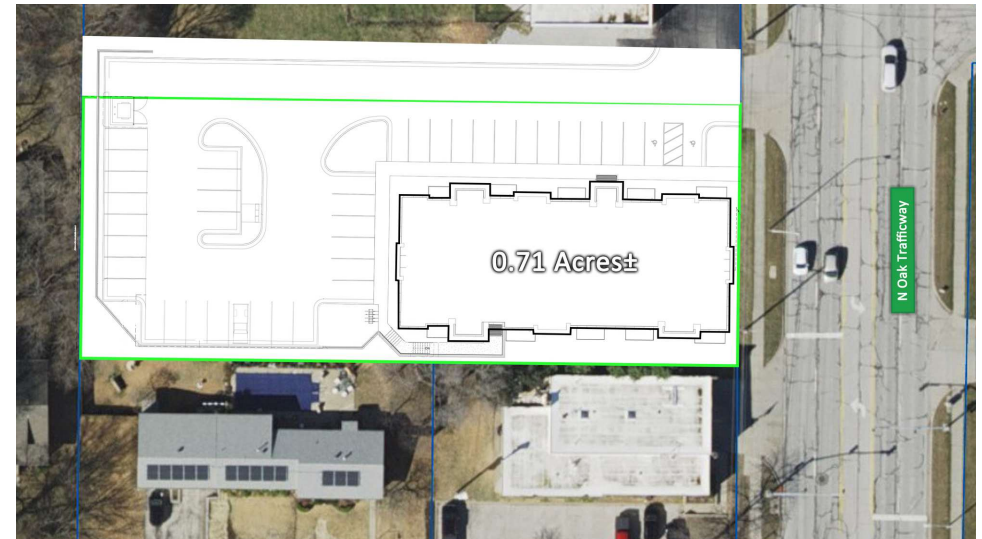


N OAK LAND

8116 N OAK TRFY, KANSAS CITY, MO 64118

DEVELOPMENT
LAND FOR SALE



PROPERTY DESCRIPTION

This property is zoned for multifamily development and comes with zoning approval through the city and building permit approval for a 40-unit multifamily development. The purchase includes all plans with existing zoning approvals and city-approved construction drawings, providing a valuable head start on the development project. Approvals require renewal.

Located on a major thoroughfare in northern Kansas City, MO, the property benefits from high traffic counts averaging 35,447 weekly impressions. It is conveniently situated within $\frac{3}{4}$ mile of an elementary school, high school, freeway entrance, and a vibrant commercial corridor, ensuring excellent visibility and accessibility with a wealth of nearby stores, restaurants, and shops.

PROPERTY HIGHLIGHTS

- City Zoning and Building Approvals
- Great Visibility Along Major Thoroughfare in Kansas City North
- High Traffic Counts
- Surrounded By Shopping, Restaurants and Shops

OFFERING SUMMARY

Lot Size:	0.7 AC +/-
-----------	------------

Andrew Danner

Broker
816.612.5191
O: 816.612.5191
Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate
816.868.8473
O: 816.612.5191
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

N OAK LAND

8116 N OAK TRFY, KANSAS CITY, MO 64118

APPROVED
DEVELOPMENT



Andrew Danner

Broker
816.612.5191
O: 816.612.5191
Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate
816.868.8473
O: 816.612.5191
ben@windfieldrealestate.com

