



For Sale

HARRISONVILLE COMMONS

1800 East Mechanic Street,
Harrisonville, MO 64701

Block Real Estate Services, LLC | www.blockllc.com | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

BLAISE GUNNERSON

P: 816.878.6314

E: bgunnerson@blockllc.com

CHRISTIAN WEAD

P: 816.412.8472

E: cwead@blockllc.com



REAL ESTATE SERVICES, LLC

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Harrisonville Commons offers a rare, fully entitled multifamily development opportunity in the fast-growing Kansas City MSA. Situated on 13.82± acres at 1800 E Mechanic St in Harrisonville, Missouri, this construction-ready site is approved for 366 units across 8 residential buildings and a clubhouse, blending 288 market-rate apartments with 88 active adult (55+) units to capture multiple renter segments in one community.

With City Council approval, a recorded final plat, completed civil engineering, and a clean Phase I Environmental Assessment in hand, entitlement risk has been fully cleared, allowing a builder or investor to move straight into construction. The site sits along Highway 71/I-49 for immediate regional access and is directly adjacent to Harrisonville High School Campus, backed by a \$38MM district bond approved in April 2026. A resort-style amenity package, including a pool, clubhouse, pickleball courts, dog park, and fitness center, rounds out a development designed to compete at the top of the Harrisonville submarket.

PROPERTY HIGHLIGHTS

- Fully entitled, construction-ready 13.82± acre multifamily development site
- Approved for 366 units — 288 market-rate apartments and 88 active adult (55+) apartments across 8 buildings plus a clubhouse
- City Council approved with final plat recorded
- Civil engineering complete; Phase I Environmental Assessment complete with no RECs
- Prime Kansas City MSA location with immediate access to Highway 71/I-49
- Resort-style amenity package: clubhouse, pool, pickleball courts, dog park, playground, fitness center, walking trails
- Ideal acquisition for apartment REITs, builders, and investors seeking a shovel-ready site
- \$18 Million Jack Stack / KCHP Processing Facility Underway in Harrisonville — Opening 2027
- Adjacent to Harrisonville High School Campus — \$38 Million District Bond Approved April 2026

HARRISONVILLE COMMONS

OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	13.82 Acres
Zoning:	RP-4
Frontage:	549 Ft

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	693	1,780
Total Population	312	1,483	4,301
Average HH Income	\$70,172	\$65,745	\$76,012



Block Real Estate Services, LLC | www.blockllc.com | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

BLAISE GUNNERSON
P: 816.878.6314
E: bgunnerson@blockllc.com

CHRISTIAN WEAD
P: 816.412.8472
E: cwead@blockllc.com

HARRISONVILLE COMMONS

— 366-UNIT FULLY ENTITLED MULTIFAMILY COMMUNITY —

HARRISONVILLE, MISSOURI | KANSAS CITY MSA

288
MARKET-RATE APARTMENTS

88
ACTIVE ADULT (55+) UNITS

CLUBHOUSE

POOL

PICKLEBALL COURTS

DOG PARK

PLAYGROUND

SAND VOLLEYBALL

FITNESS CENTER

WALKING TRAILS

AERIAL LOCATION

RECORDED PLAT

LOCATION MAP

PROJECT HIGHLIGHTS

- ✓ 366 Total Units: 288 Market-Rate + 88 Active Adult (55+)
- ✓ City Council Approved
- ✓ Final Plat Approved & Recorded
- ✓ Civil Engineering Completed
- ✓ Architectural Plans Underway
- ✓ Site Development Plans Complete
- ✓ Phase I Environmental Assessment Complete (No RECs)
- ✓ All Major Entitlements Secured
- ✓ Located in Fast-Growing Harrisonville, MO
- ✓ Immediate Access to Highway 71/I-49
- ✓ Construction Ready, Schools & Medical

CONSTRUCTION READY

HARRISONVILLE COMMONS

FULLY ENTITLED MIXED-USE MULTIFAMILY DEVELOPMENT

HARRISONVILLE, MISSOURI | KANSAS CITY MSA

366 UNITS
FULLY ENTITLED

288
MARKET-RATE APARTMENTS

88
ACTIVE ADULT (55+) APARTMENTS

DEVELOPMENT STATUS

- ✓ City Council Approved
- ✓ Final Plat Approved & Recorded
- ✓ Civil Engineering Completed
- ✓ Architectural Plans Underway
- ✓ Site Development Plans Complete
- ✓ Phase I Environmental Assessment Complete (No RECs)
- ✓ Construction Ready

SITE PLAN

RECORDED PLAT

LOCATION MAP

PROJECT HIGHLIGHTS

- 366 Total Units
- 288 Market-Rate Apartments
- 88 Active Adult (55+) Units
- Resort-Style Amenities
- Excellent Highway 71 Access
- Strong Kansas City MSA Market
- Minutes from Schools, Shopping & Medical
- Ideal for Investor or Builder
- Immediate Construction Potential



