

LAND SITES FOR SALE AT SANDIFER PARK



LAND HIGHLIGHTS

- **8 Parcels totaling 18.5 Acres available to be sold together or separately**
- Located 9 Miles from the Heart of Downtown Kansas City, and 1 mile from Kansas City Railway System
- Direct Visibility and Access to I-635 connecting the site to Kansas City's main thoroughfares
- Average daily traffic volumes on I-635 is 71,300 cars
- Infrastructure: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets
- Centrally located by an abundance of convenience stores, auto repair shops, industrial businesses, grade schools, multifamily, restaurants, and churches

SALE CONTACT

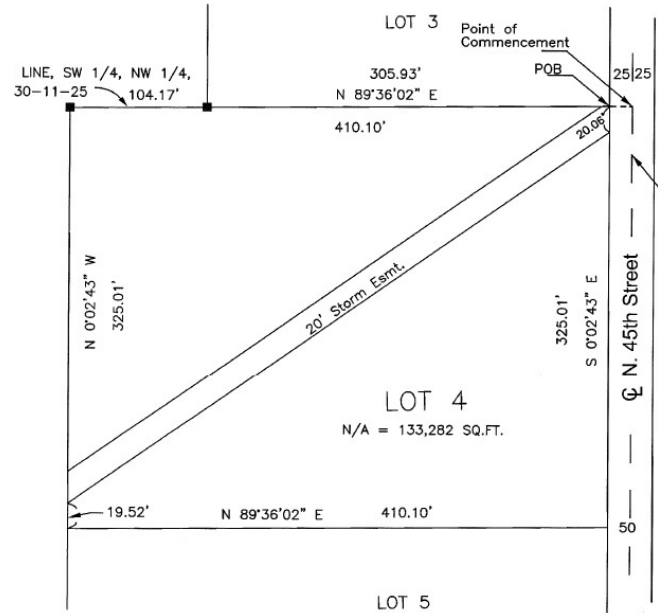
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LOT 4

1712 S 45th Street, Kansas City, Kansas

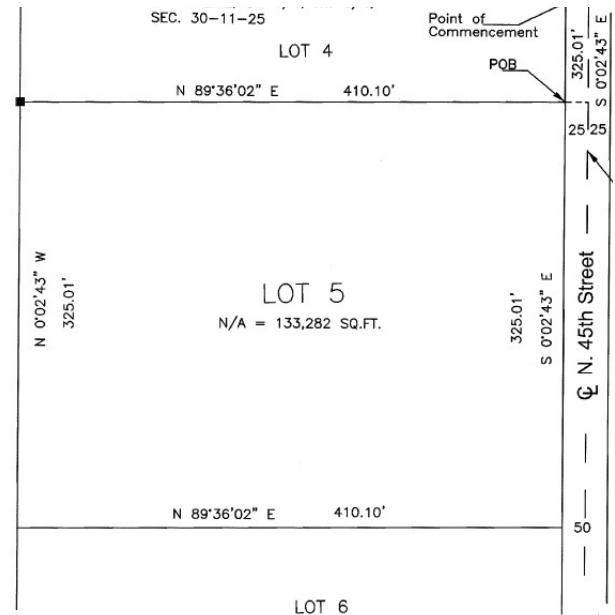
Total SF Available	133,482 SF
Lot Size	3.06 AC
Zoning	City Industrial



LOT 5

1730 S 45th Street, Kansas City, Kansas

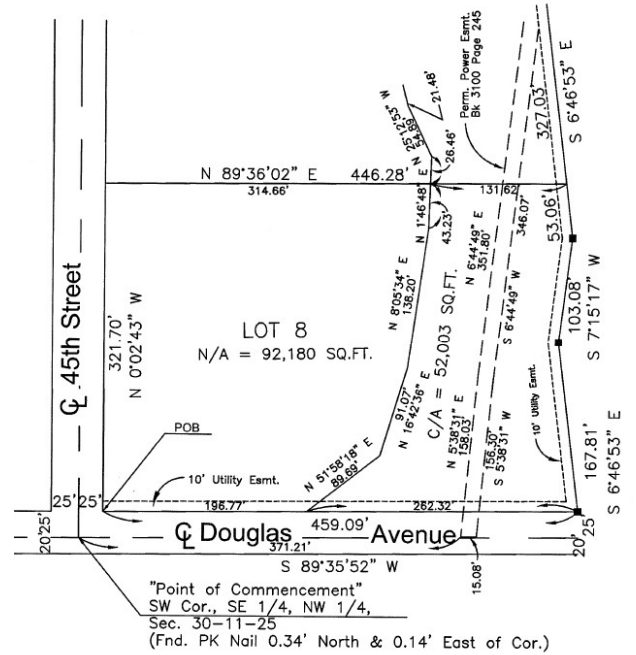
Total SF Available	133,282 SF
Lot Size	3.05 AC
Zoning	City Industrial



