

# Cardinal Hill Residential Development Opportunity

925 N LIGHTBURNE ST,  
LIBERTY, MO 64068

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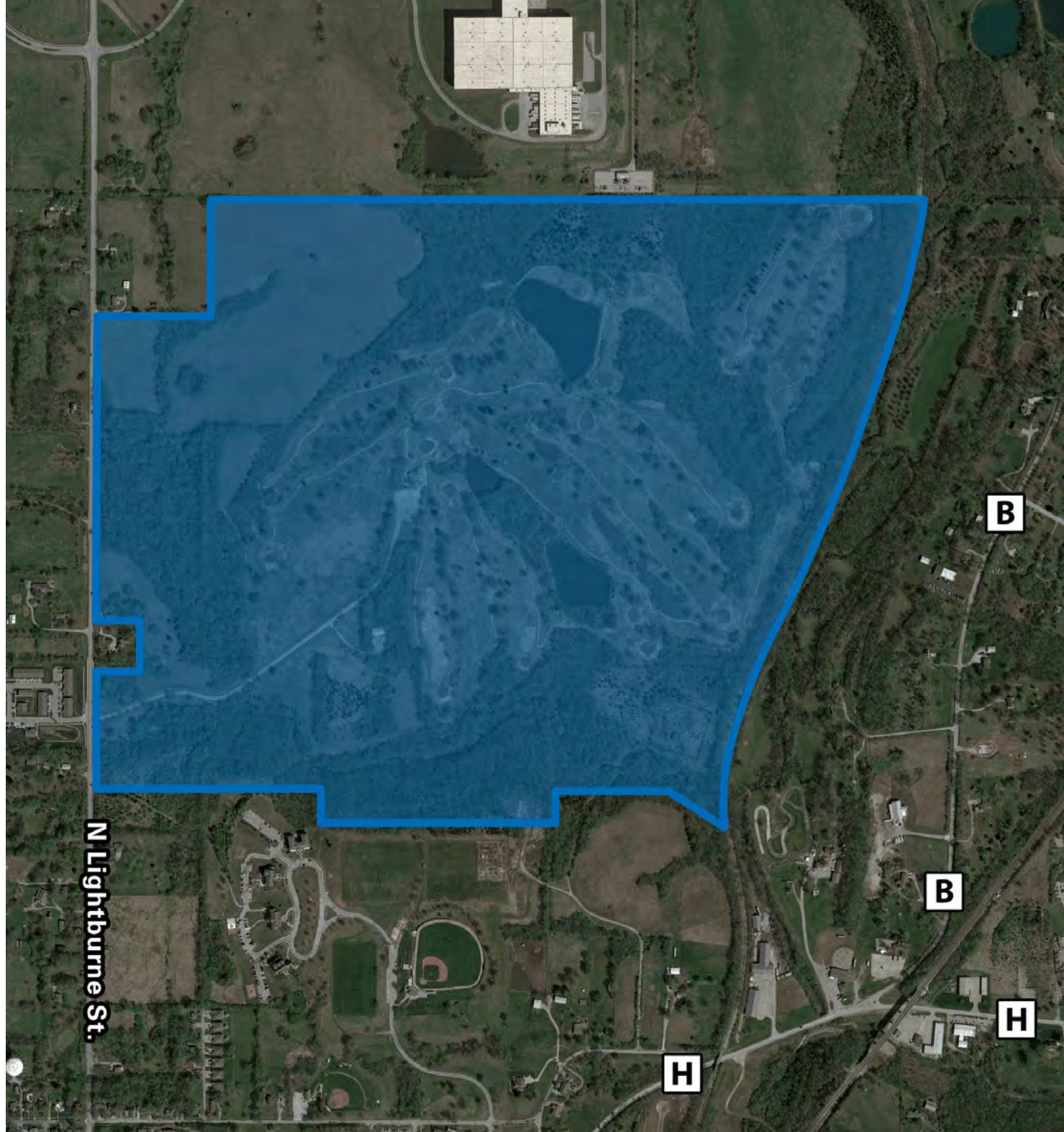
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**NEWMARK**  
ZIMMER



