIPTION

This 1.45-acre parcel of land, located along Barry Road in Kansas City North, offers a versatile opportunity for various uses, including residential, restaurant, retail, office, or flex space. It benefits from the availability of utilities and is surrounded by great schools, strong demographics, and vibrant neighborhoods. It is conveniently close to retail shopping and enjoys a robust residential presence. With its strategic location, it's just a 15-minute drive to Liberty, MO, Downtown Kansas City, and KCI Airport.

PROPERTY HIGHLIGHTS

- Ideal for Residential, Restaurant, Retail, Office, or Flex Space
- Great Schools, Great Demographics, Great Neighborhoods
- Proximity to retail shopping
- Strong Residential Surroundings

DEMOGRAPHICS

	2.5 MILES	5 MILES	10.5 MILES
Total Households	18,345	60,725	159,170
Total Population	43,777	145,296	377,109
Average HH Income	\$78,327	\$83,457	\$76,343

Andrew Danner

Broker

816.612.5191

Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate

816.868.8473

ben@windfieldrealestate.com

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING

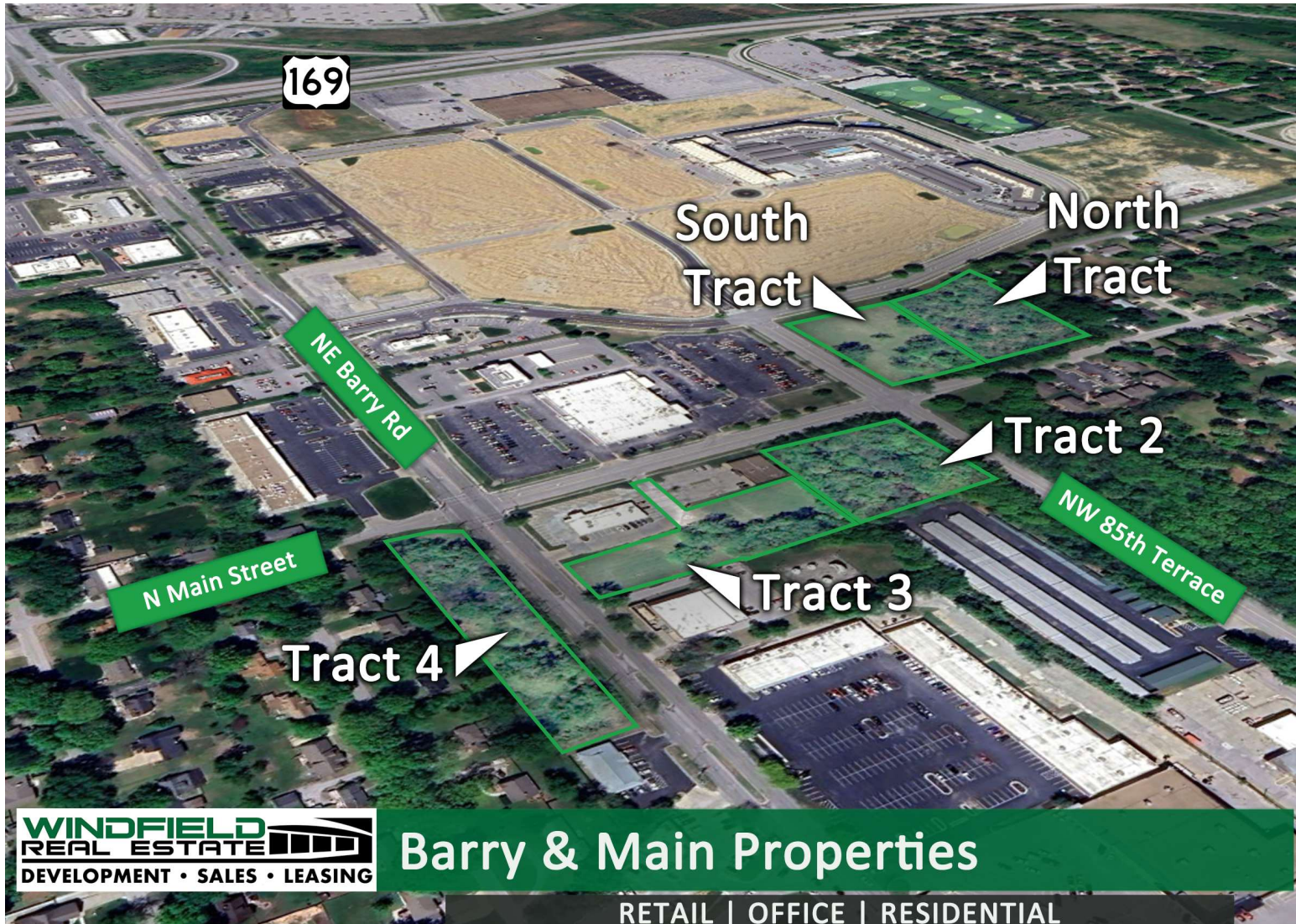
THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

