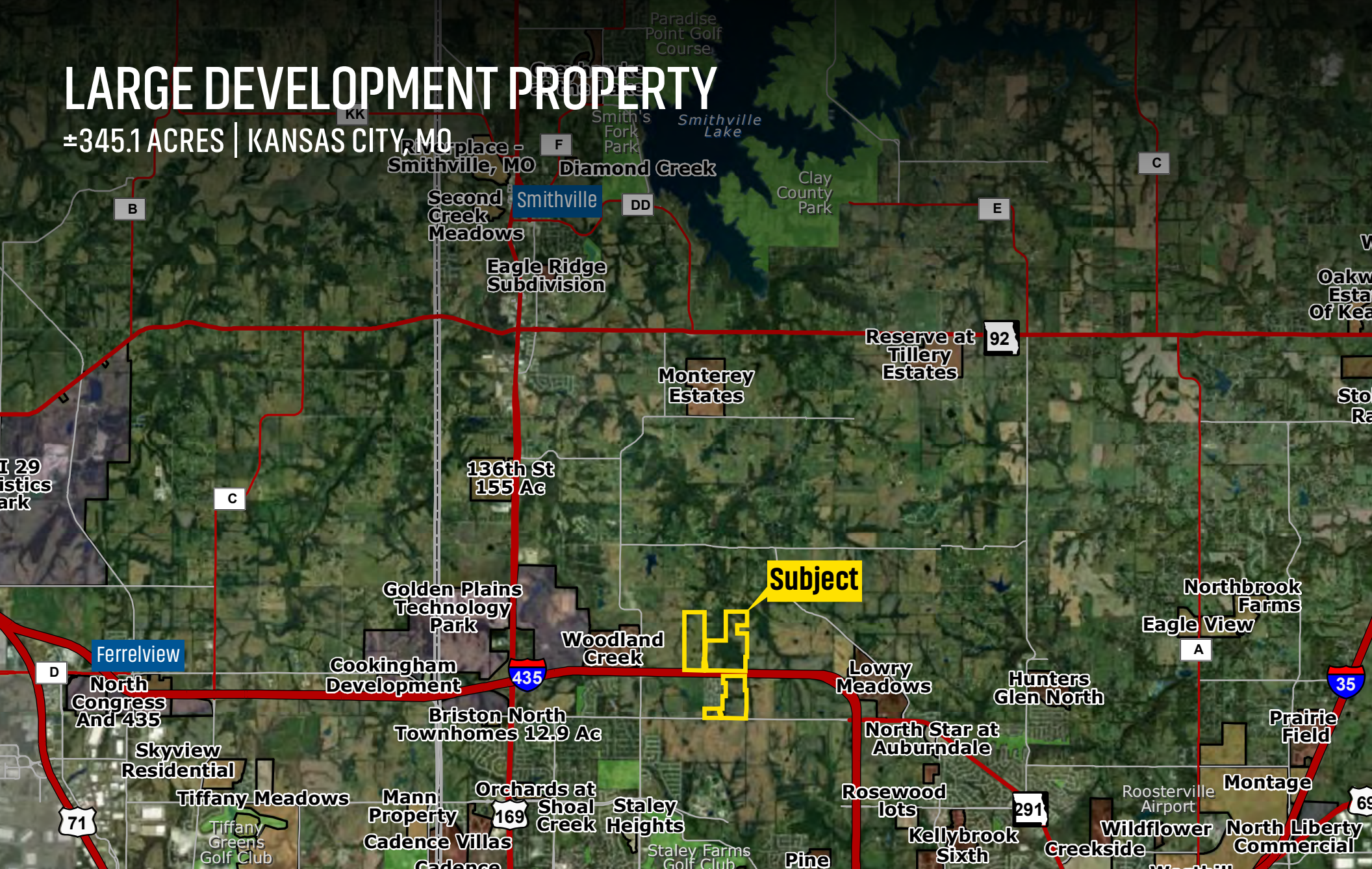


LARGE DEVELOPMENT PROPERTY

±345.1 ACRES | KANSAS CITY, MO



CONTACT FOR MORE INFORMATION