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING

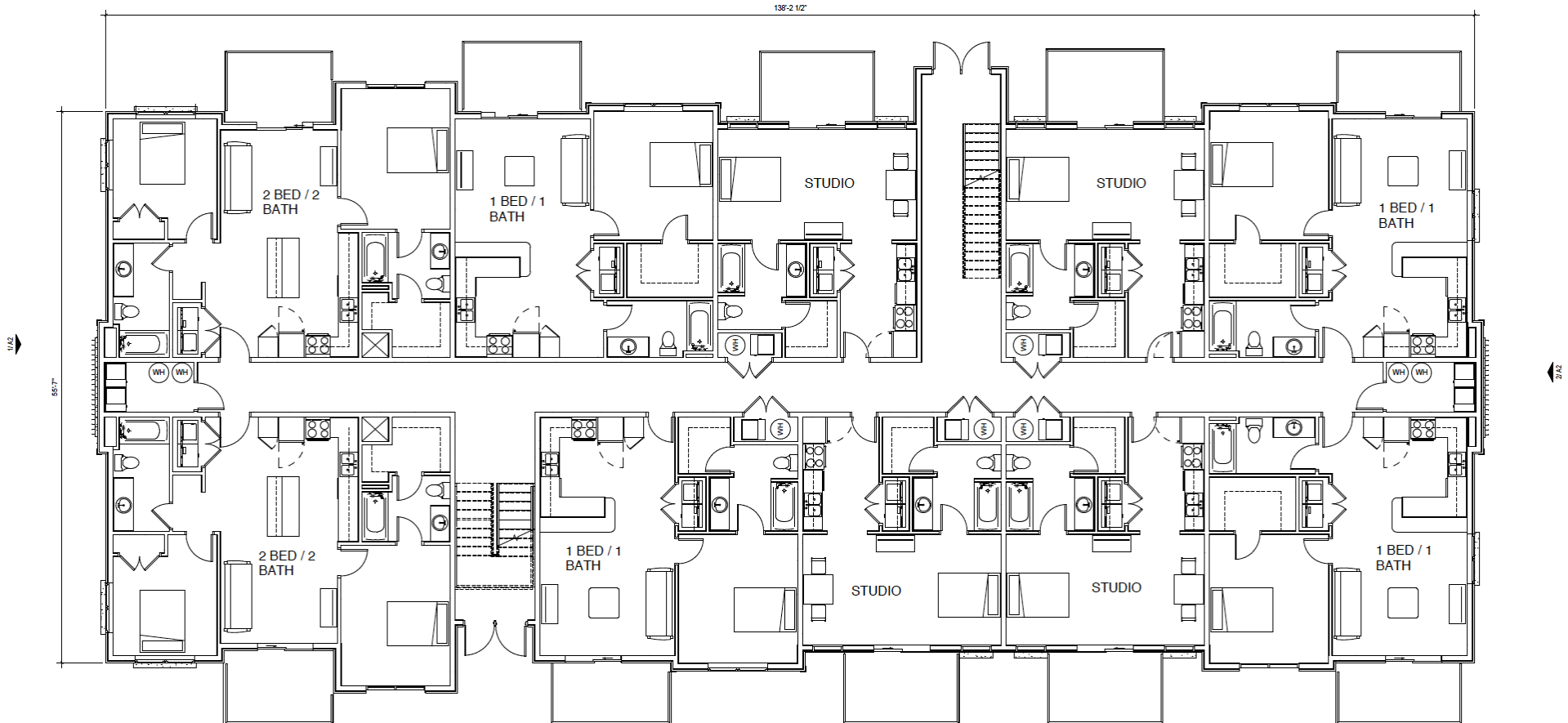
THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS 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

N OAK LAND

8116 N OAK TRFY, KANSAS CITY, MO 64118

APPROVED PLANS



1 FLOOR PLAN
3/16" = 1'-0"

STUDIO: 500 SQ FT
1 BED / 1 BATH: 679 SQ FT
2 BED / 2 BATH: 892 SQ FT
7,772 SQ FT PER FLOOR

Andrew Danner

Broker
816.612.5191
O: 816.612.5191
Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate
816.868.8473
O: 816.612.5191
ben@windfieldrealestate.com