LOT 8

1705 S 45th Street, Kansas City, Kansas

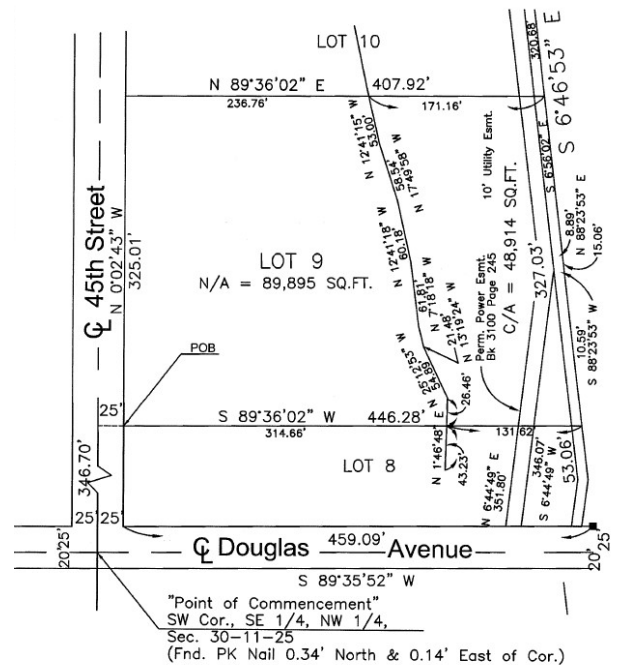
Total SF Available	92,180 SF
Lot Size	2.11 AC
Zoning	City Industrial



LOT 9

1735 S 45th Street, Kansas City, Kansas

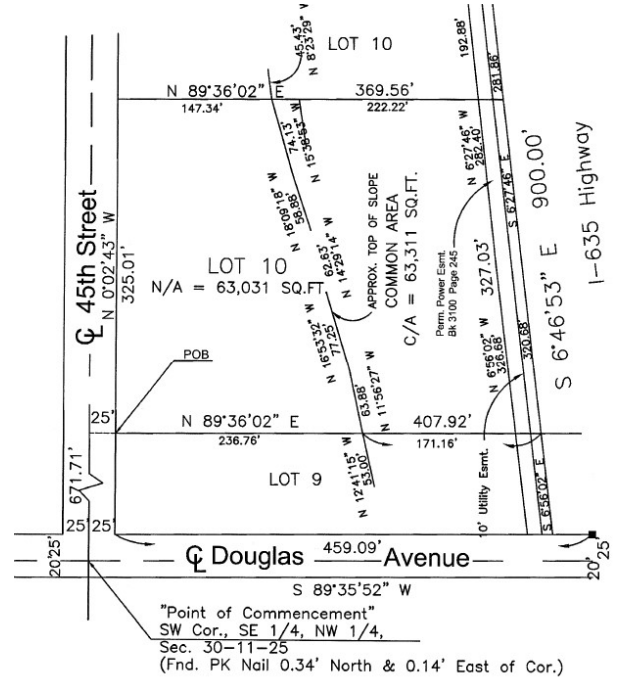
Total SF Available	89,895 SF
Lot Size	2.06 AC
Zoning	City Industrial



LOT 10

1811 S 45th Street, Kansas City, Kansas

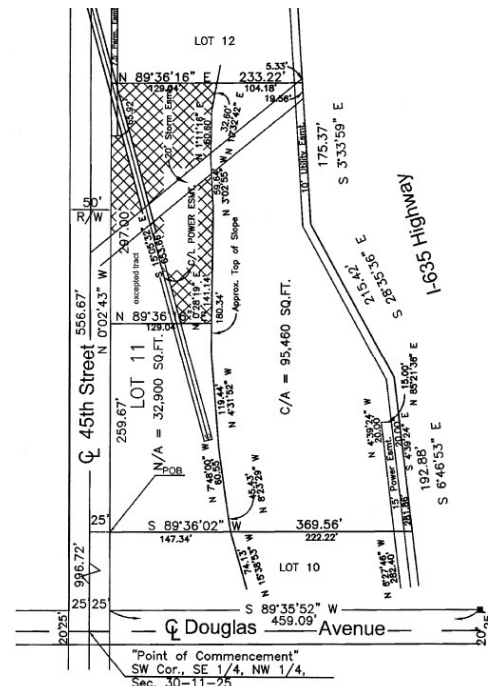
Total SF Available	63,031 SF
Lot Size	1.44 AC
Zoning	City Industrial