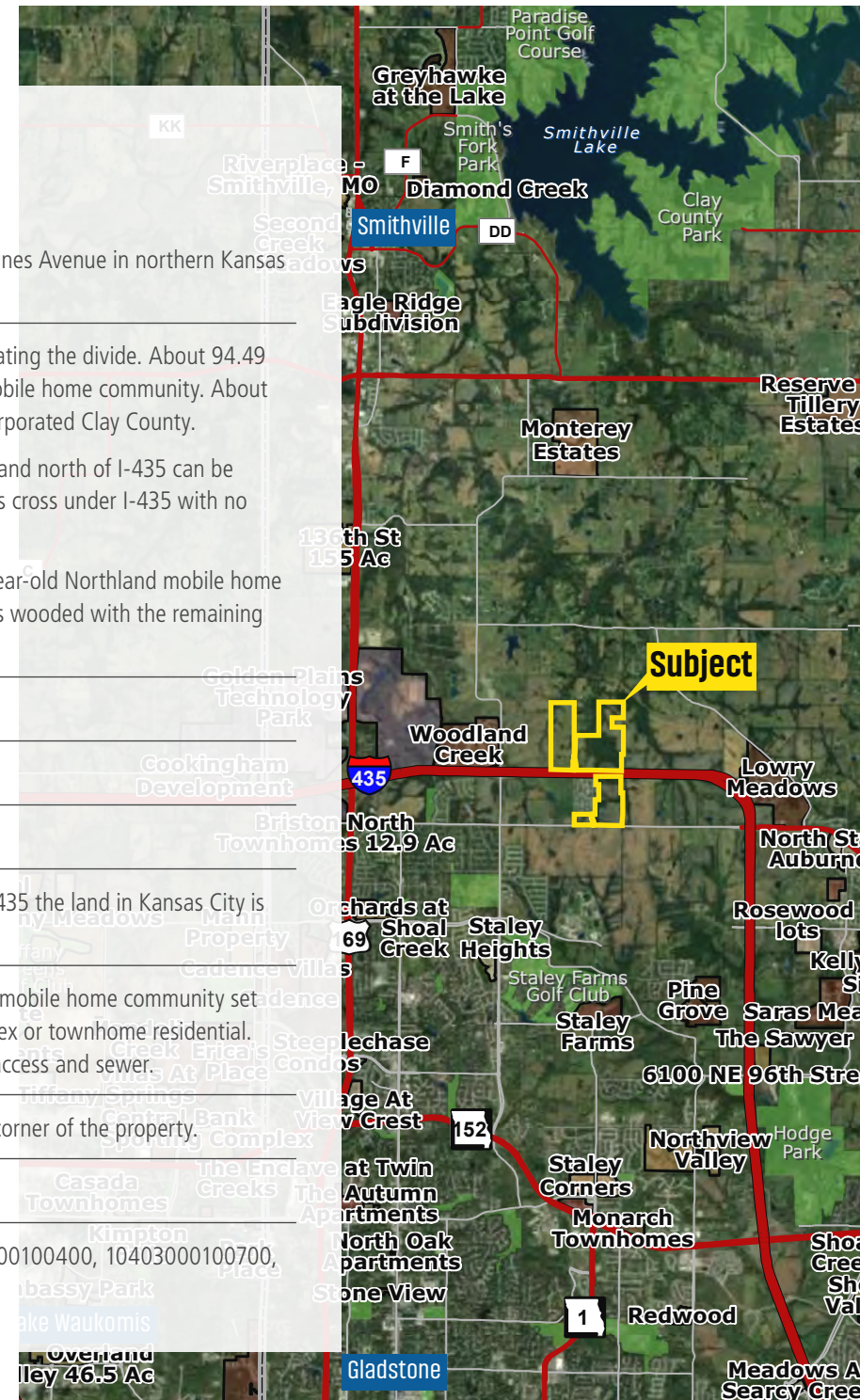
Dan Whitney
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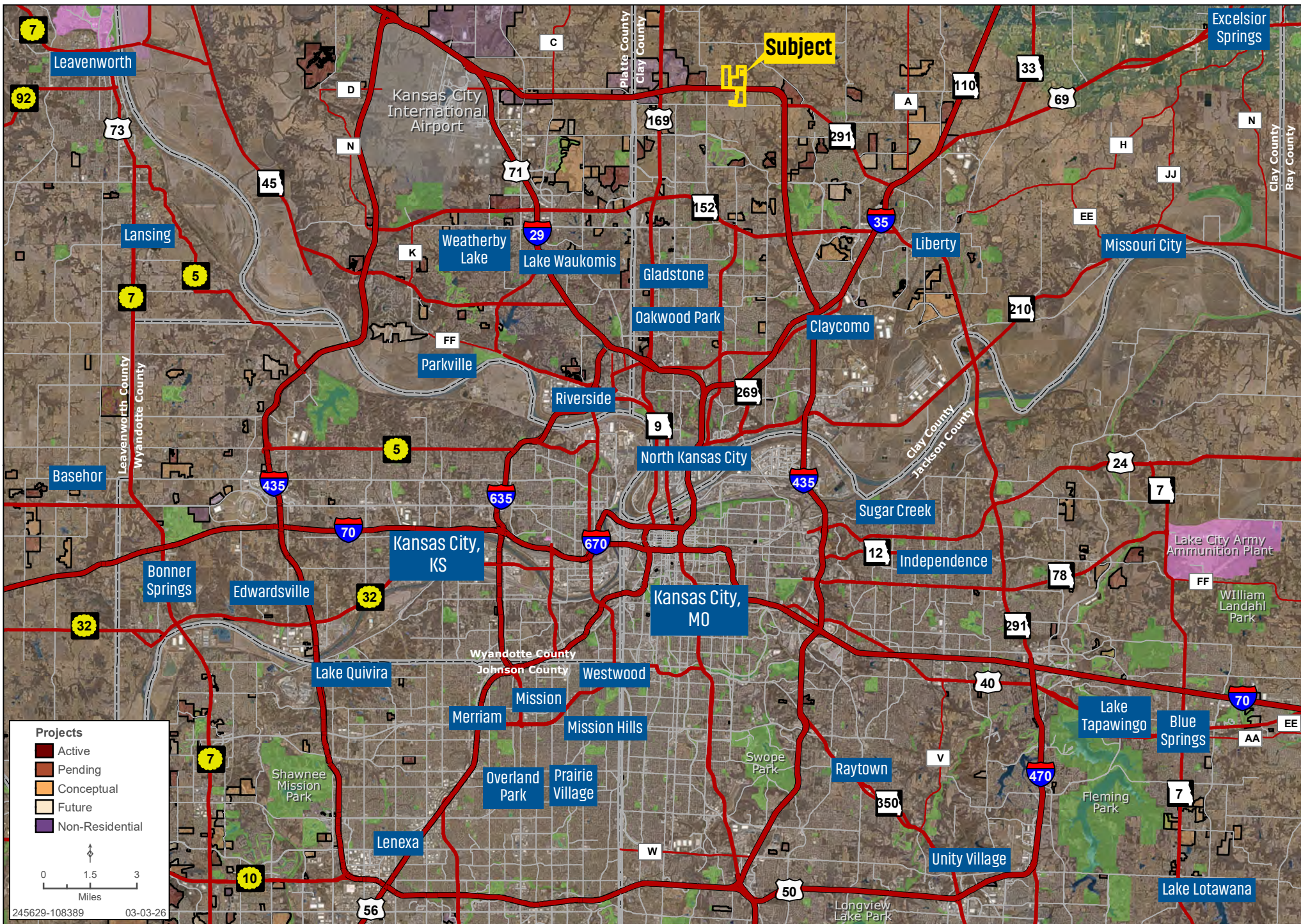
EXECUTIVE SUMMARY

