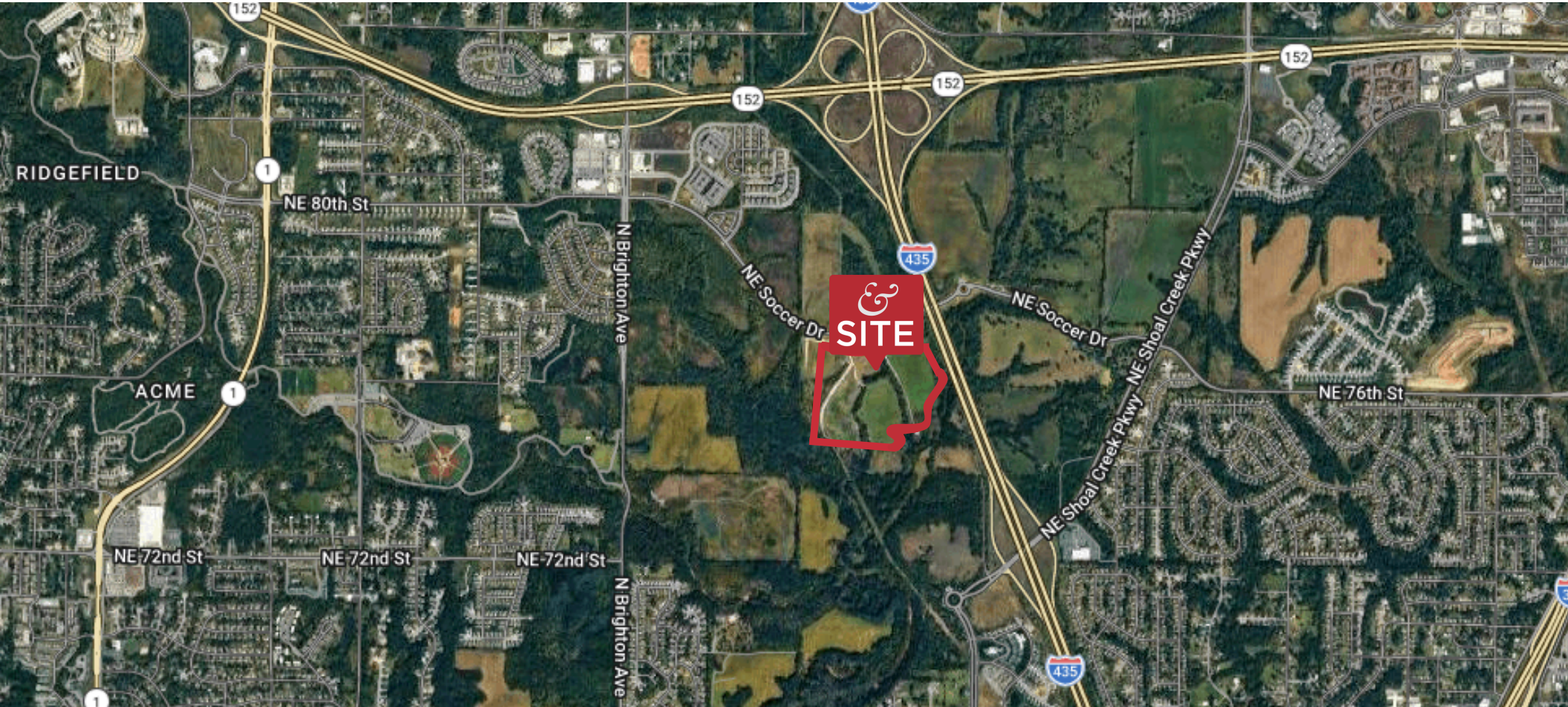


LAND FOR SALE

43 ACRES
FOR MIXED-USE DEVELOPMENT



I-435 & NE SOCCER DR

KANSAS CITY, MO

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43 ACRES | KANSAS CITY

PROPERTY INFO

- LOCATION** Southwest corner of I-435 and NE Soccer Dr
- ACRES** 43 acres - There are approx. 43 acres for sale, on the west side of the property, that are not in the flood plain area (see Flood Plain Map). Owner has another 55 acres of flood plain land to be used for proposed sports fields adjacent to the east of the 43 acres. The owner would consider selling this additional land.
- PRICE** \$3,500,000
- ZONING** The property is ideal for Mixed-Use Development. Attached are conceptual land plans proposing Lots 1-7 to be Commercial Retail or to be zoned for Multifamily with approximately 213 units. Lots 8-14 are shown as Multifamily with 426 units. Total Multifamily of approximately 639 units.
- SEWER** Sanitary sewers are on the east side of the 55 acre flood plain land, and the owner will grant easements to get sewer access to the 43 acres (See attached Map).
- WATER** An existing water line will be brought to the site by the City of Kansas City, which is located approx. ½ mile west on NE Soccer Rd. This will be completed according to a Cooperative Agreement between the owner and the City. Copy of the Agreement available upon request.

