

LAND AVAILABLE FOR SALE

Lee's Summit Development Opportunity

291 HWY AND 150 HWY
LEE'S SUMMIT, MISSOURI 64082

John Hoefler, SIOR

Senior Managing Director, Principal
t 816-268-4248
jhoefler@nzimmer.com

Michael L. VanBuskirk, SIOR, CCIM, CRE

Vice Chairman, Principal
t 816-512-1010
mvanbuskirk@nzimmer.com

Chris Robertson, CCIM

Executive Managing Director, Principal
t 816-512-1014
crobertson@nzimmer.com

NEWMARK
ZIMMER



LEE'S SUMMIT DEVELOPMENT OPPORTUNITY

Property Details

Location:

291 Highway and 150 Highway, Lee's Summit, Missouri 64082

Approximate Size:

15.88 acres

Details:

Zoned agriculture

Proposed commercial land use

Located within M-150 Corridor Development Overlay District

Adjacent to Wal-Mart Supercenter

705' frontage on 291 Highway

Excellent highway access and traffic counts

- 291 Highway – 27,371 vehicles per day
- 150 Highway – 18,049 vehicles per day

Parcel Numbers:

70-500-03-08-01-0-00-000 – 280,377 SF – 6.44 AC

70-500-03-08-02-0-00-000 – 43,556 SF – 1.00 AC

70-500-03-09-00-0-00-000 – 367,966 SF – 8.45 AC

Total: 691,899 SF – 15.88 AC

School District:

Lee's Summit R-7 School District

Pricing:

\$3,113,545.50 (\$4.50/SF)



LEE'S SUMMIT DEVELOPMENT OPPORTUNITY

Lee's Summit Overview

Lee's Summit is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state with a current population of 105,180. Median Household Income is \$103,871. At 65 square miles – the fifth largest in the state – the city has room to grow with recently annexed properties in strategic highway served locations. Served by two interstates (I-470 and I-70) and two federal highways (U.S. 50 and U. S. 71) Lee's Summit is accessible to regional and national markets.

However, Lee's Summit is not just a spot on a map. It has a genuine appreciation and respect for all people and things that are real and true. It's not only Lee's Summit residents who know they live in a great community. In 2010, Money magazine cited, "Lee's Summit is among the Best Places to Live." Lee's Summit is also renowned for their state and national award winning schools and community college, as well as comprehensive parks, lakes and recreation amenities, diverse housing choices, attention to and preservation of their history and pedestrian-friendly downtown.

Market Demographics

105k

Population

\$321k

Median Home Value

48%

Bachelor's Degree

97%

High School
Educated

\$103k

Median Household
Income

40

Median Age



Area Demographics

		1 MILE	3 MILES	5 MILES
POPULATION	2010 Population	9,781	52,928	84,528
	2020 Population	9,889	53,993	92,046
	2024 Population	10,206	55,193	95,980
	2029 Population	10,163	55,117	97,079
	2024 Median Age	35.7	39.1	39.0
HOUSEHOLDS	2010 Households	4,294	20,832	31,724
	2020 Households	4,424	21,823	35,037
	2024 Households	4,604	22,548	36,923
	2029 Households	4,643	22,809	37,861
	2024 Average Household Size	2.20	2.43	2.58
INCOME	2024 Median Household Income	\$56,359	\$87,336	\$100,096
	2029 Median Household Income	\$63,895	\$102,088	\$110,865
	2024 Average Household Income	\$76,922	\$112,237	\$128,527
	2029 Average Household Income	\$91,513	\$130,193	\$147,889
UNITS	2010 Total Housing Units	4,627	22,417	33,931
	2020 Total Housing Units	4,668	23,086	36,907
	2024 Total Housing Units	4,906	23,965	39,139
	2029 Total Housing Units	4,944	24,257	40,026

Property Location



Lee's Summit Development Opportunity

Prepared by:

John Hoefer, SIOR

Senior Managing Director, Principal

t 816-268-4248

jhoefer@nzimmer.com

Michael L. VanBuskirk, SIOR, CCIM, CRE

Vice Chairman, Principal

t 816-512-1010

mvanbuskirk@nzimmer.com

Chris Robertson, CCIM

Executive Managing Director, Principal

t 816-512-1014

crobertson@nzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

nrmkzimmer.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK
ZIMMER