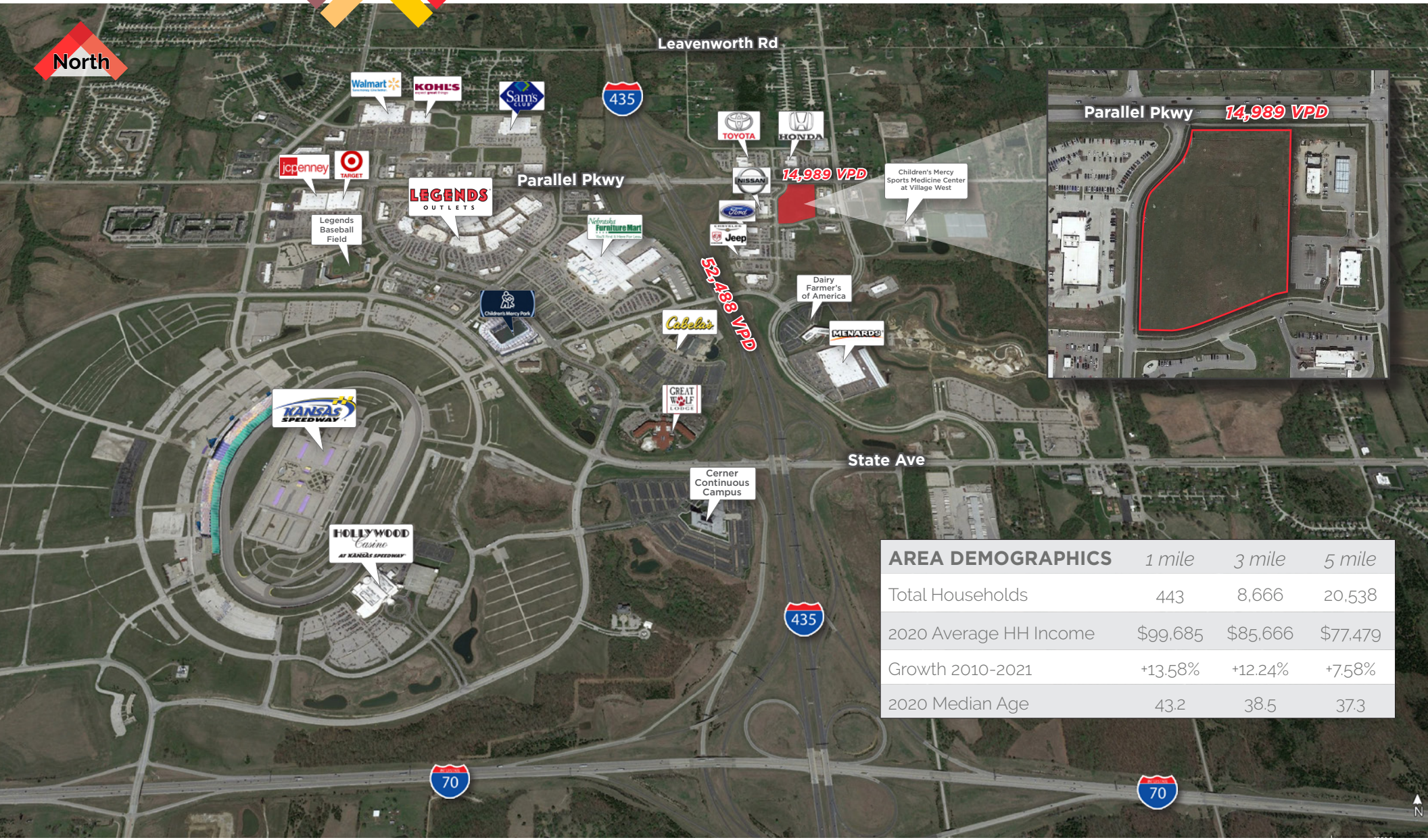


# FOR SALE

## 7+ ACRE LAND SITE

1901 N. 100th Terrace | Kansas City, KS 66111



AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Total Households	443	8,666	20,538
2020 Average HH Income	\$99,685	\$85,666	\$77,479
Growth 2010-2021	+13.58%	+12.24%	+7.58%
2020 Median Age	43.2	38.5	37.3

**JOHN NOLAN**

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Kansas City, MO 64112



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# FOR SALE

## 7+ ACRE LAND SITE

1901 N. 100th Terrace | Kansas City, KS 66111



### PROPERTY OVERVIEW

- ±7 Acre site near Legends Outlet Mall, Kansas Speedway, Hollywood Casino, Children's Mercy Park, Nebraska Furniture Mart, Menards and more
- Excellent highway access off of I-435 and Parallel Pkwy, 1 minute from I-70
- Near Cerner Continuous Campus, Dairy Farmer's of America and new American Royal Campus with over 21,000 employees in a 5 mile radius
- Zoned CP-2, Planned General Commercial District
- Utilities to site
- Sale Price: \$12.50 psf

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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