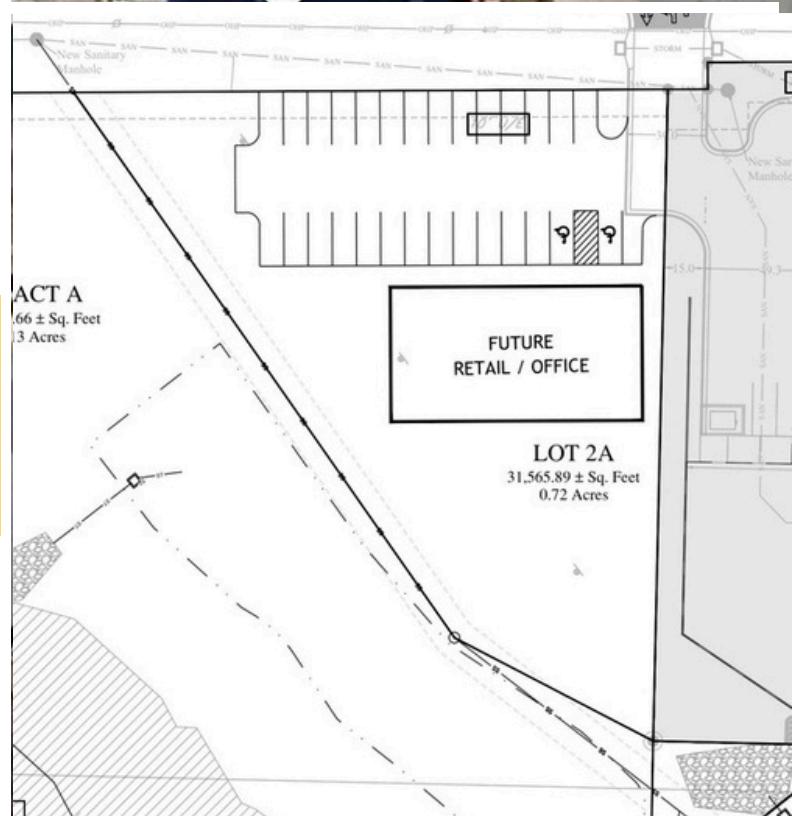
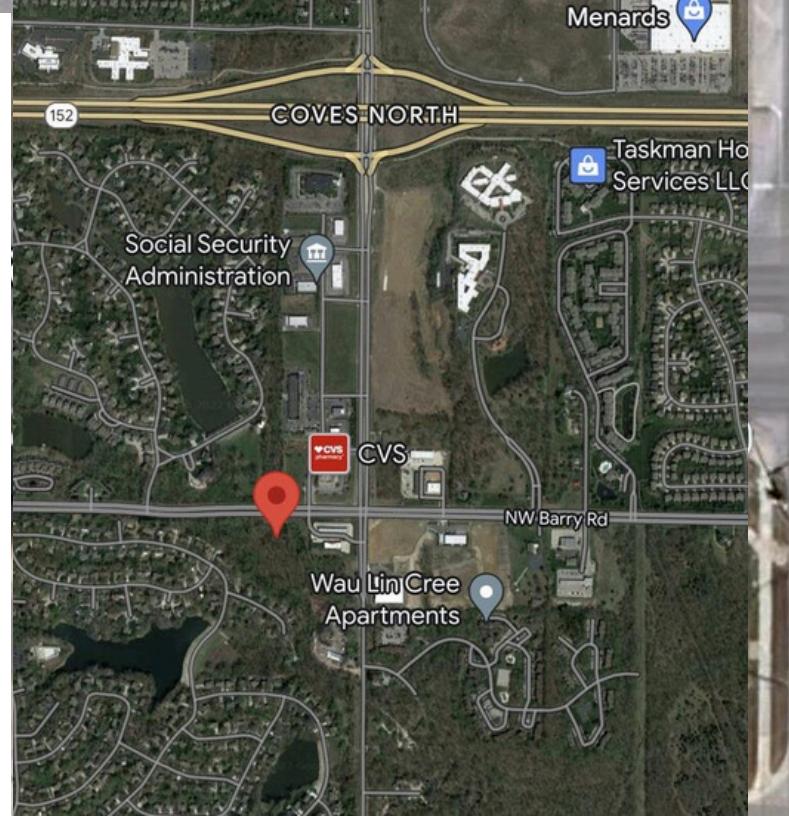




