

EASY DEVELOPMENT-READY RESIDENTIAL LOTS

ENTITLED PROPERTY IN SHOAL CREEK VALLEY AREA



CONTACT FOR MORE INFORMATION

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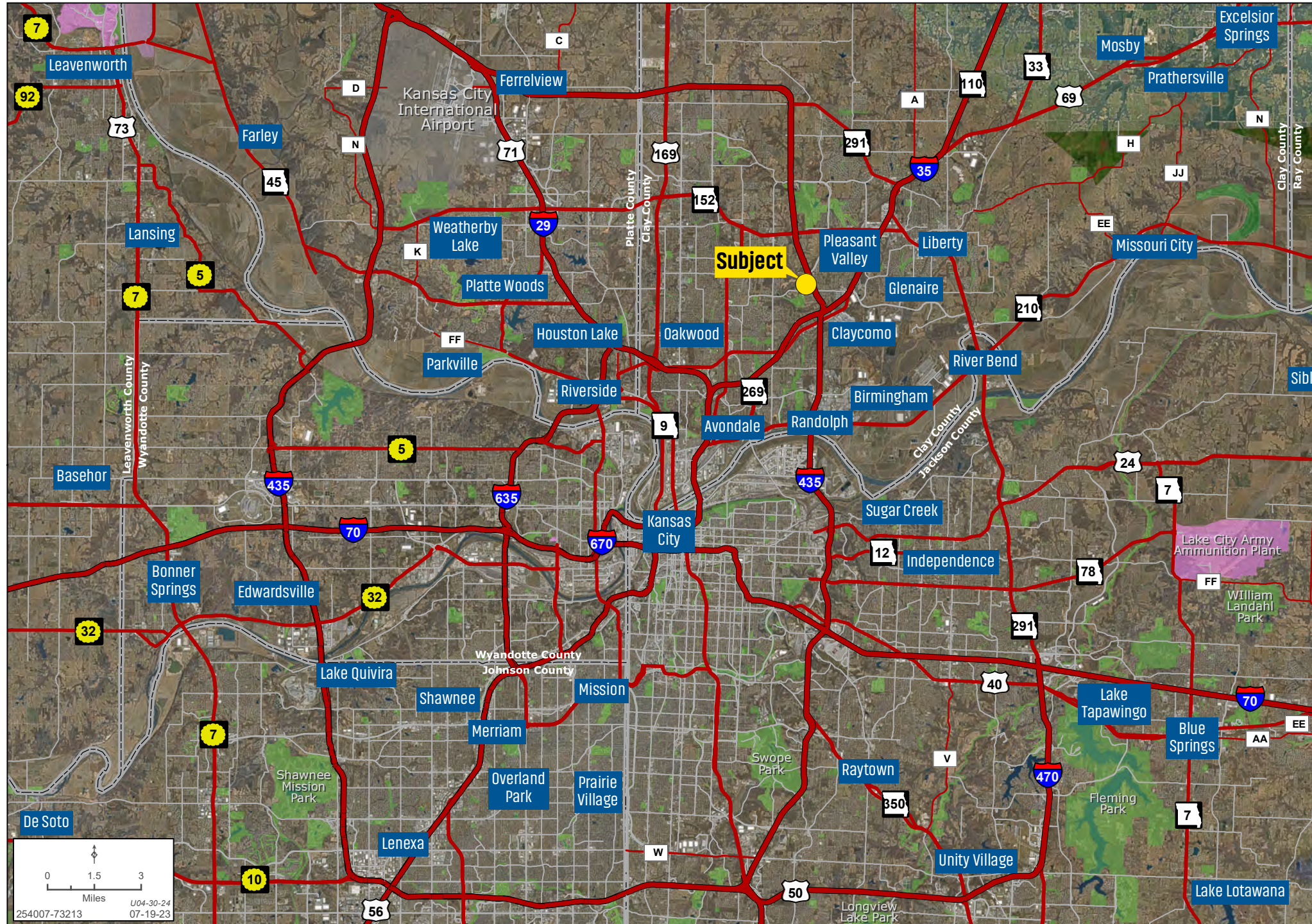
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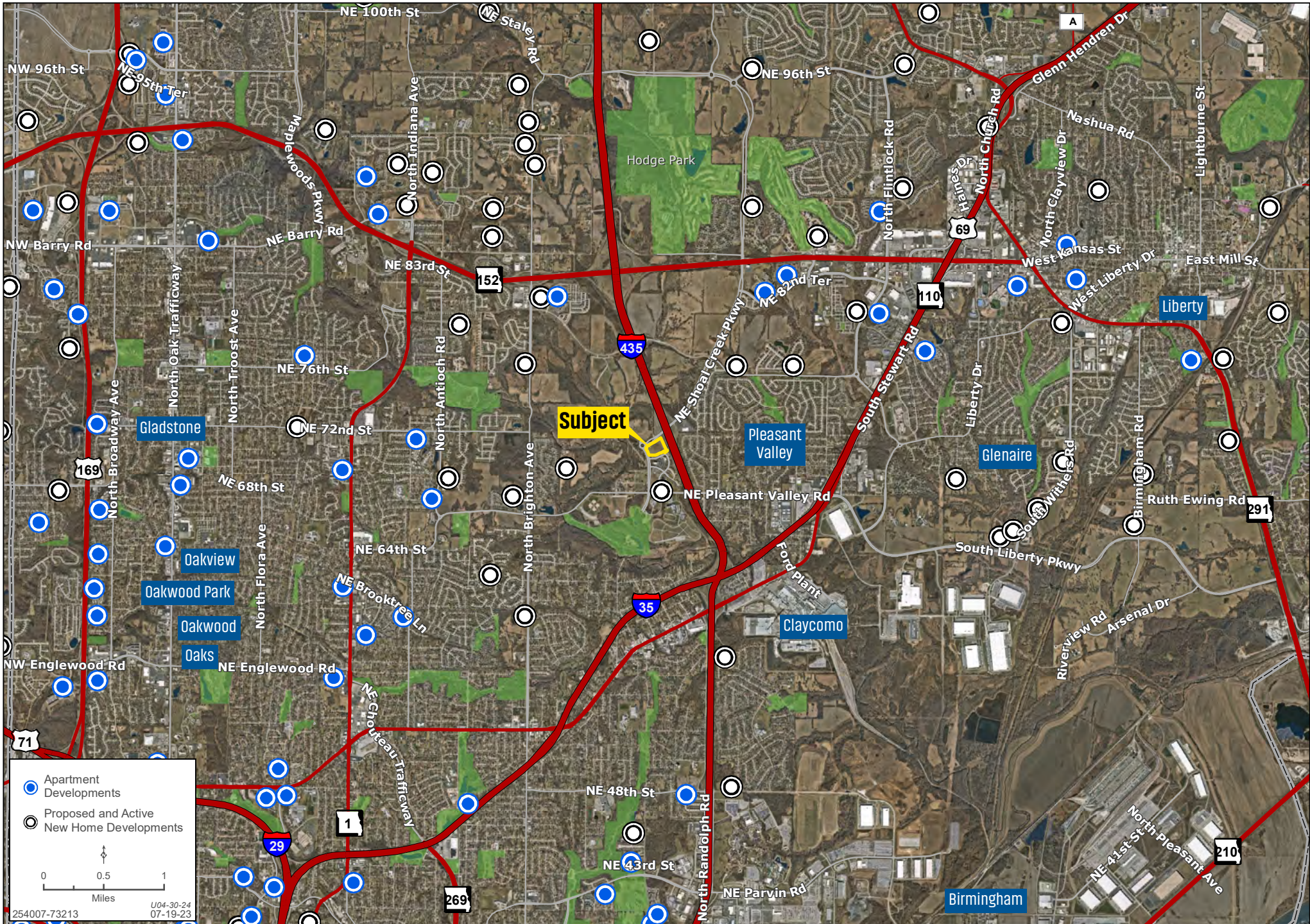
EXECUTIVE SUMMARY	
LOCATION	The NEC of Searcy Creek Parkway and NE Pleasant Valley Road, Kansas City, MO 64119 within the Meadows at Searcy Creek subdivision.
PROPERTY DESCRIPTION	Partially developed land in two parcels within the existing, partially developed Meadows at Searcy Creek. The property is controlled by an approved plan for the development of 39 residential lots.
SIZE	±9.45 Acres
SCHOOL DISTRICT	North Kansas City
PRICE	\$600,000
ZONING	R-7.5
LAND USE CONSIDERATIONS	The approved plan is valid and needs no updating if the buyer makes no modifications. The approved plan is designed for 50' wide lots.
UTILITIES	All utilities are stubbed to the parcels with service capacity.
REAL ESTATE TAXES	\$326.49 Average/Acre
PARCELS	14514001101100, 14514001100200, 14514001100100