LOCATION	The property is located on the north and south sides of Interstate 435, generally at Agnes Avenue in northern Kansas City, Missouri.
PROPERTY DESCRIPTION	The entire property can easily be divided into north and south portions with I-435 creating the divide. About 94.49 acres are south of I-435 and adjacent east and south of the 50-year-old Northland mobile home community. About 251.09 acres is north of I-435. Some of the land is in Kansas City, and some in unincorporated Clay County. The southern portion of the property has direct access to NE Cookingham Road. The land north of I-435 can be accessed via N. Agnes Avenue and N. Mersington Avenue from the south. Both streets cross under I-435 with no access to the highway. The property is immediately surrounded by undeveloped farmland except for the 50-year-old Northland mobile home community on the south edge. Approximately 50% of the land north of the highway is wooded with the remaining ridges being tillable farmland.
SIZE	±345.1 Acres
SCHOOL DISTRICT	Smithville R-II north of I-435, North Kansas City south of I-435
PRICE	Accepting Offers
ZONING	Existing: South of I-435 a combination of Office, Business and Residential. North of I-435 the land in Kansas City is zoned R-80. All the land in unincorporated Clay County is zoned AG.
LAND USE CONSIDERATIONS	There is a lot of flexibility with proposed land uses south of the highway. The existing mobile home community sets the tone for various types of entry-level housing including small-lot single-family, duplex or townhome residential. The area north of the highway is better suited for non-residential uses due to limited access and sewer.
UTILITIES	Sewer is available from a 12" sewer line approximately 5,150' west of the southwest corner of the property.
REAL ESTATE TAXES	\$12.06/Acre
PARCELS	10401000102000, 10401000100400, 10401000101500, 10401000101600, 10403000100400, 10403000100700, 10403000100800