Barry Rd & Green Hills

4441 NW Barry Rd., Kansas City, MO 64155



Barry Rd & Green Hills

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Exclusively Marketed by:

Michael Meier

Aristocrat Real Estate

Principal

(913) 271-7656

mmeier@aristocrat-realty.com



BARRY RD & GREEN HILLS

01 Executive Summary
Investment Summary

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

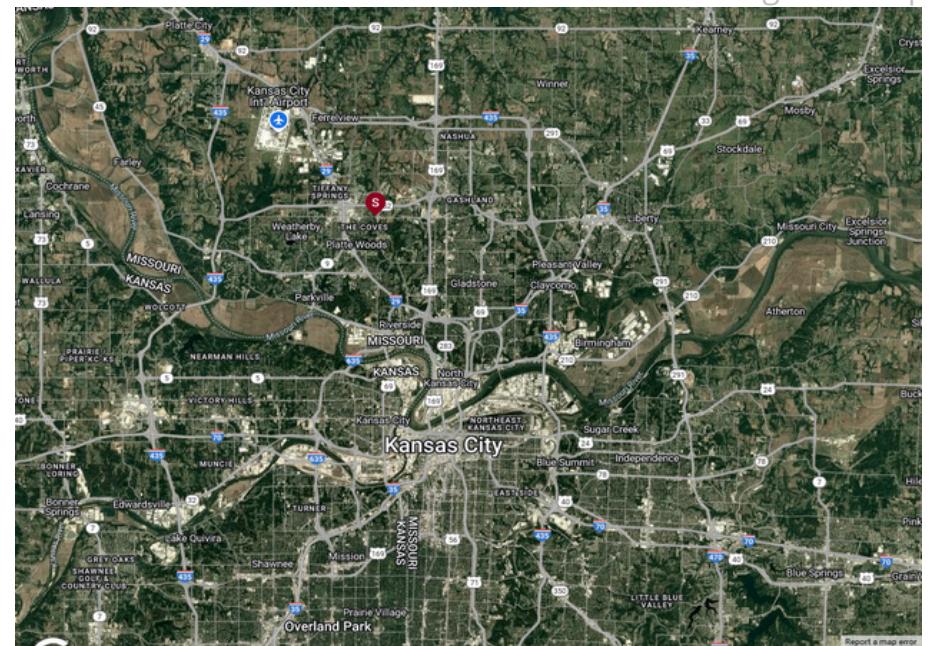
BARRY RD & GREEN HILLS

02

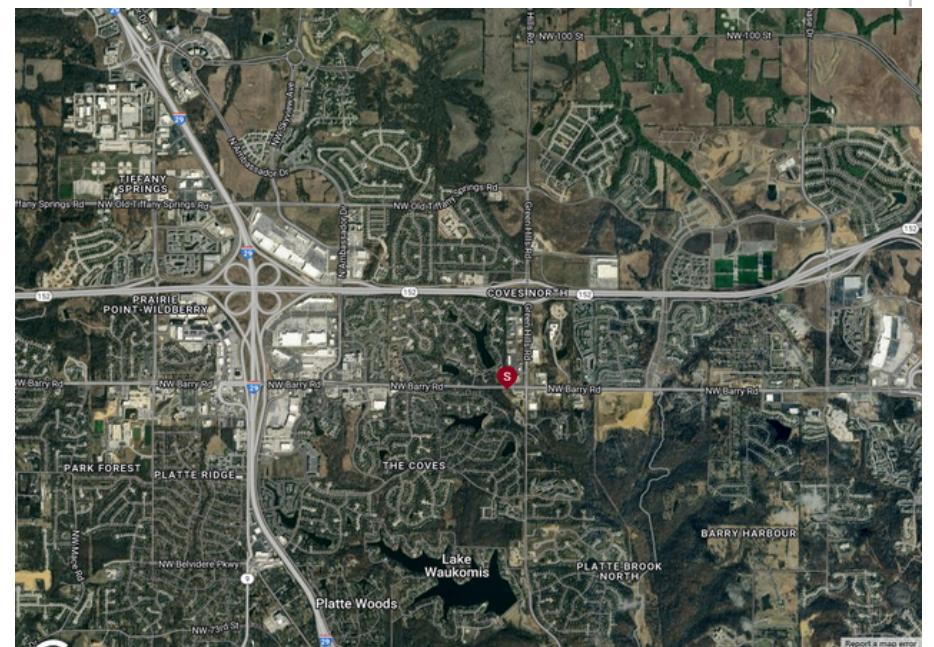
Location
Location Summary

- Unbeatable Location: Situated at the highly sought-after intersection of Barry Road and Green Hills Road.
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Regional Map