REAL ESTATE SERVICES, LLC

Block Real Estate Services, LLC | www.blockllc.com | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

BLAISE GUNNERSON

P: 816.878.6314

E: bgunner@blockllc.com

CHRISTIAN WEAD

P: 816.412.8472

E: cwead@blockllc.com

ADDITIONAL PHOTOS



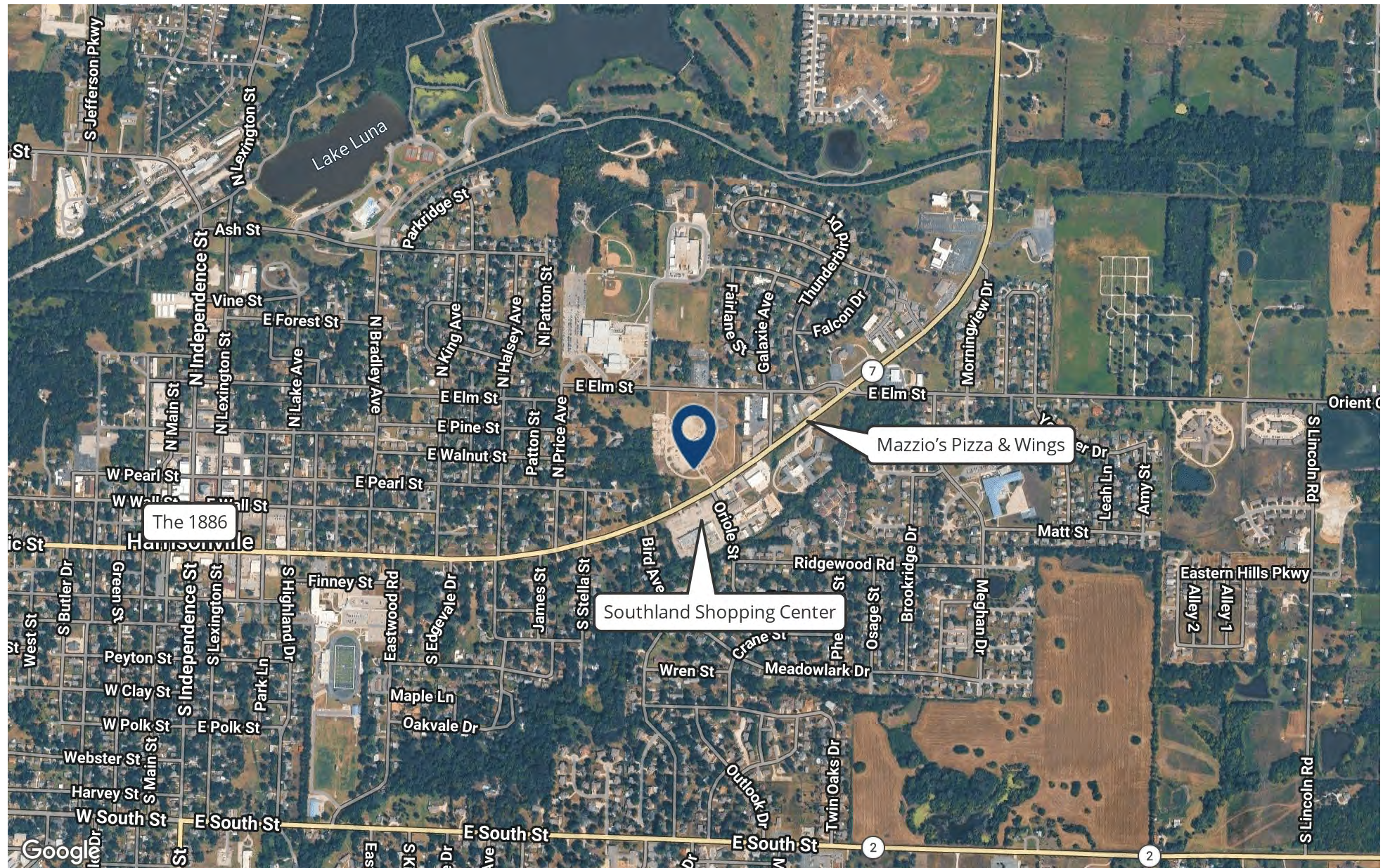
Block Real Estate Services, LLC | www.blockllc.com | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

HARRISONVILLE COMMONS

BLAISE GUNNERSON
P: 816.878.6314
E: bgunnerson@blockllc.com

CHRISTIAN WEAD
P: 816.412.8472
E: cwead@blockllc.com





REAL ESTATE SERVICES, LLC

Block Real Estate Services, LLC | www.blockllc.com | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

BLAISE GUNNERSON

P: 816.878.6314

E: bgunnerson@blockllc.com

CHRISTIAN WEAD

P: 816.412.8472

E: cwead@blockllc.com