



Boulevard
Commercial

REAL ESTATE SERVICES

126 +/- ACRES FOR SALE

N Eastern Ave. & Route 291 Hwy, KCMO

EAGLE VALLEY - APPROVED MASTER PLANNED DEVELOPMENT



Chuck Mussorici

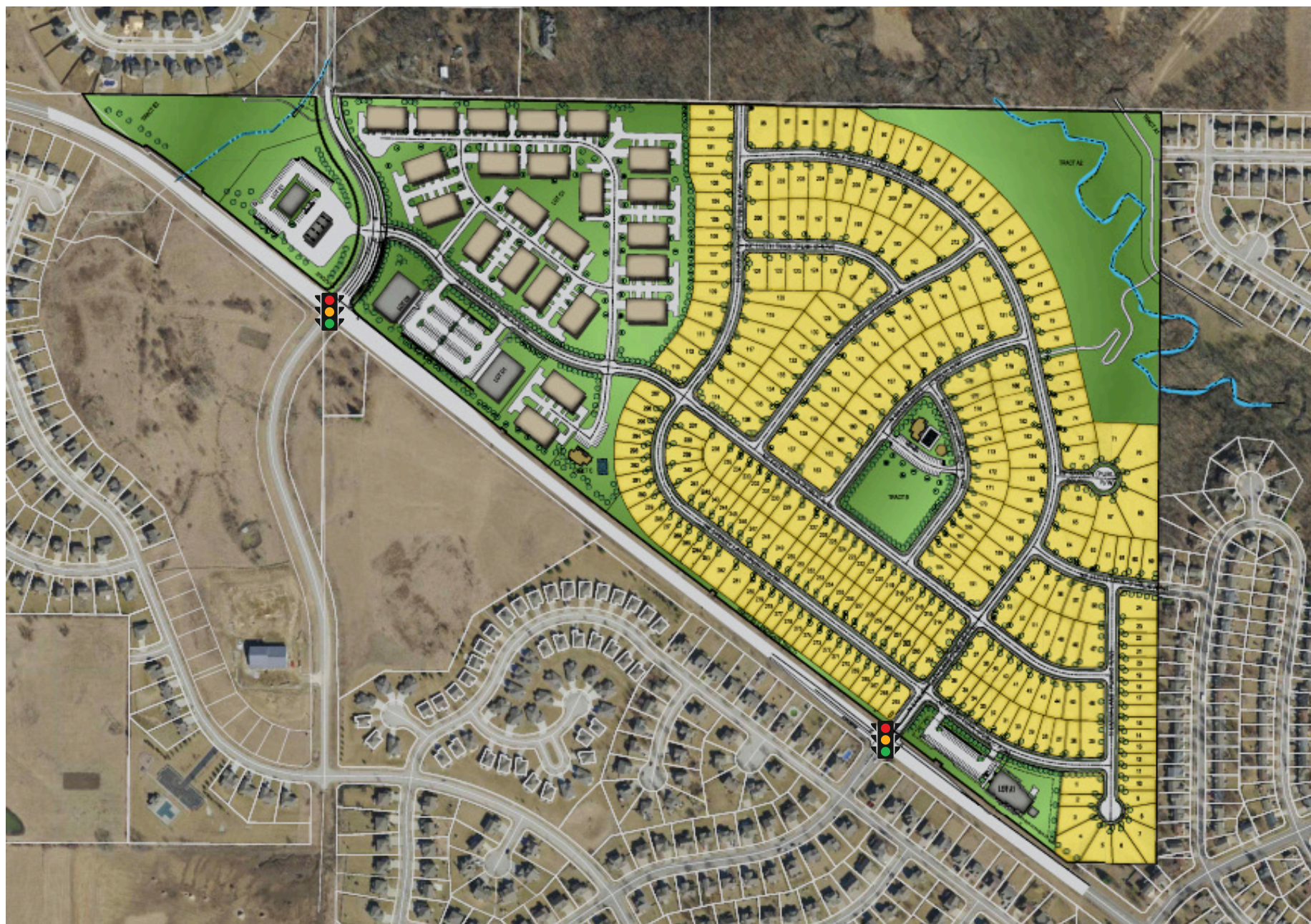
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Property Highlights

- KCMO Approved Master Planned Development
- Construction-ready with entitlement approvals already in place, saving a developer 2+ years
- Single family, apartment, and retail uses approved
- Located in the premier Liberty School District; Liberty North High School
- First time offering along the busy 291 corridor of Kansas City, MO
- Pent up demand from area builders to acquire developed lots. Retail in high demand, due to established housing corridor
- NAR recently announced Kansas City as one of the Top 10 Housing Hot Spots for 2025

 *Future Improvements

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EAGLE VALLEY APPROVED MPD - DEVELOPMENT DATA

PHASE NUMBER	Lot #	LAND USE	GROSS ACRES	PROPOSED R/W	PROPOSED OPEN SPACE	NET ACREAGE	UNITS	BUILDING SF
I	1-111	SINGLE FAMILY	41.1	6.7	11.6	22.8	111	15,000
	A-1	DAY CARE						
	Tract A1	OPEN SPACE						
II	112-127 & 288-319	SINGLE FAMILY	8.5	1.4	0.4	6.8	48	
III	128-142, 282 287 & 320-328	SINGLE FAMILY	7.2	1.6	0.3	5.3	30	
IV	177-225 & 270-281	SINGLE FAMILY	15.0	2.3	2.9	9.8	61	
V	143-176 & 226-269	SINGLE FAMILY	16.2	2.8	0	13.4	78	
VI	C1	MULTI-FAMILY	22.8	0.4	0	22.3	210	235,200
	C2	MULTI-FAMILY					20	22,400
	TRACT C	CLUB HOUSE					1	5,000
VII	D1	COMMERICAL	5.2	0.9	0	4.4		15,000
	D2	COMMERICAL						15,000
VIII	E1	C-STORE	7.7	0	3.9	3.8		6,500
	E2	OPEN SPACE						
TOTALS			123.7	16.1	19.0	88.6	559	314,100

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
POPULATION	16,106	43,834	121,949
AVG HH INCOME	\$131,198	\$132,848	\$103,109

Housing Occupancy Ratio

30:1

45:1 predicted by 2028



Household Income

\$132.8k

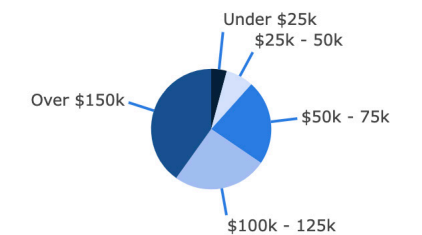
Median Income

\$148.3k

2028 Estimate

↑ 12%

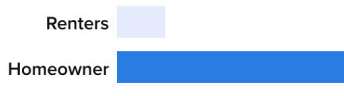
Growth Rate



Renter to Homeowner Ratio

1:5

1:14 predicted by 2028



INTERACTIVE LINKS

 [Approved MPD Plans](#)

 [Property Documents](#)

TRAFFIC VPD

291 HWY 24,428

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