

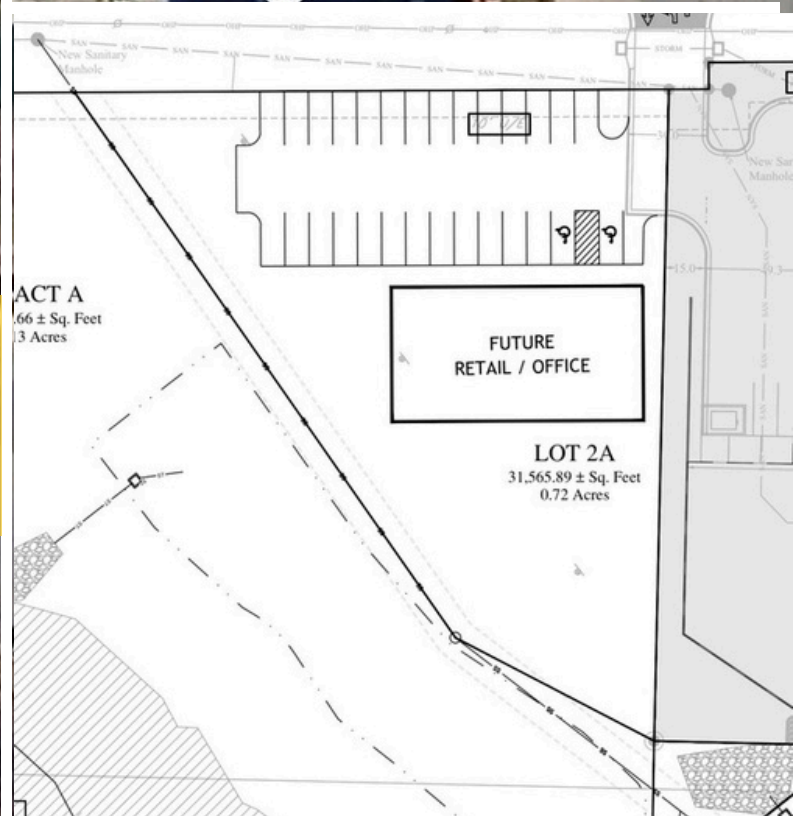
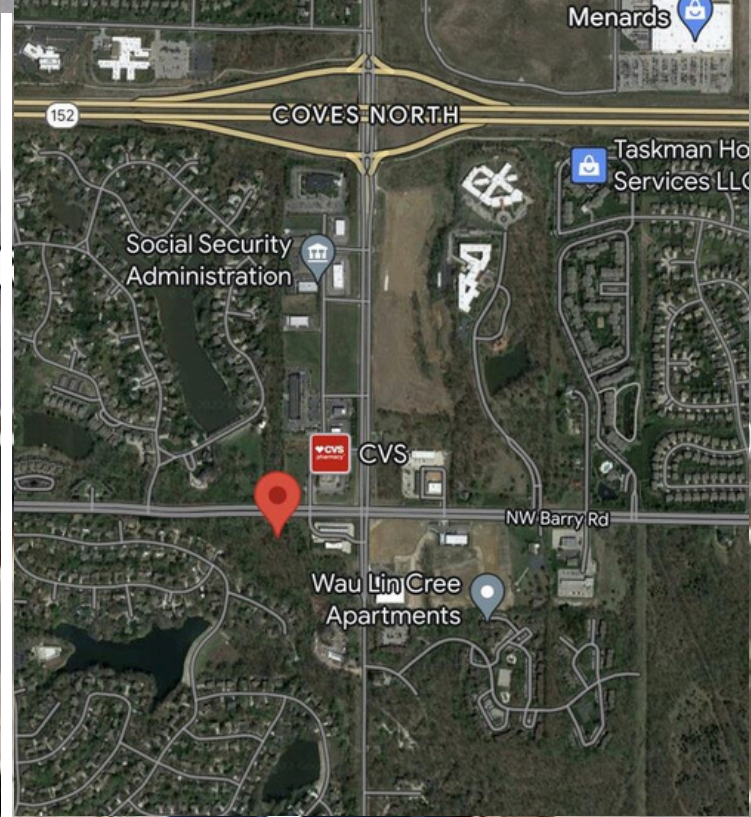


