

### For Sale, Commercial Land

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

#### **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



# Demographics



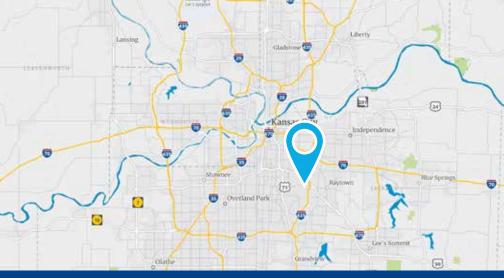
Total Population 1-mile 2,337 3-mile 47,089 5-mile 182,226



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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