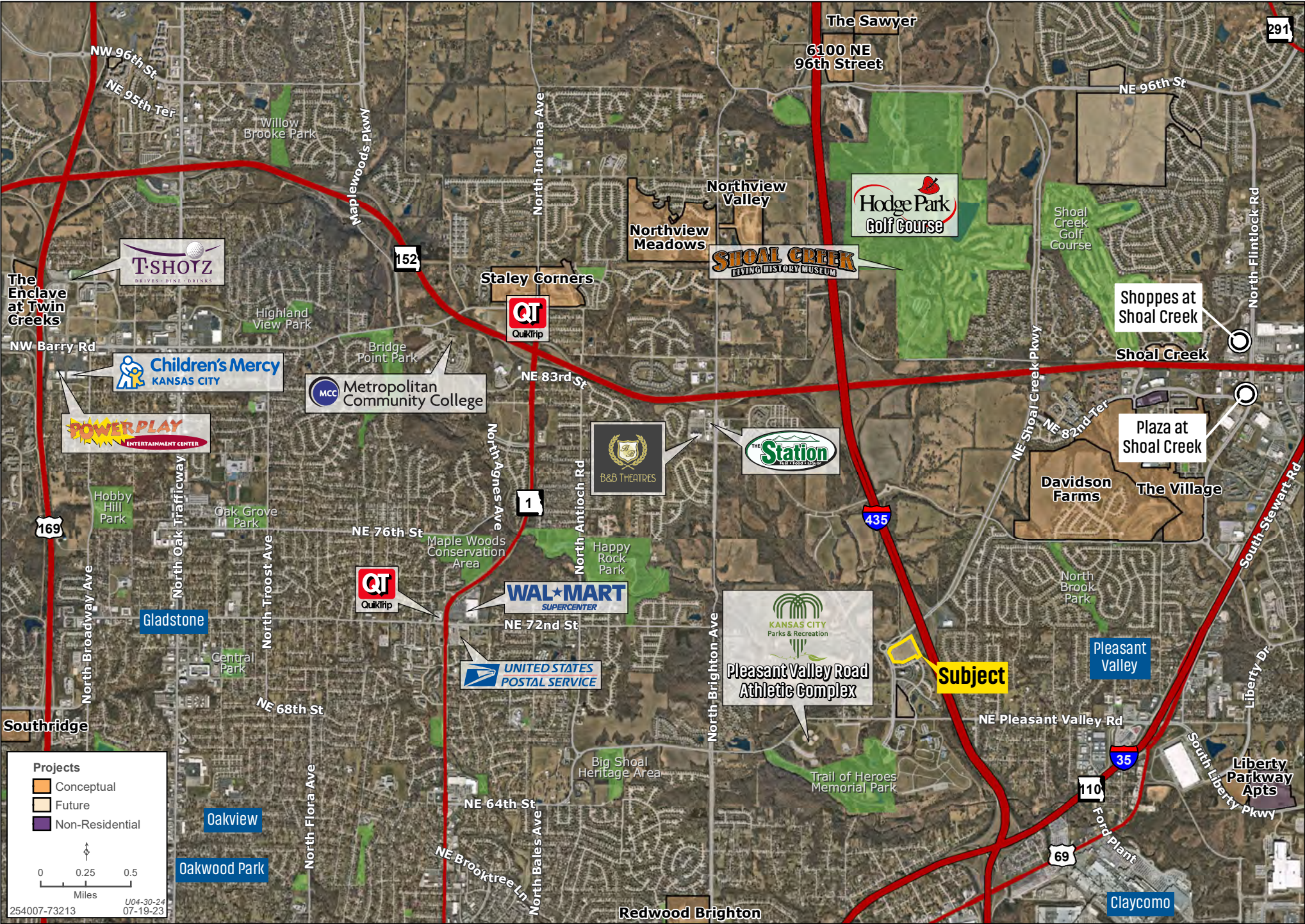


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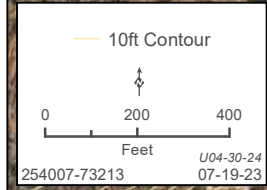
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KANSAS CITY MARKET REPORT