REGIONAL | LARGE DEVELOPMENT PROPERTY, 345.1 ACRES | KANSAS CITY, MO

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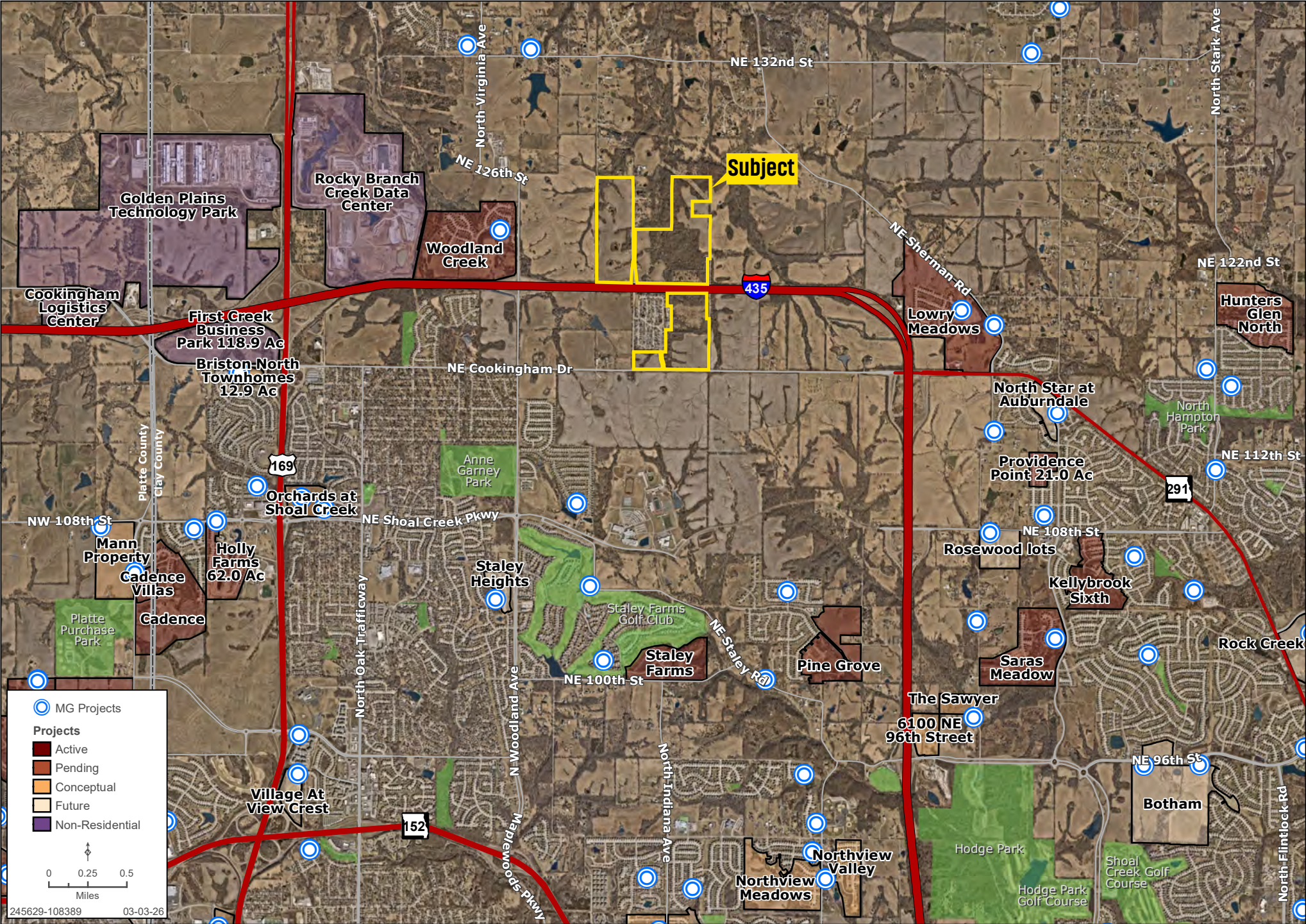