OVERVIEW

Located in the Northland area of Kansas City, Missouri, and approximately 20 minutes to downtown Kansas City. Retail shops of all kinds in the Shoal Creek retail area on 152 Highway are only 3 miles to the east. The property is approx. 20 miles and 20 minutes from the Kansas City International Airport via I-435.





**43 +/-
ACRES**

**55 +/- ACRES
PROPOSED
SPORTS FIELDS**

NE Soccer Dr

NE Soccer Dr

NE Soccer Dr

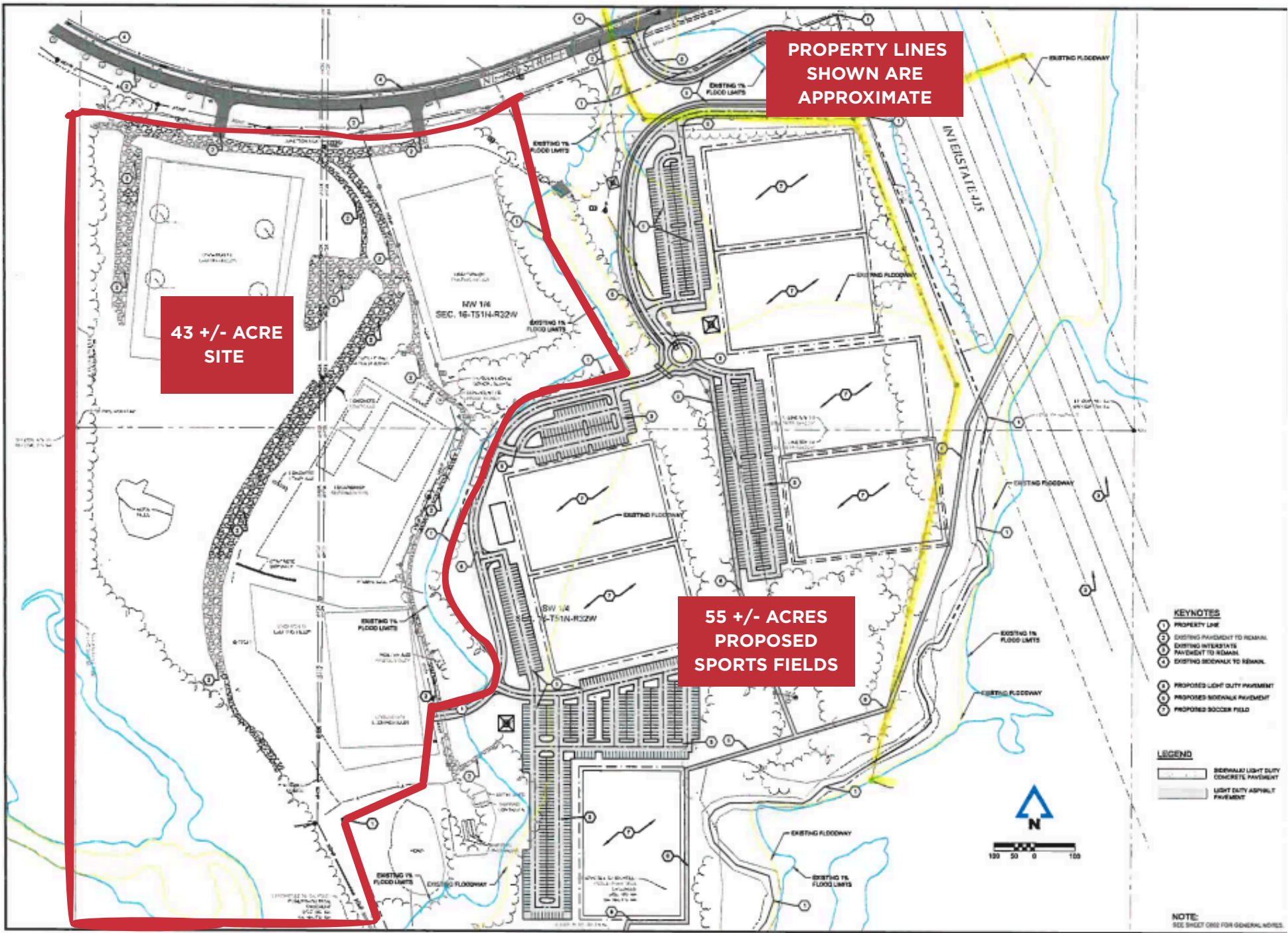
435

435

435

435

East





FLOOD PLAIN MAP