Local Map



BARRY RD & GREEN HILLS

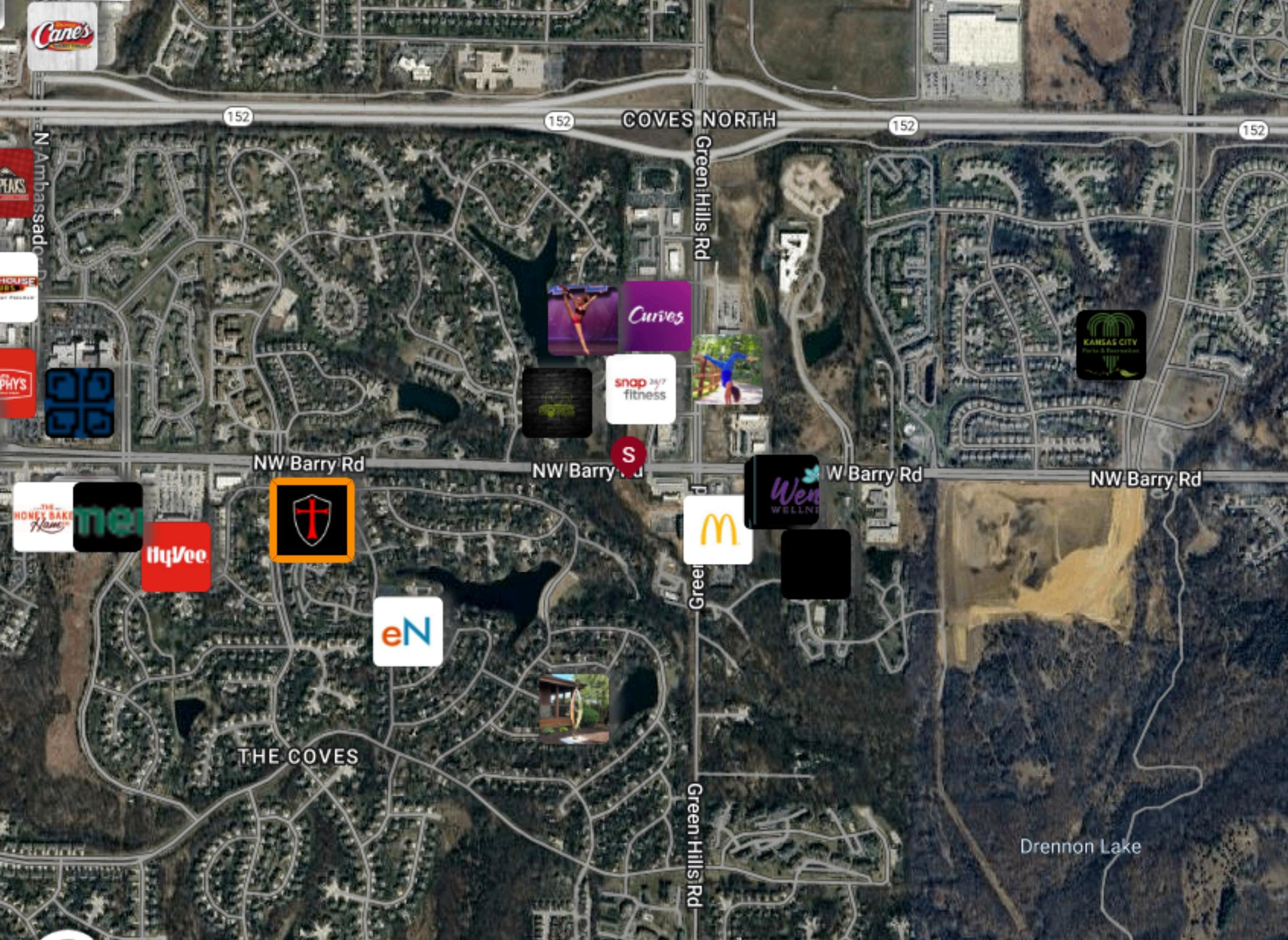
- 03 [Property Description](#)
- [Property Features](#)
- [Aerial Map](#)
- [Property Images](#)