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ORGANIZATION

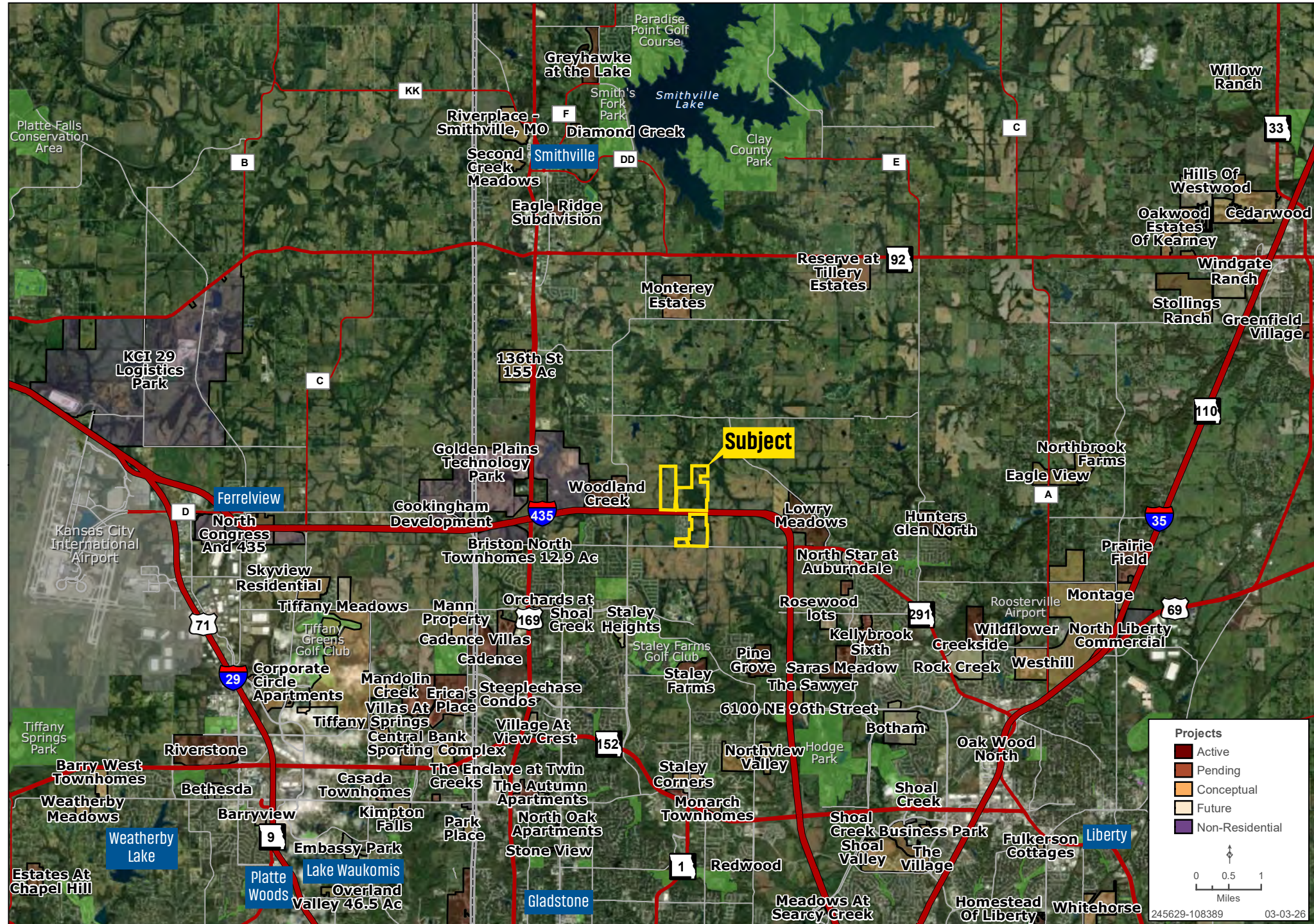
HOUSING & DEVELOPMENT | LARGE DEVELOPMENT PROPERTY, 345.1 ACRES | KANSAS CITY, MO