NW Barry Rd

NW Barry Rd

# Barry Rd & Green Hills

4441 NW Barry Rd., Kansas City, MO 64155



# Barry Rd & Green Hills

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*Exclusively Marketed by:*

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Principal

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# BARRY RD & GREEN HILLS

01	Executive Summary Investment Summary
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## OFFERING SUMMARY

ADDRESS	4441 NW Barry Rd. Kansas City MO 64155
COUNTY	Platte
MARKET	Kansas City
SUBMARKET	Northland
PRICE	\$350,000
PRICE PSF	\$11.09
LAND SF	31,566 SF
LAND ACRES	.72
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Commercial
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	10,714	58,367	140,103
2025 Median HH Income	\$78,836	\$84,551	\$83,364
2025 Average HH Income	\$101,697	\$107,286	\$108,338

- Unbeatable Location: Situated at the highly sought-after intersection of Barry Road and Green Hills Road.  
High-Traffic Visibility: Positioned just west of Temp Stop and south of CVS, with easy access to major highways – only 2 miles west of Hwy 169 and 0.5 miles south of Hwy 152.  
Surging Development: 49 brand-new apartments are being built directly to the south, increasing demand for commercial services in the area.  
Investment Potential: Ideal for retail, restaurant, office, or other commercial ventures, benefitting from strong growth and traffic flow



# BARRY RD & GREEN HILLS

02

Location  
Location Summary

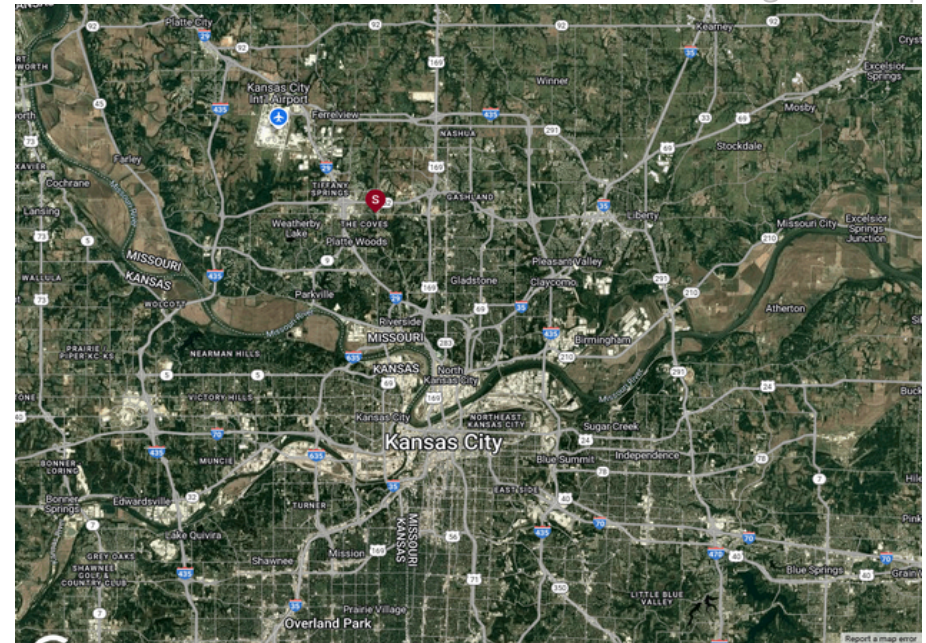
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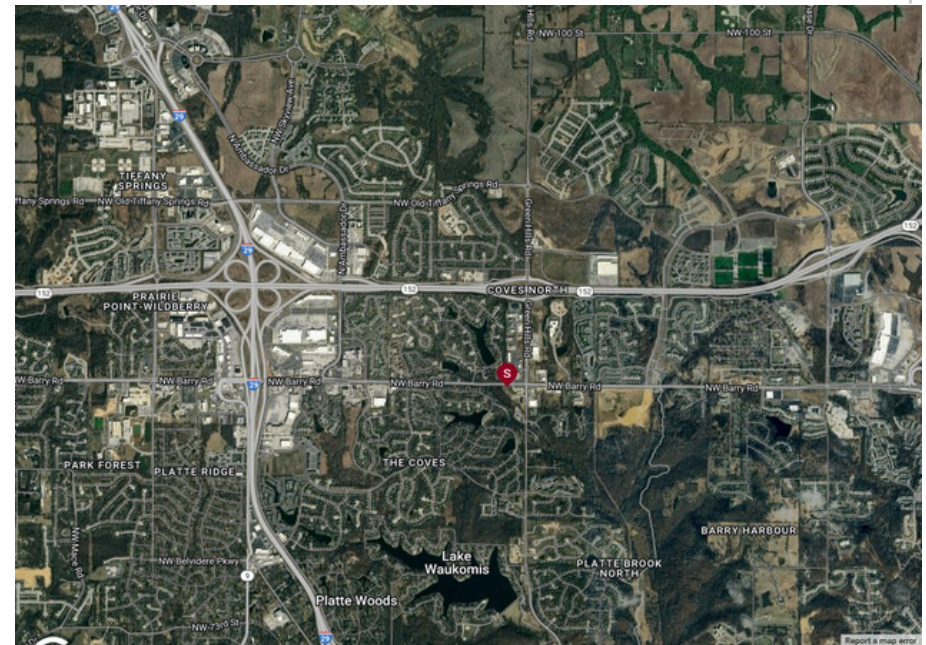
**Surging Development:** 49 brand-new apartments are being built directly to the south, increasing demand for commercial services in the area.