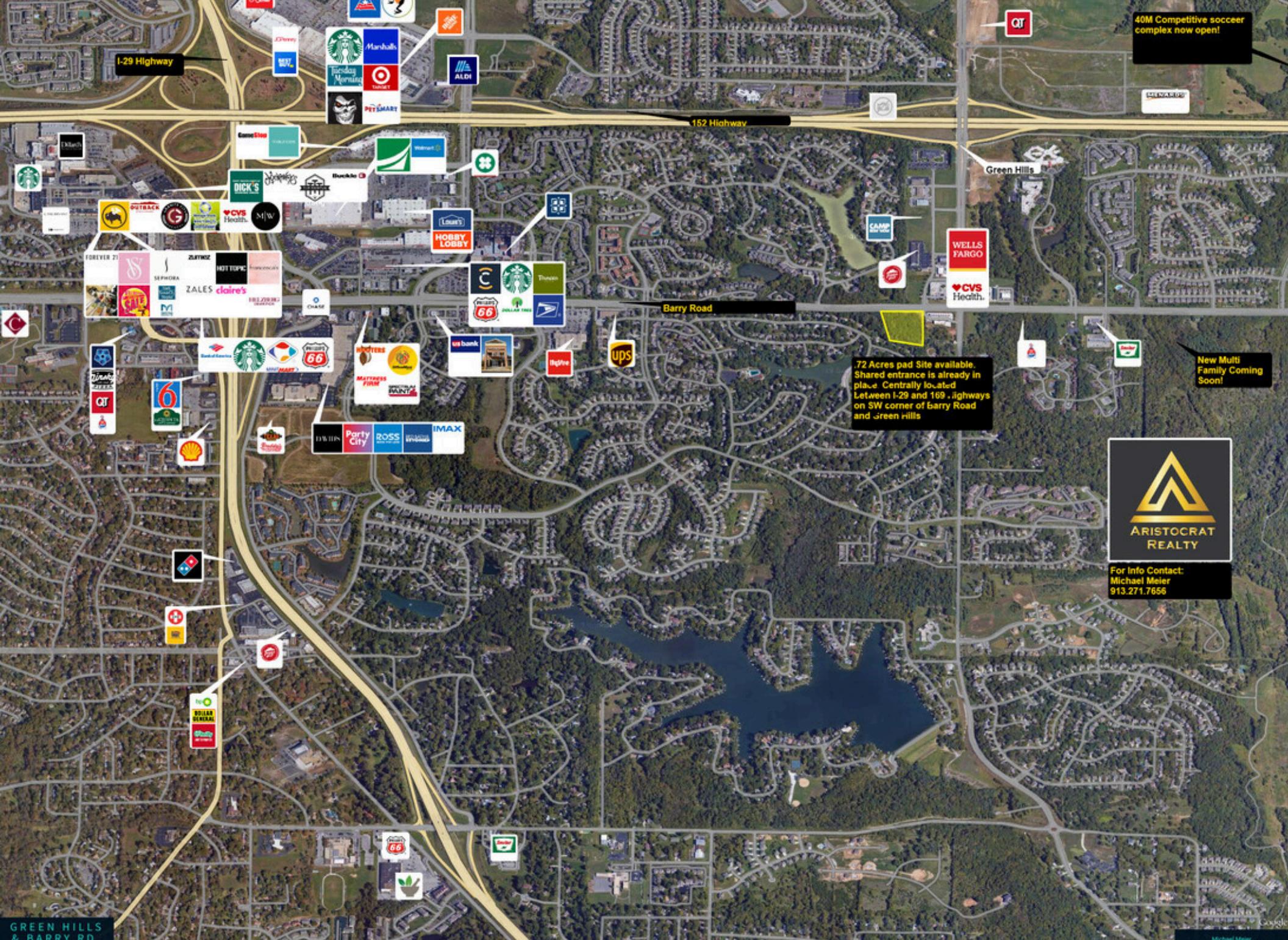
PROPERTY FEATURES

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





40M Competitive soccer complex now open!