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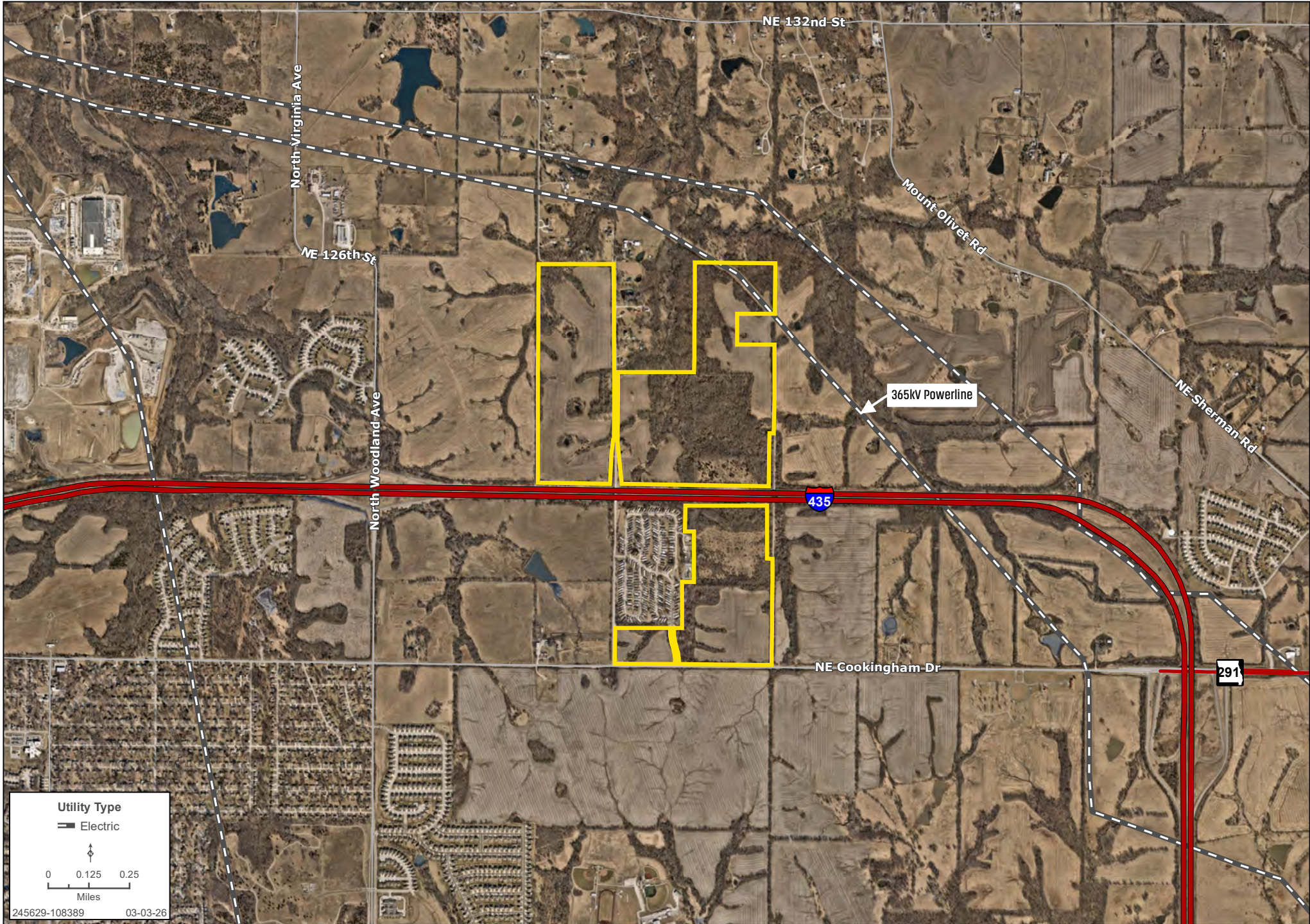
AREA | LARGE DEVELOPMENT PROPERTY, 345.1 ACRES | KANSAS CITY, MO

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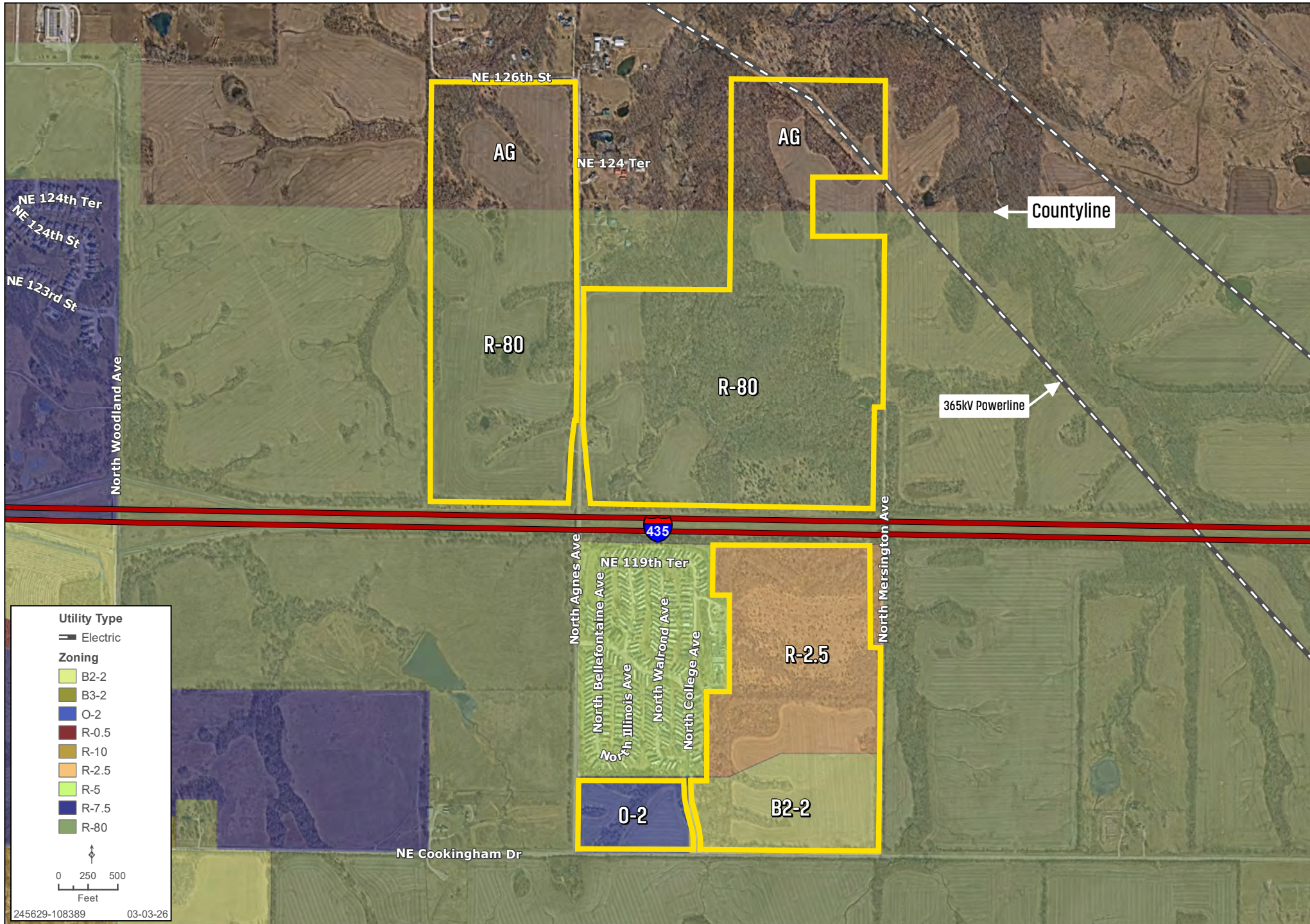
SUBJECT | LARGE DEVELOPMENT PROPERTY, 345.1 ACRES | KANSAS CITY, MO