KCI

MARKET INSIGHTS • 4Q25



3.5%

Kansas City Unemployment Rate



17.6%

YoY New Home Starts Up



4.1%

YoY New Home Closings Up

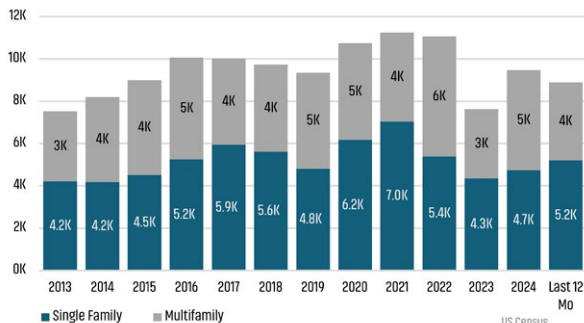


\$519,804

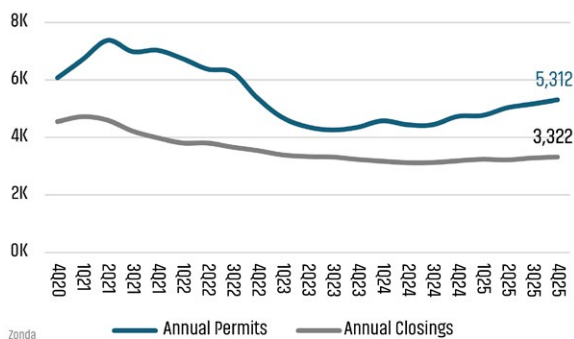
Average New Home Price

NEW HOUSING TRENDS¹

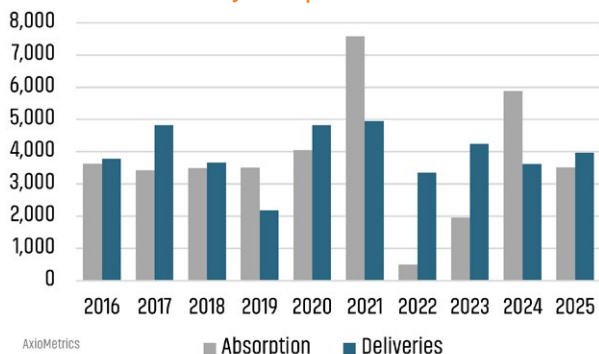
Single & Multi-Family Permits



Annual Single Family Permits vs Closings



Multifamily Absorption & Deliveries



NEW HOME PERMITS ANNUAL



Dec 2024
4,421
Dec 2025
5,197
▲ 17.6%

NEW HOME CLOSINGS ANNUAL

4.1%

Dec 2024
3,191
Dec 2025
3,322

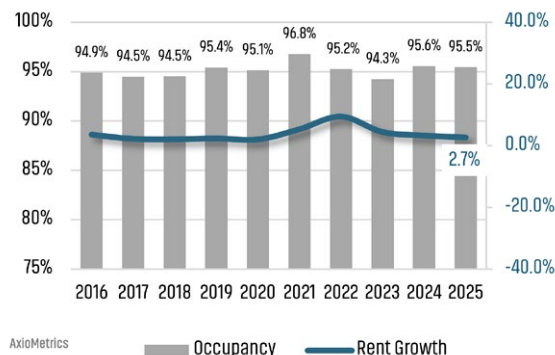


MEDIAN NEW HOME PRICE



Dec 2024
\$499,975
Dec 2025
\$519,804
▲ 4.0%

Multifamily Occupancy & Rent Growth



MLS RESALE STATISTICS - KANSAS CITY MSA SINGLE FAMILY HOMES²

CLOSED SALES YTD

Dec 2024
33,245
▲ 2.8%
Dec 2025
34,174

MONTHS OF INVENTORY

Dec 2024
1.9 Mo
0.0 Mo
Dec 2025
1.9 Mo

MEDIAN SALE PRICE

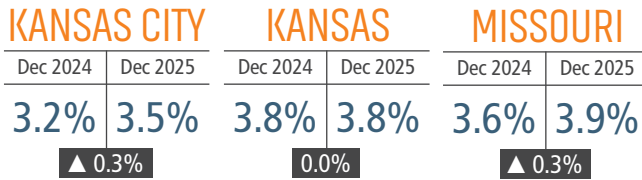
Dec 2024
\$290,000
▲ 3.1%
Dec 2025
\$299,000