**Investment Potential:** Ideal for retail, restaurant, office, or other commercial ventures, benefitting from strong growth and traffic flow

Regional Map



Local Map



# BARRY RD & GREEN HILLS

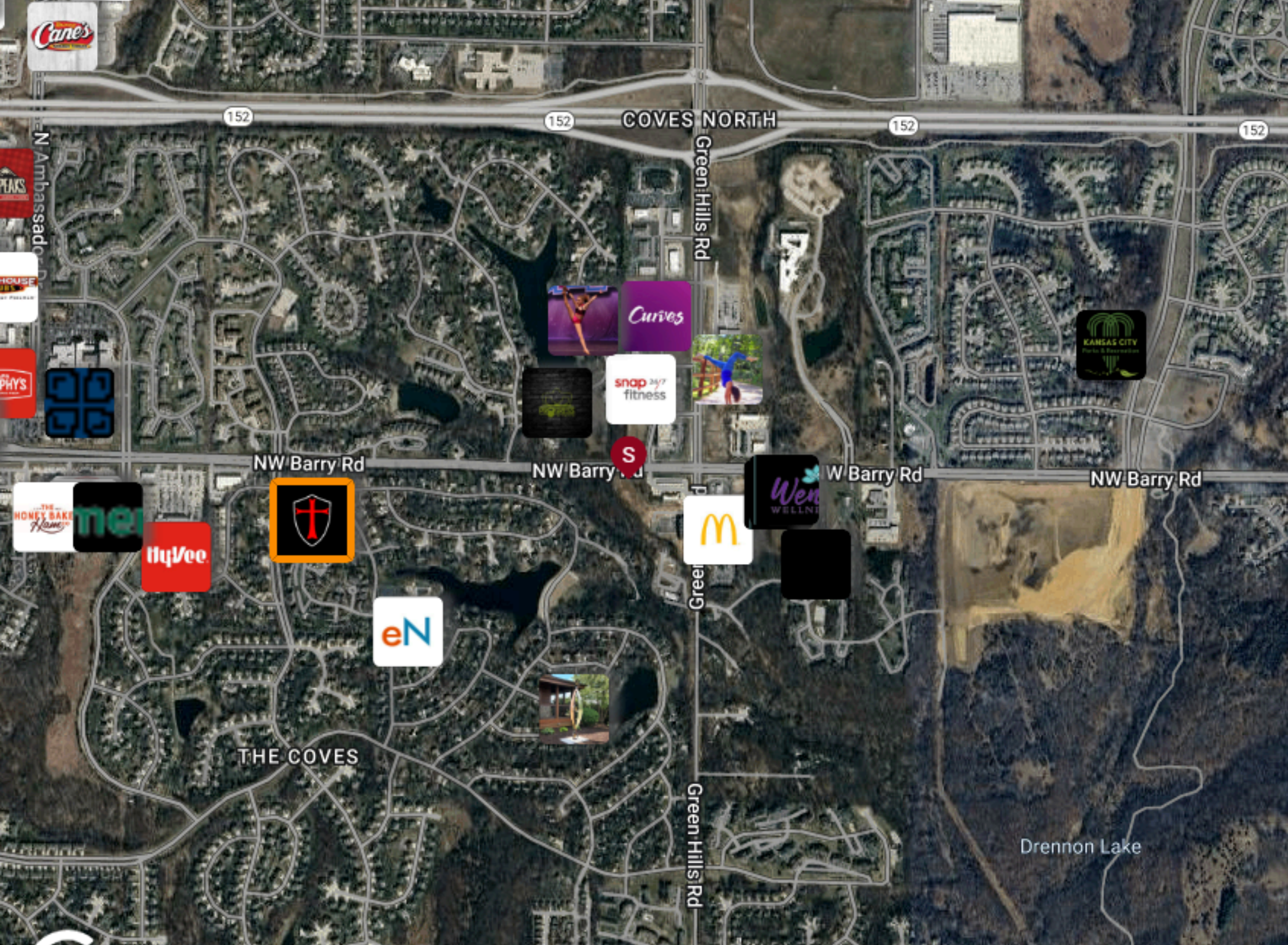
03	Property Description
	Property Features
	Aerial Map
	Property Images