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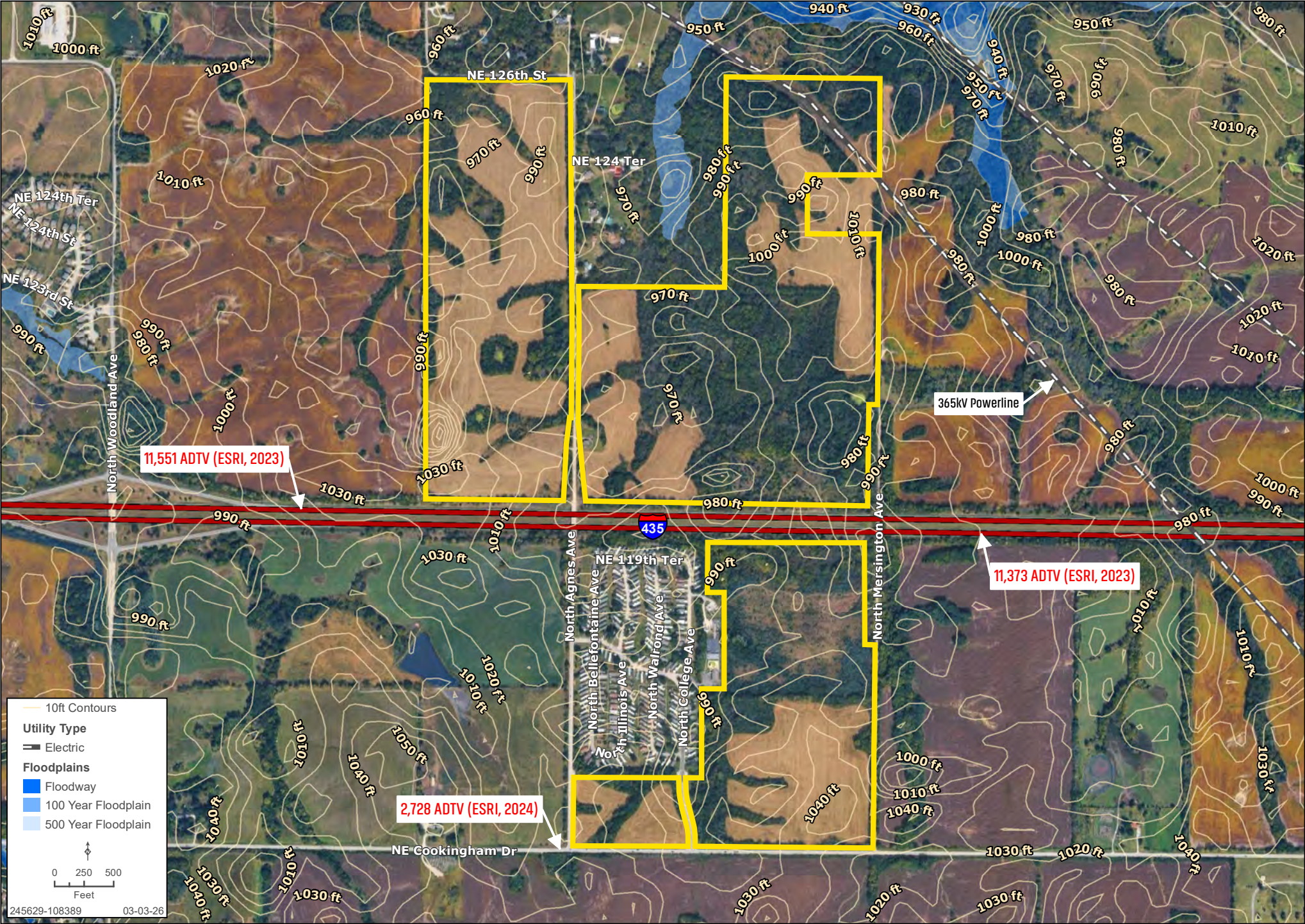
ZONING | LARGE DEVELOPMENT PROPERTY, 345.1 ACRES | KANSAS CITY, MO