DAYS ON MARKET

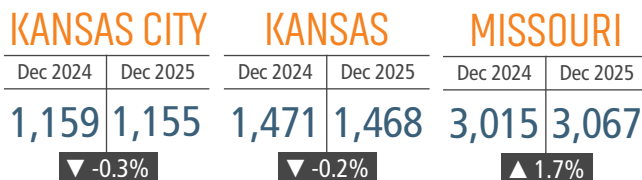
Dec 2024
39 Days
▲ 4 Days
Dec 2025
43 Days

ECONOMIC TRENDS³

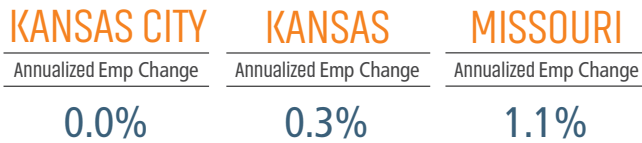
UNEMPLOYMENT RATE (unadjusted)



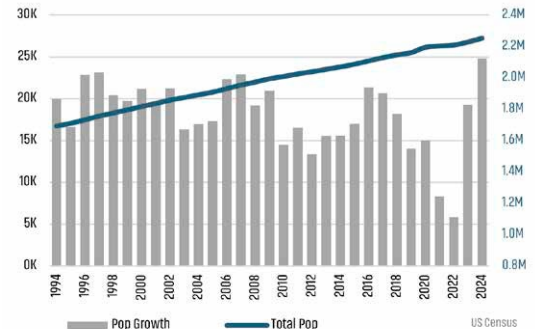
TOTAL NONFARM EMPLOYMENT (in thousands)



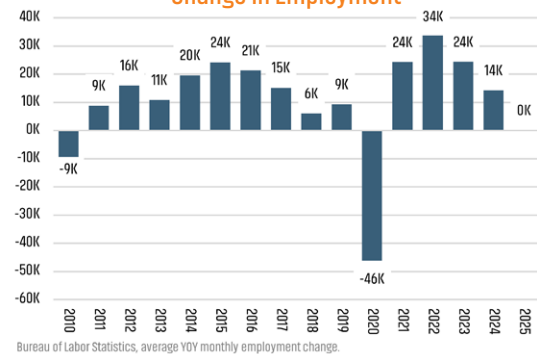
EMPLOYMENT CHANGE



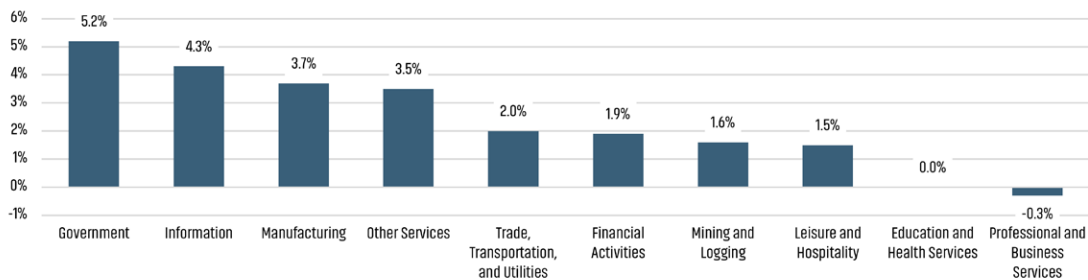
Population Growth & Total Population



Change in Employment



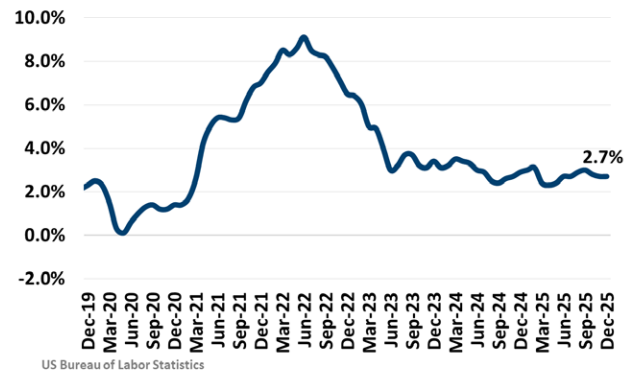
Change in Employment by Sector



30 Year Fixed Mortgage Rate



US Inflation Rate



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