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING

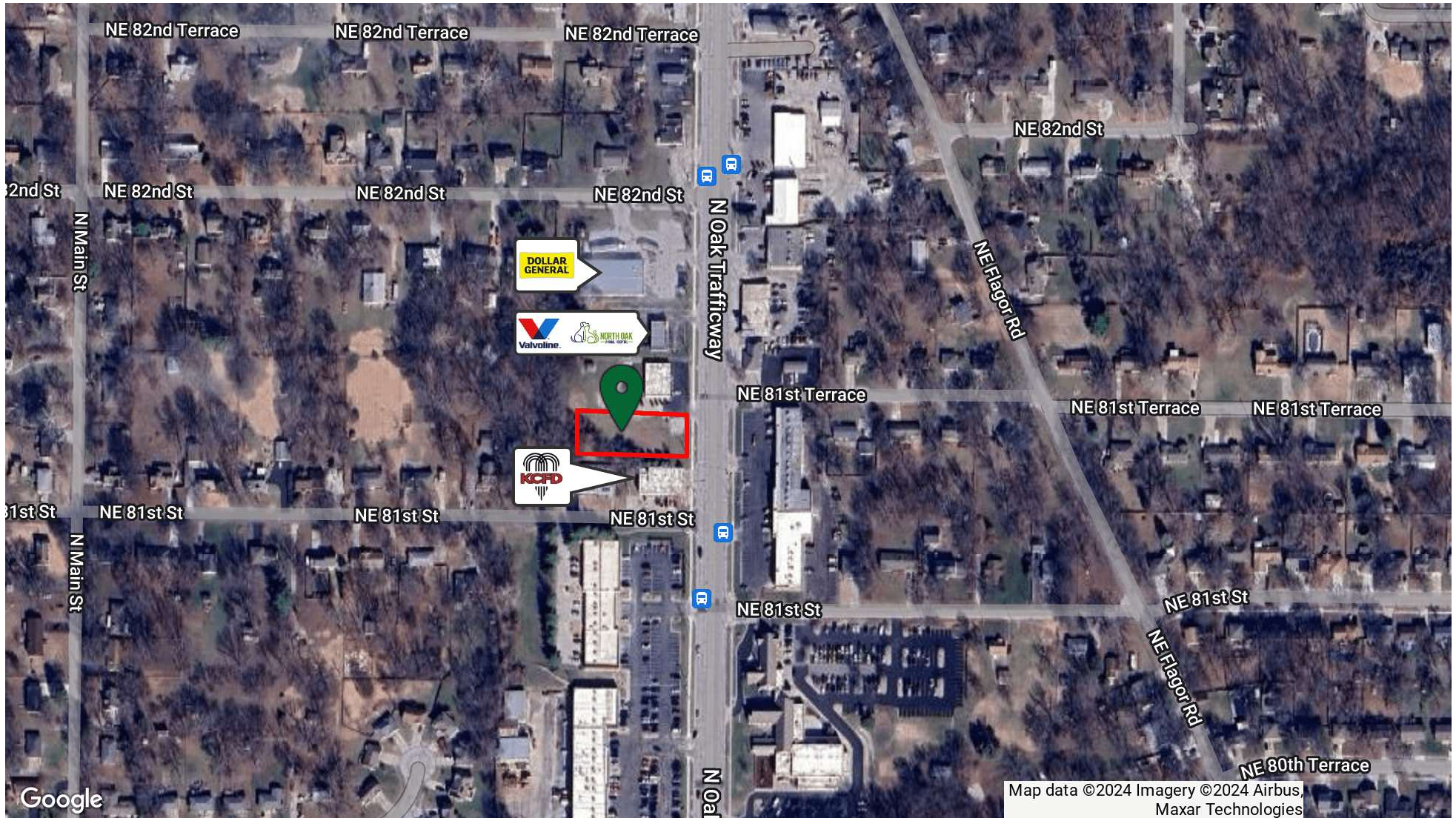
THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS 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

N OAK LAND

8116 N OAK TRFY, KANSAS CITY, MO 64118

LOCATION MAP



Andrew Danner

Broker
816.612.5191
O: 816.612.5191
Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate
816.868.8473
O: 816.612.5191
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