PROPERTY FEATURES	
LAND SF	31,566
LAND ACRES	.72
# OF PARCELS	1
ZONING TYPE	Commercial

NEIGHBORING PROPERTIES	
NORTH SOUTH EAST WEST	CVS
	New Apartment Complex
	McDonalds
	Hy-Vee





152

152

COVES NORTH

152

152

N Ambassador Dr

Green Hills Rd



NW Barry Rd

NW Barry Rd

W Barry Rd

NW Barry Rd

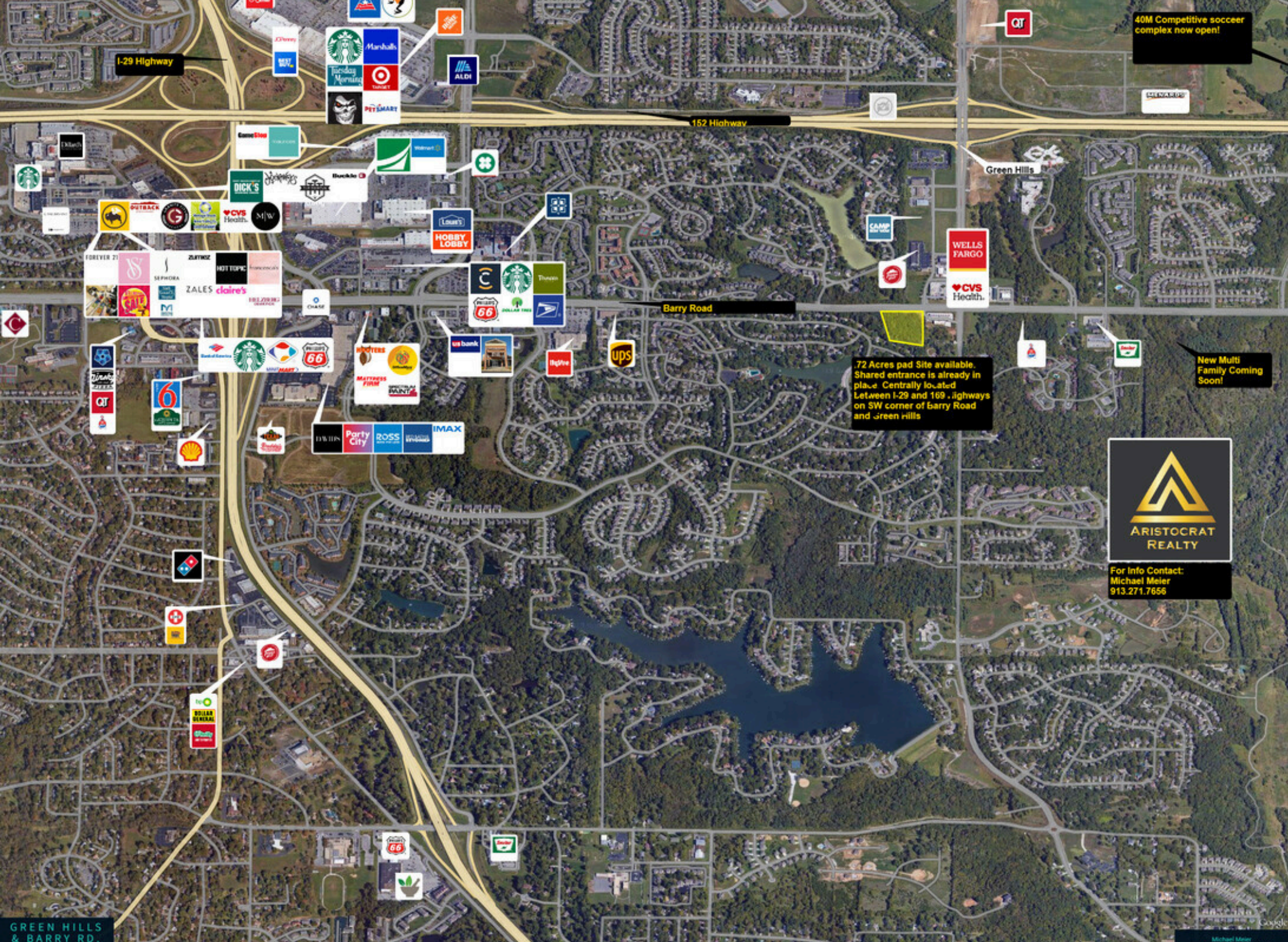


THE COVES

Green Hills Rd

Drennon Lake