BARRY & MAIN PROPERTIES TRACT 3

20 NE BARRY ROAD, KANSAS CITY, MO 64118

LAND FOR SALE



Andrew Danner

Broker

816.612.5191

Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate

816.868.8473

ben@windfieldrealestate.com

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING

THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

BARRY & MAIN PROPERTIES TRACT 3

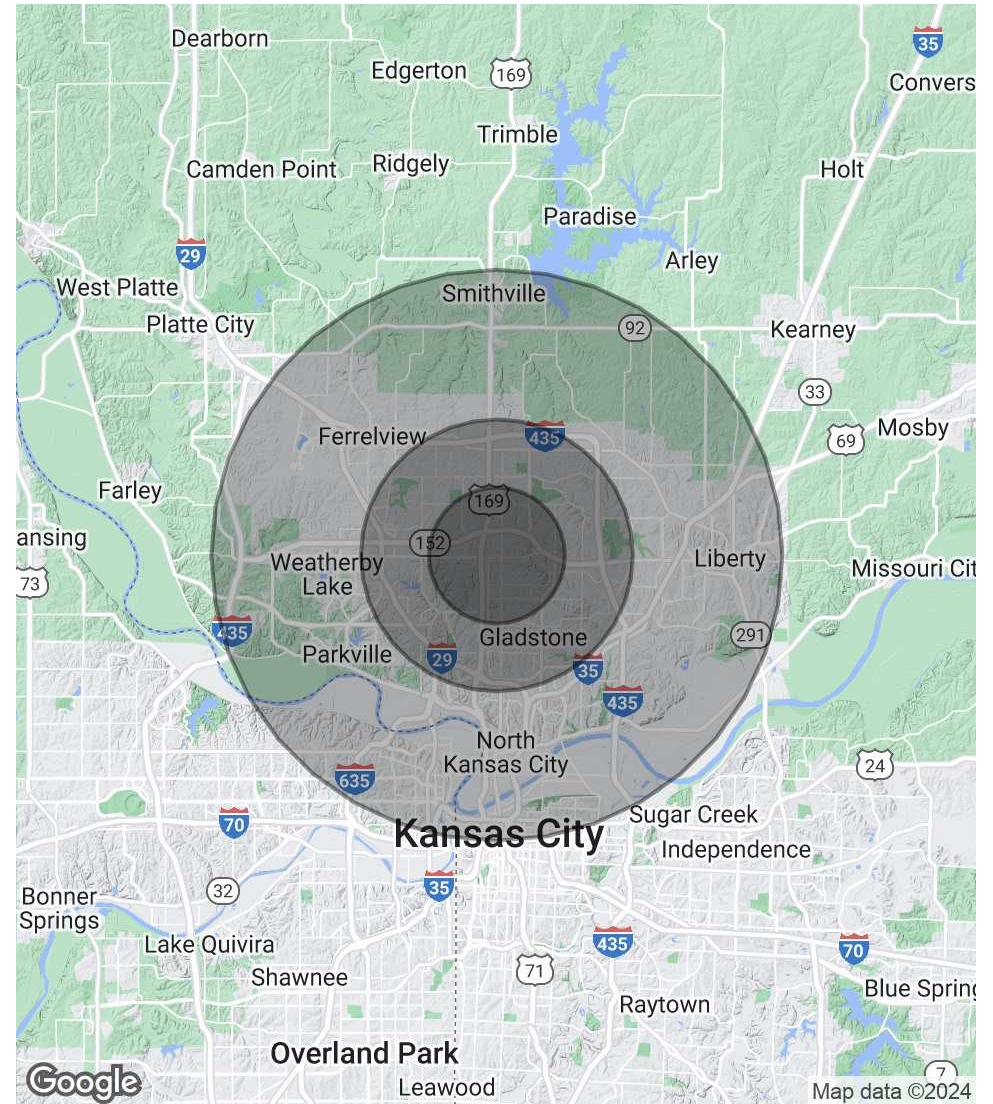
LAND FOR SALE

20 NE BARRY ROAD, KANSAS CITY, MO 64118

POPULATION	2.5 MILES	5 MILES	10.5 MILES
Total Population	43,777	145,296	377,109
Average Age	38.3	38.2	36.7
Average Age (Male)	37.2	37.2	35.6
Average Age (Female)	39.4	39.3	38.0

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10.5 MILES
Total Households	18,345	60,725	159,170
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,327	\$83,457	\$76,343
Average House Value	\$177,590	\$195,975	\$177,372

2020 American Community Survey (ACS)



Andrew Danner

Broker

816.612.5191

Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate

816.868.8473

ben@windfieldrealestate.com

WINDFIELD REAL ESTATE
DEVELOPMENT • SALES • LEASING

THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com