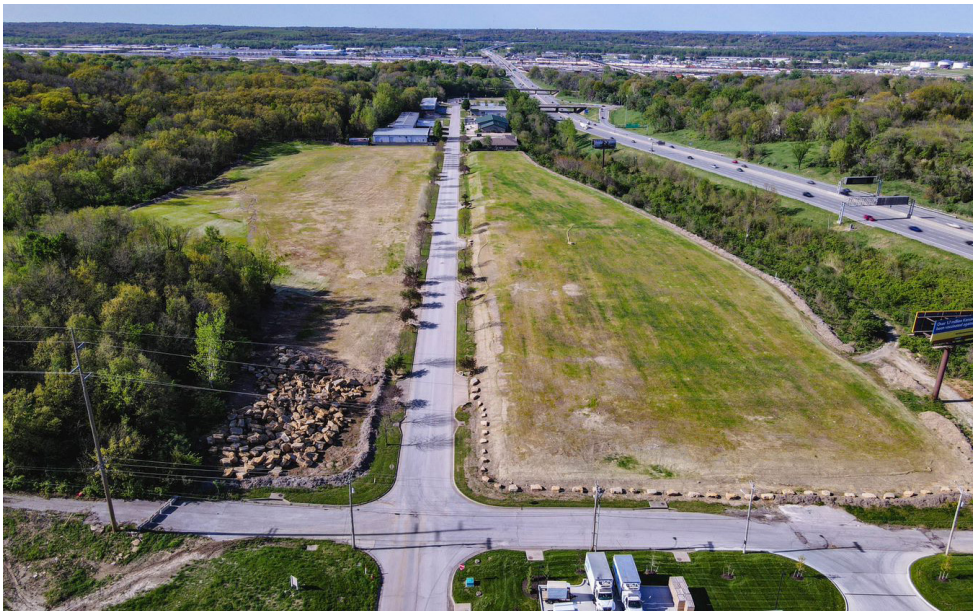
LOT 11

1831 S 45th Street, Kansas City, Kansas

Total SF Available	32,900 SF
Lot Size	0.75 AC
Zoning	City Industrial



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	8,262		50,020		183,750	
2021 Estimate	8,315		49,818		182,004	
2010 Census	8,433		49,563		178,093	
Growth 2021 - 2026	-0.64%		0.41%		0.96%	
Growth 2010 - 2021	-1.40%		0.51%		2.20%	
2021 Population by Hispanic Origin	3,363		17,004		51,487	
2021 Population	8,315		49,818		182,004	
White	6,714	80.75%	41,655	83.61%	138,916	76.33%
Black	672	8.08%	3,562	7.15%	26,499	14.56%
Am. Indian & Alaskan	174	2.09%	736	1.48%	2,049	1.13%
Asian	413	4.97%	2,188	4.39%	8,664	4.76%
Hawaiian & Pacific Island	35	0.42%	101	0.20%	361	0.20%
Other	308	3.70%	1,576	3.16%	5,515	3.03%
U.S. Armed Forces	8		34		92	
Households						
2026 Projection	2,902		19,450		74,696	
2021 Estimate	2,920		19,332		73,920	
2010 Census	2,962		19,160		72,520	
Growth 2021 - 2026	-0.62%		0.61%		1.05%	
Growth 2010 - 2021	-1.42%		0.90%		1.93%	
Owner Occupied	1,835	62.84%	11,253	58.21%	42,754	57.84%
Renter Occupied	1,086	37.19%	8,079	41.79%	31,167	42.16%
2021 Households by HH Income	2,919		19,333		73,921	
Income: <\$25,000	580	19.87%	3,595	18.60%	15,660	21.18%
Income: \$25,000 - \$50,000	903	30.94%	5,339	27.62%	18,709	25.31%
Income: \$50,000 - \$75,000	600	20.55%	3,941	20.38%	13,656	18.47%
Income: \$75,000 - \$100,000	413	14.15%	3,134	16.21%	10,835	14.66%
Income: \$100,000 - \$125,000	214	7.33%	1,444	7.47%	5,444	7.36%
Income: \$125,000 - \$150,000	103	3.53%	839	4.34%	3,606	4.88%
Income: \$150,000 - \$200,000	72	2.47%	656	3.39%	2,756	3.73%
Income: \$200,000+	34	1.16%	385	1.99%	3,255	4.40%
2021 Avg Household Income	\$60,261		\$66,313		\$71,800	
2021 Med Household Income	\$49,374		\$54,671		\$54,705	



LAND SITES AVAILABLE



SALE CONTACT

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