# BARRY RD & GREEN HILLS

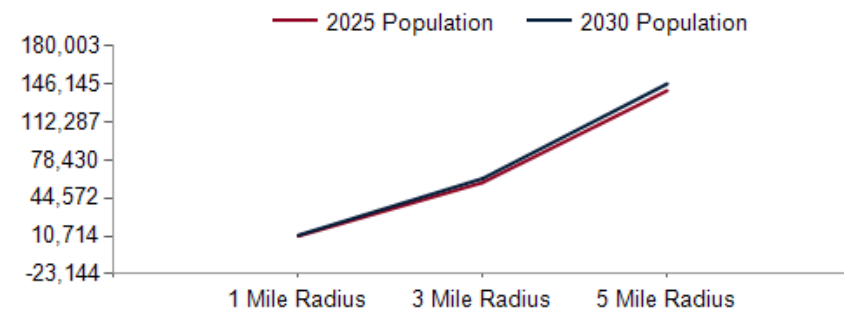
04

Demographics  
Demographics

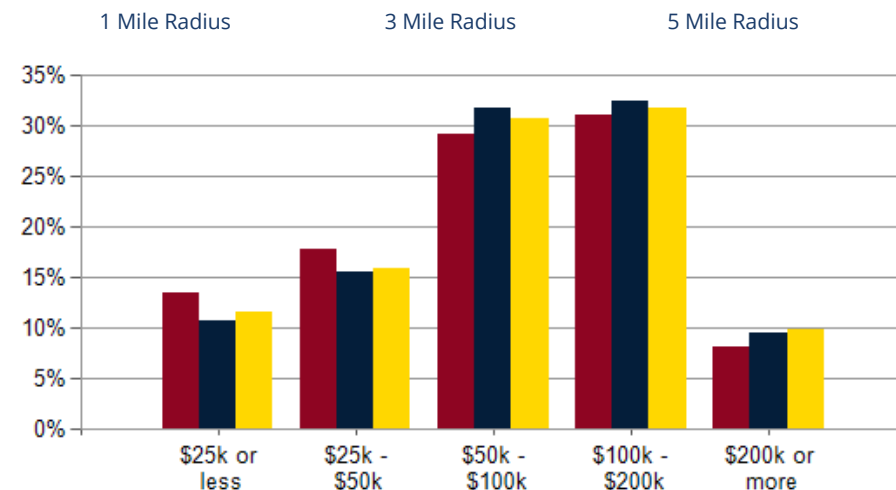
POPULATION				1 MILE	3 MILE	5 MILE
2000	Population	2010	Population	6,969	37,251	98,081
2025	Population	2030	Population	9,239	46,566	114,734
2025-2030:	Population:	Growth		10,714	58,367	140,103
Rate				11,420	61,953	146,145
				6.40%	6.00%	4.25%