For Info Contact:
Michael Meier
913.271.7656



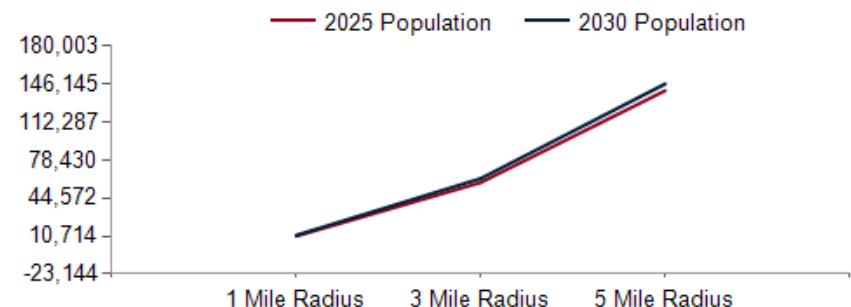
BARRY RD & GREEN HILLS

04 Demographics
Demographics

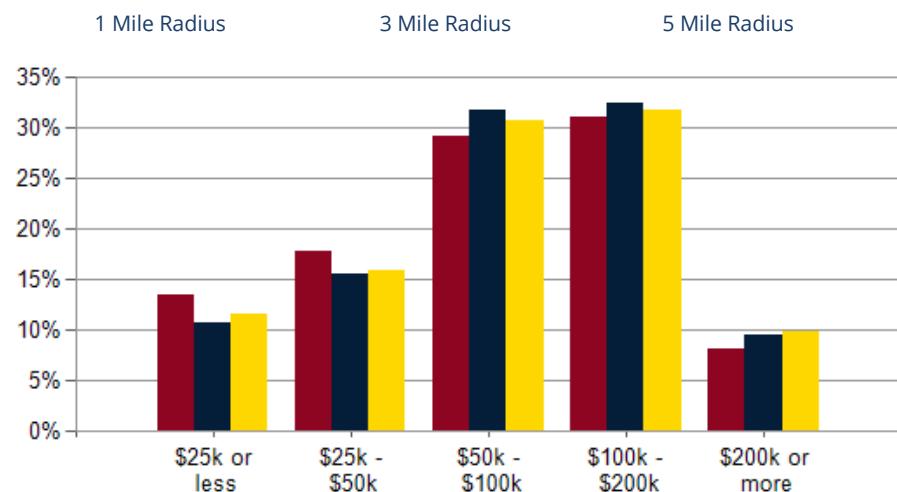
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population 2010 Population	6,969	37,251	98,081
2025 Population 2030 Population	9,239	46,566	114,734
2025-2030: Population: Growth	10,714	58,367	140,103
Rate	11,420	61,953	146,145
	6.40%	6.00%	4.25%

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

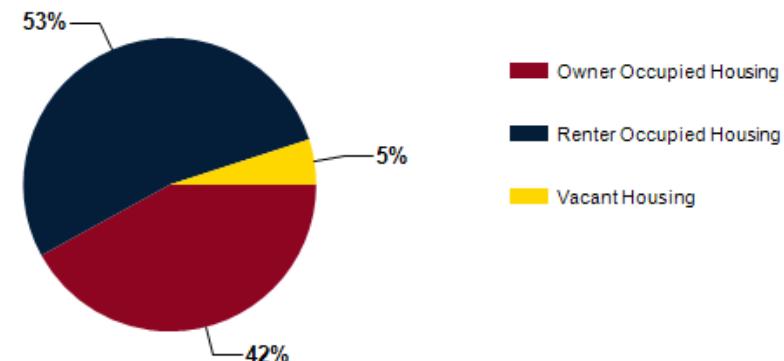
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing 2010 Total	3,472	16,932	42,087
Households 2025 Total Households	4,113	20,274	47,190
2030 Total Households 2025	4,758	25,299	58,041
Average Household Size 2025-2030:	5,056	26,867	60,772
Households: Growth Rate	2.21	2.29	2.39
	6.10%	6.05%	4.60%



