

## DEVELOPMENT LAND FOR SALE

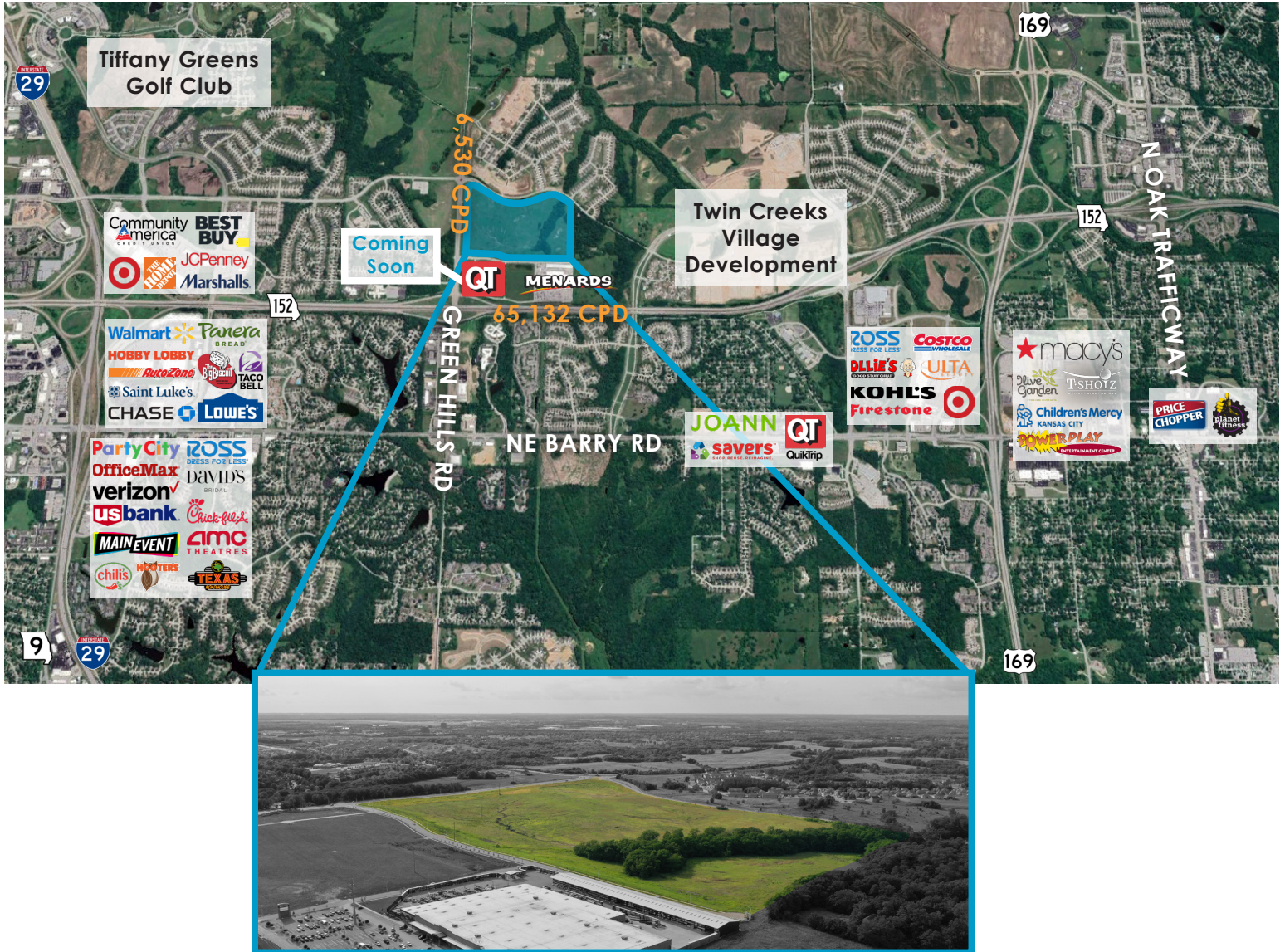


### SPACE HIGHLIGHTS

- **89 Acres Available**
- **Sale Price: \$10,356,390**
- Utilities to site
- Excellent access to 152 HWY with 65,132 CPD
- Located in a rapidly growing market, just North of Menards and QuikTrip, across from Proposed Tiffany Springs Development
- Located within 10 minutes of KCI Airport, St Luke's North Hospital, Children's Mercy Northland, and several apartments and shopping centers

### SALES CONTACT

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**DEMOGRAPHIC HIGHLIGHTS**

	1 mile	3 miles	5 miles
<b>Growing Population</b>			
<b>2019</b>	5,805	43,905	123,730
<b>2023</b>	7,615	51,876	136,633
<b>2027</b>	8,701	58,385	152,009
<b>Avg HH Income</b>	\$109,850	\$94,858	\$95,726
<b>Avg HH Spending</b>	\$33,730	\$31,509	\$32,809



SITE	ACREAGE (APPROX.)	SF (APPROX.)	PRICE PER SF
<b>TOTAL</b>	89 Acres	3,876,840 SF	
<b>LOT 1</b>	50 Acres	2,178,000 SF	\$3.00/SF +/-
<b>LOT 2</b>	39 Acres	1,698,840 SF	\$2.25/SF +/-

## Land Highlights

- Land can be sold as 1 lot or divided into 2 lots.
- Lot 1 approved for Retail and Senior Housing
- Lot 2 approved for Multi-Family
- Utilities to site
- Located in the middle of a growing community
- Adjacent to Twin Creeks Village Development; a 74 acre planned development that will include a 10 field multi-sport complex, residential, retail and schools
- Within minutes of KCI Airport, St Luke's North Hospital, Children's Mercy Northland, several shopping centers and established neighborhoods

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