2025 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				327	1,731	4,204
\$15,000-\$24,999				314	969	2,522
\$25,000-\$34,999				265	1,354	3,397
\$35,000-\$49,999				587	2,589	5,842
\$50,000-\$74,999				764	4,308	9,807
\$75,000-\$99,999				629	3,745	8,084
\$100,000-\$149,999				925	5,838	12,468
\$150,000-\$199,999				558	2,356	5,965
\$200,000 or greater				390	2,410	5,745
Median HH Income				\$78,836	\$84,551	\$83,364
Average HH Income				\$101,697	\$107,286	\$108,338

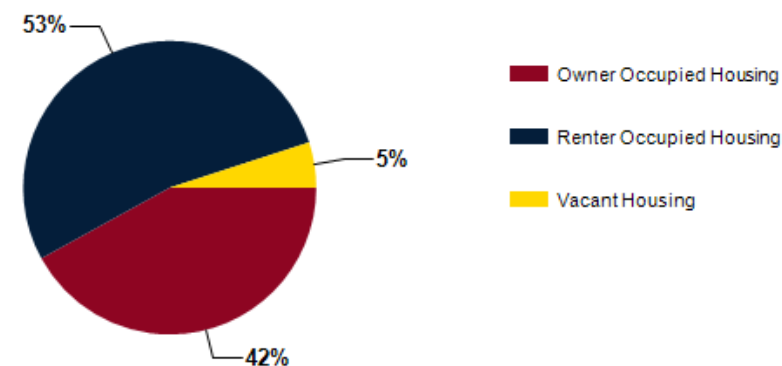
HOUSEHOLDS				1 MILE	3 MILE	5 MILE	
2000	Total	Housing	2010	Total	3,472	16,932	42,087
Households				2025	Total	Households	
					4,113	20,274	47,190
2030	Total	Households	2025		4,758	25,299	58,041
Average Household Size 2025-2030:					5,056	26,867	60,772
Households: Growth Rate					2.21	2.29	2.39
					6.10%	6.05%	4.60%



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

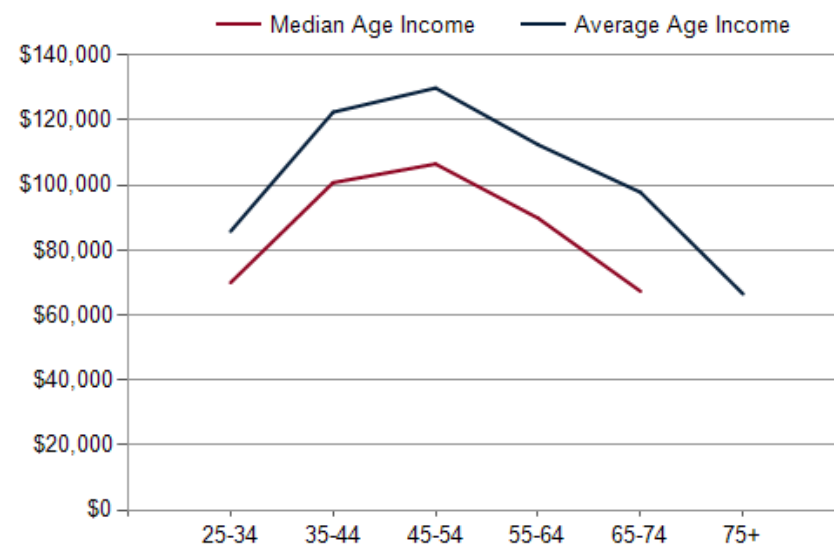
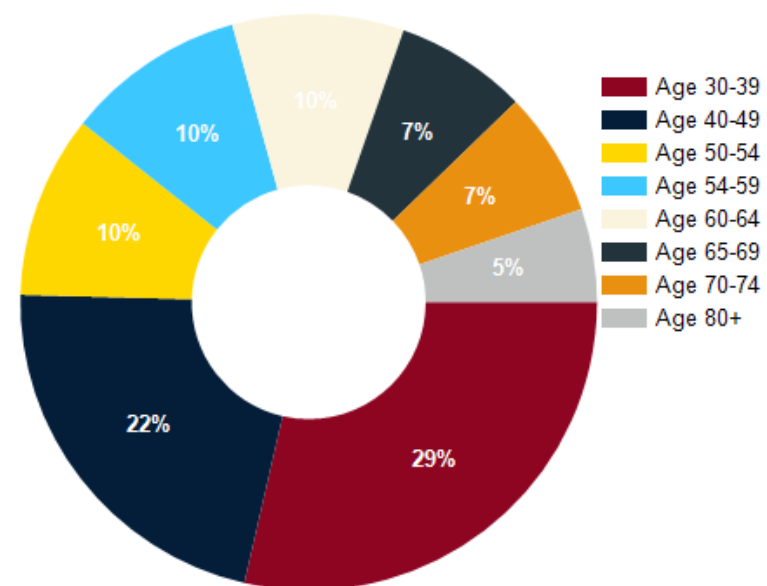