N OAK LAND

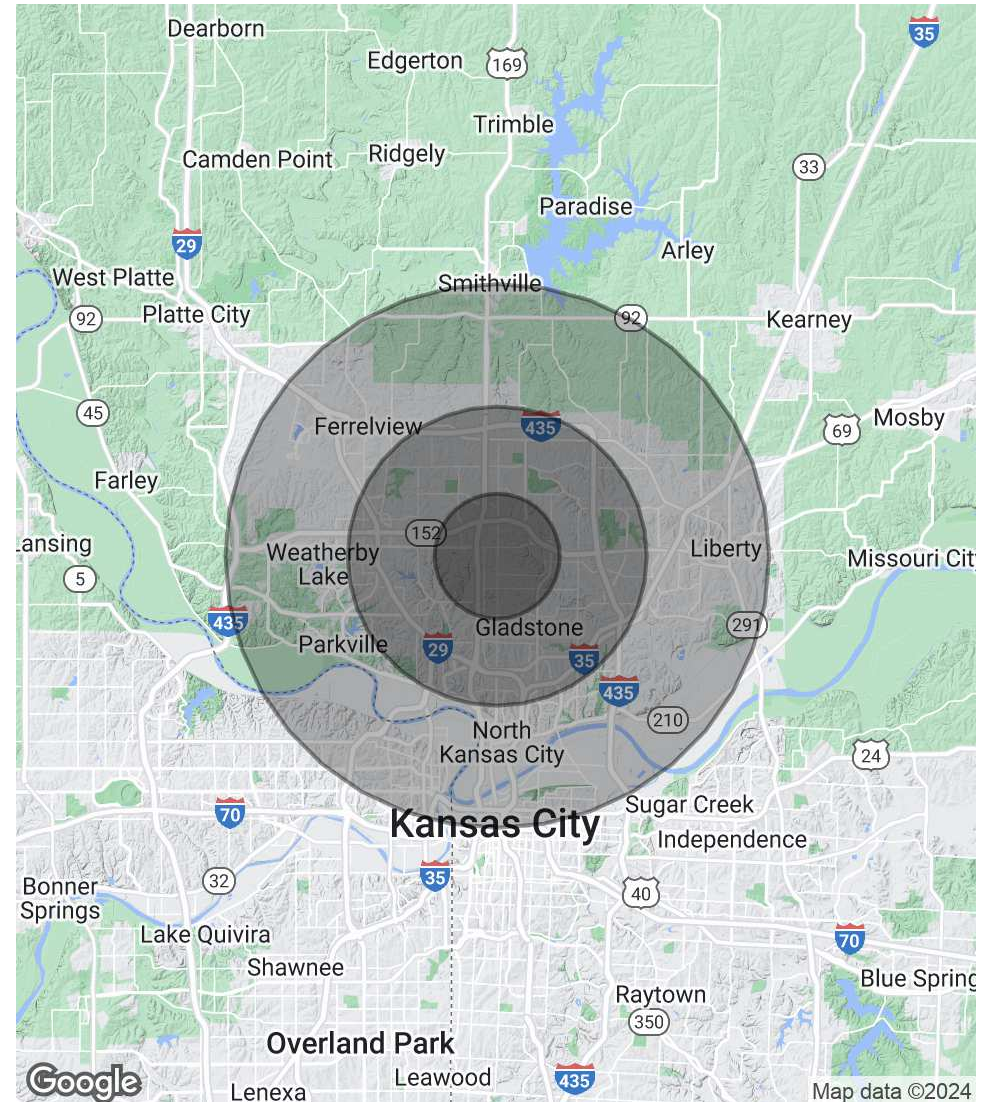
8116 N OAK TRFY, KANSAS CITY, MO 64118

DEMOGRAPHICS

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	45,048	196,546	383,433
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	18,927	80,944	156,770
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$92,762	\$102,407	\$102,260
Average House Value	\$300,695	\$319,312	\$321,401

Demographics data derived from AlphaMap



Andrew Danner

Broker
 816.612.5191
 O: 816.612.5191
 Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate
 816.868.8473
 O: 816.612.5191
 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