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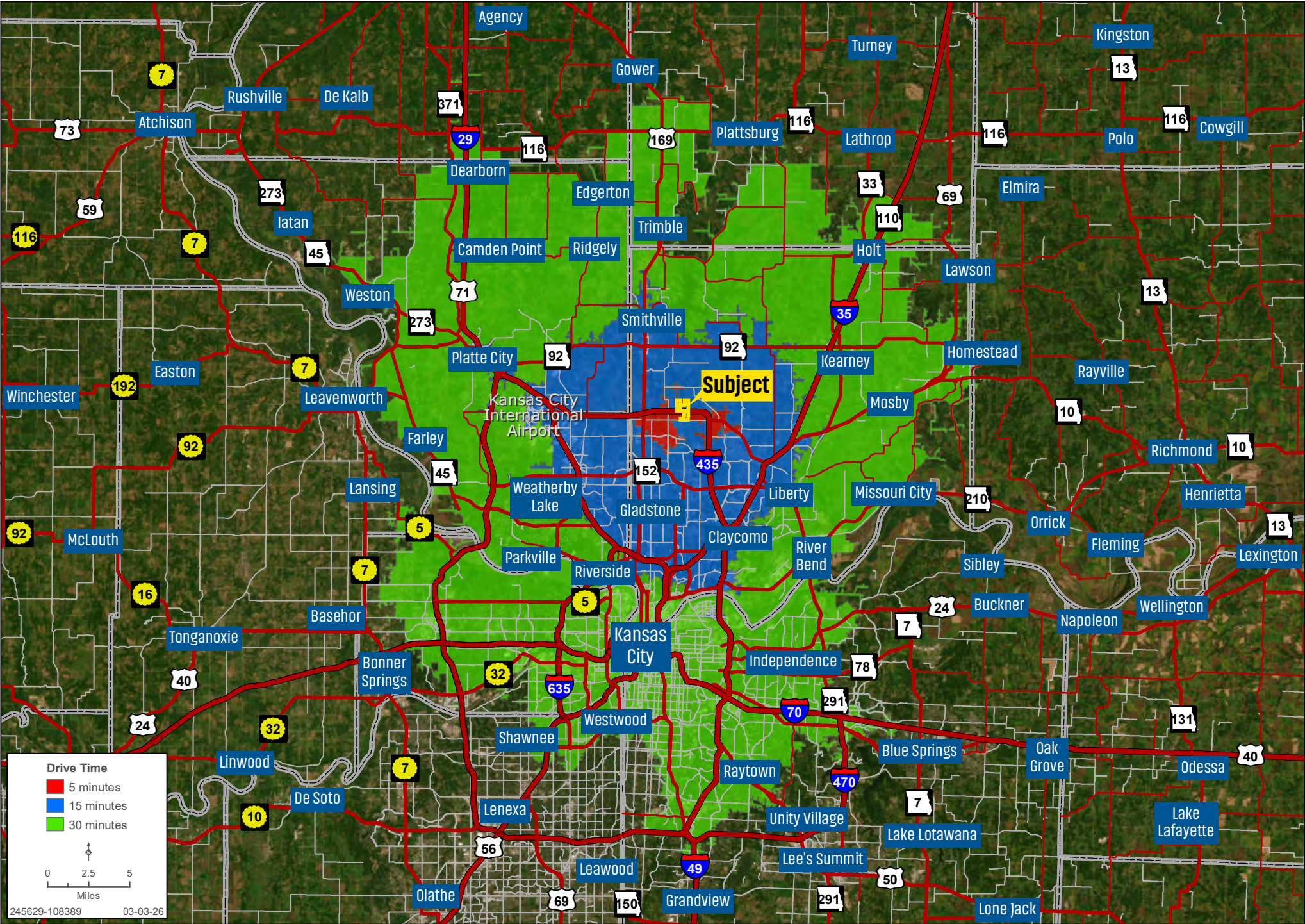
DETAIL | LARGE DEVELOPMENT PROPERTY, 345.1 ACRES | KANSAS CITY, MO

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DRIVE TIME | LARGE DEVELOPMENT PROPERTY, 345.1 ACRES | KANSAS CITY, MO

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