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-	954	4,898	10,911
34 2025 Population Age	788	4,410	10,101
35-39 2025 Population	701	4,167	9,954
Age 40-44 2025	629	3,518	8,518
Population Age 45-49	625	3,327	8,151
2025 Population Age 50-	613	3,124	7,707
54 2025 Population Age	586	3,299	8,194
55-59 2025 Population	452	2,833	7,225
Age 60-64 2025	427	2,357	5,788
Population Age 65-69	319	1,781	4,345
2025 Population Age 70-	217	1,083	2,537
74 2025 Population Age	233	1,066	2,284
75-79 2025 Population	8,425	45,880	109,027
Age 80-84 2025	37	37	37
Population Age 85+ 2025	38	38	39

Population Age 18+ 2025	1 MILE	3 MILE	5 MILE
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Age 2030 Median Household Income 25-34	\$69,995	\$79,874	\$80,840
Age Average Household Income 25-34	\$85,804	\$98,300	\$100,467
Median Household Income 35-44	\$100,772	\$102,955	\$102,508
Average Household Income 35-44	\$122,482	\$128,394	\$127,985
Median Household Income 45-54	\$106,519	\$105,837	\$104,897
Average Household Income 45-54	\$129,905	\$131,837	\$132,183
Median Household Income 55-64	\$89,853	\$95,494	\$90,906
Average Household Income 55-64	\$112,467	\$116,356	\$115,086
Median Household Income 65-74	\$67,335	\$74,853	\$72,158
Average Household Income 65-74	\$97,790	\$95,911	\$97,900
Average Household Income 75+	\$66,541	\$64,607	\$68,242



05

Company Profile  
Advisor Profile



Michael Meier  
Principal

Our philosophy is simple: clients come first. We pledge to constantly communicate with our clients, keeping them fully informed throughout the buying or selling process. We believe that if you're not left with an amazing experience, we haven't done our job. We don't measure success through achievements or awards but through the satisfaction of our clients.

Michael Meier, Principal and Realtor® at Aristocrat Realty, brings over two decades of entrepreneurial success to the forefront. Beginning as a local retail clothing store owner, Michael's journey into real estate was driven by a commitment to customer service excellence, recognizing a need in the market during his own search for an agent. Under Michael's leadership, Aristocrat Realty has evolved into a thriving agency with a team of 28 agents. In 2022 & 2023, Michael's outstanding achievements were recognized as he secured the #1 position in retail sales according to Business Journal Kansas City, and he consistently ranks as a top broker in the Kansas City metro area. Over the past three years, his contributions have been instrumental in facilitating transactions totaling over \$70 million. Beyond his professional achievements, Michael finds balance in life by immersing himself in the vibrant energy of tailgating and supporting the Chiefs or Royals. He values quality time with his family, including his 11-year-old daughter, new baby Wrenley, and his amazing fiancé, Kailey. Michael is not only dedicated to his career but also to making a positive impact through volunteering. He actively supports organizations such as Children's Mercy Hospital, Henson's Heroes, and Veterans Community Project. His daily interactions with various investor groups reflect his expertise in off-market transactions, specializing in commercial developments. Michael's passion and track record make him an invaluable asset for any retail, tenant representation, or commercial development project.



# Barry Rd & Green Hills

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Principal

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