2025 Household Income



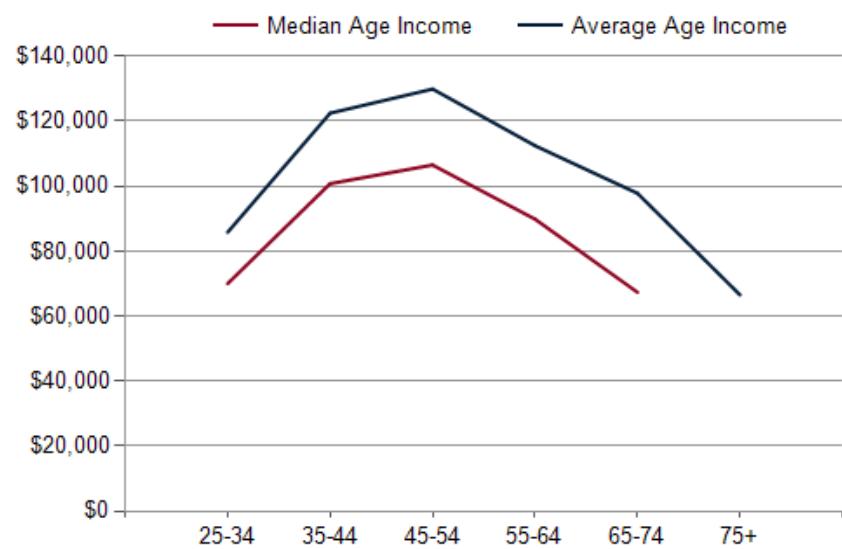
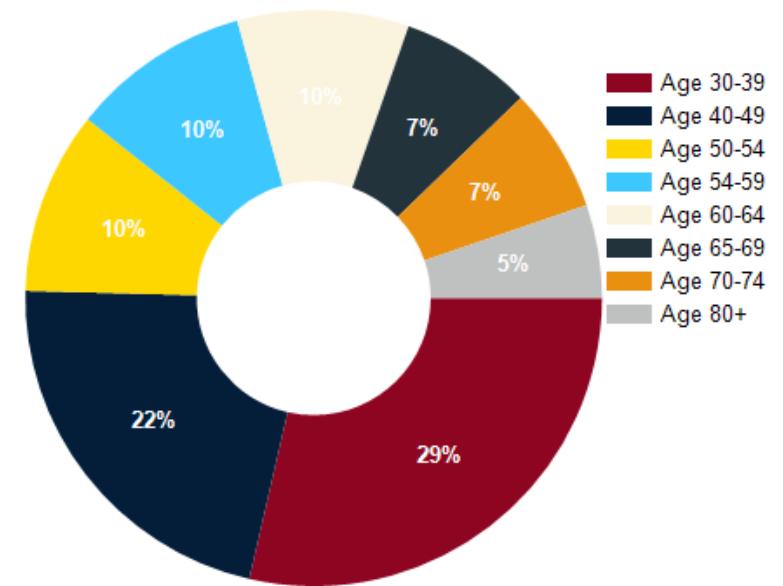
2025 Own vs. Rent - 1 Mile Radius



Source: esri

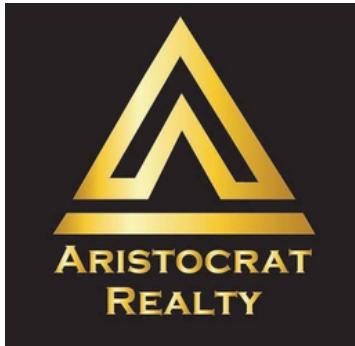
2025 POPULATION BY AGE		1 MILE	3 MILE	5 MILE
2025 Population	Age 30-34	954	4,898	10,911
2025 Population	Age 35-39	788	4,410	10,101
2025 Population	Age 40-44	701	4,167	9,954
2025 Population	Age 45-49	629	3,518	8,518
2025 Population	Age 50-54	625	3,327	8,151
2025 Population	Age 55-59	613	3,124	7,707
2025 Population	Age 60-64	586	3,299	8,194
2025 Population	Age 65-69	452	2,833	7,225
2025 Population	Age 70-74	427	2,357	5,788
2025 Population	Age 80+	319	1,781	4,345
2025 Population	Age 18+	217	1,083	2,537
2025 Population	Age 25-34	233	1,066	2,284
2025 Population	Age 35-44	8,425	45,880	109,027
2025 Population	Age 45-54	37	37	37
2025 Population	Age 55-64	38	38	39

2025 INCOME BY AGE		1 MILE	3 MILE	5 MILE
Median Household Income	25-34	\$69,995	\$79,874	\$80,840
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



BARRY RD & GREEN HILLS

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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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Aristocrat Real Estate and it should not be made available to any other person or entity without the written consent of Aristocrat Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Aristocrat Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Aristocrat Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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