



Colliers

For Sale, Commercial Land

SWC E. 63rd Street Trafficway & Beacon Drive Kansas City, Missouri

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Colliers Kansas City
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Property Features

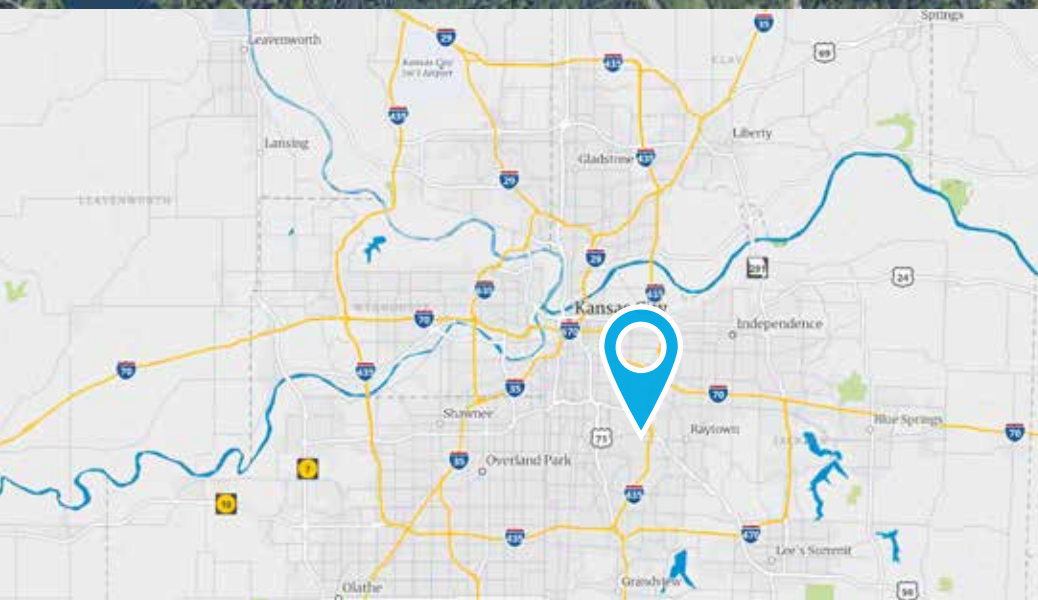
- Total Usable Land: 5 acres (estimated)
- Asking Price: \$598,950 (\$2.75 PSF usable)
- Total Land Area: 35.37± acres (Lots 2 & 3)
- Zoning: UR - zoning allows for multiple uses
- Location:
 - Located just east of the Swope Soccer Village
 - Excellent visibility to E. 63rd Street Trafficway
 - Great access to I-435 and 350 Highway
 - All utilities to site
 - Average traffic volume on E. 63rd Street is 13,864 vehicles per day
 - Additional lots available

Accelerating success.



Lot 2 & 3 Parcels:

46-120-01-99-01-0-00-000
 46-120-01-99-02-0-00-000
 46-120-01-99-03-0-00-000
 46-120-01-99-04-0-00-000
 46-140-04-28-00-0-00-000
 46-140-04-29-00-0-00-000



Demographics



Total Population
 1-mile 2,337
 3-mile 47,089
 5-mile 182,226



Number of Households
 1-mile 1,076
 3-mile 20,276
 5-mile 77,607



Household Income (Med.)
 1-mile \$48,623
 3-mile \$51,095
 5-mile \$53,289



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