# Property Details

## Location

925 N Lightburne St, Liberty, MO 64068

## Approximate Size:

304 Acres

## School District:

Liberty School District

## Zoning:

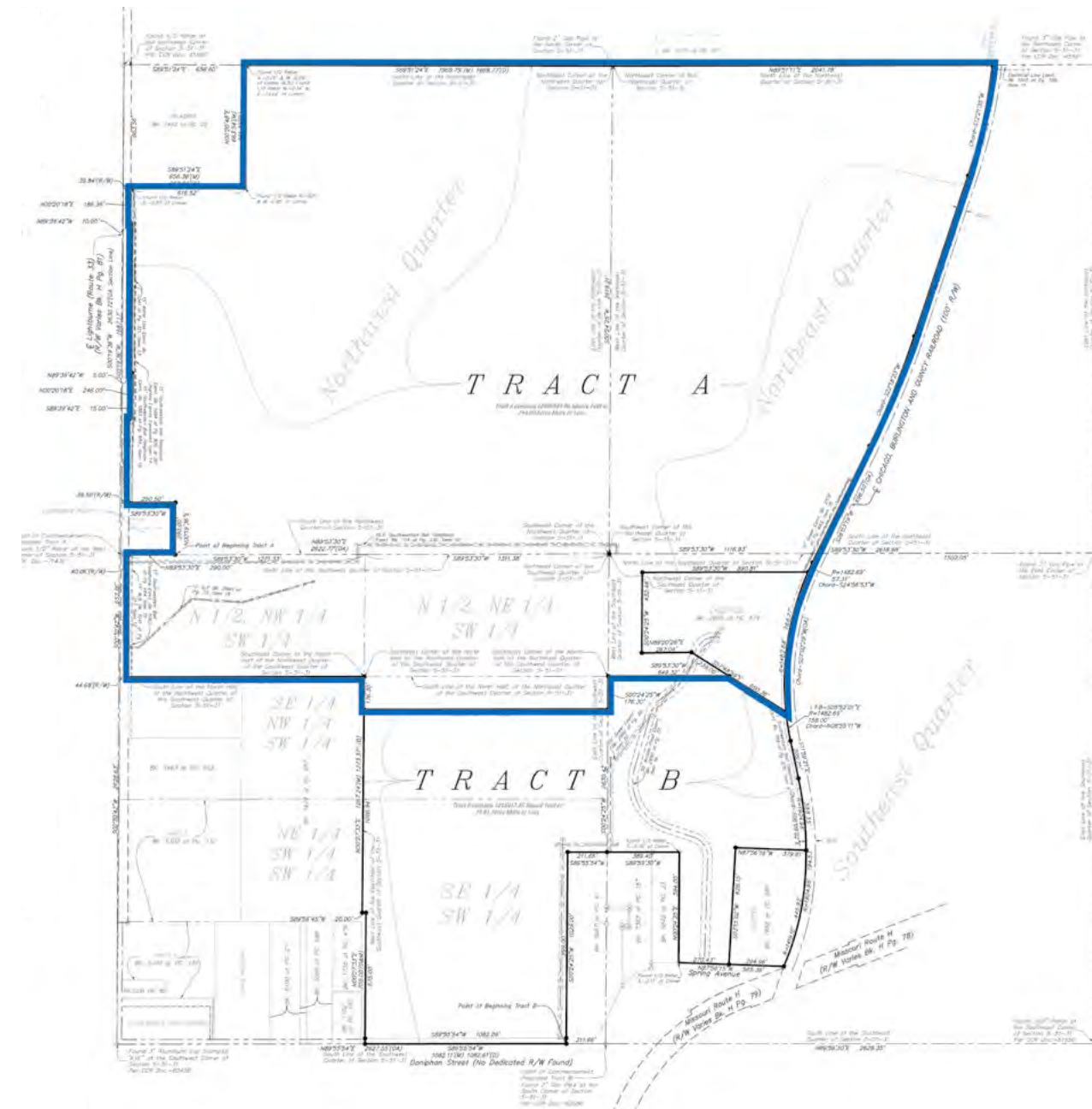
R1-A Suburban Residential District – detached single family dwellings

## Highlights:

- Adjacent to highly regarded William Jewell College
- Excellent Access to Route 291, I-35 & US 69
- Minutes from Historic Downtown Liberty with over 30 diverse shops and restaurants
- Former golf course
- Beautiful rolling topography

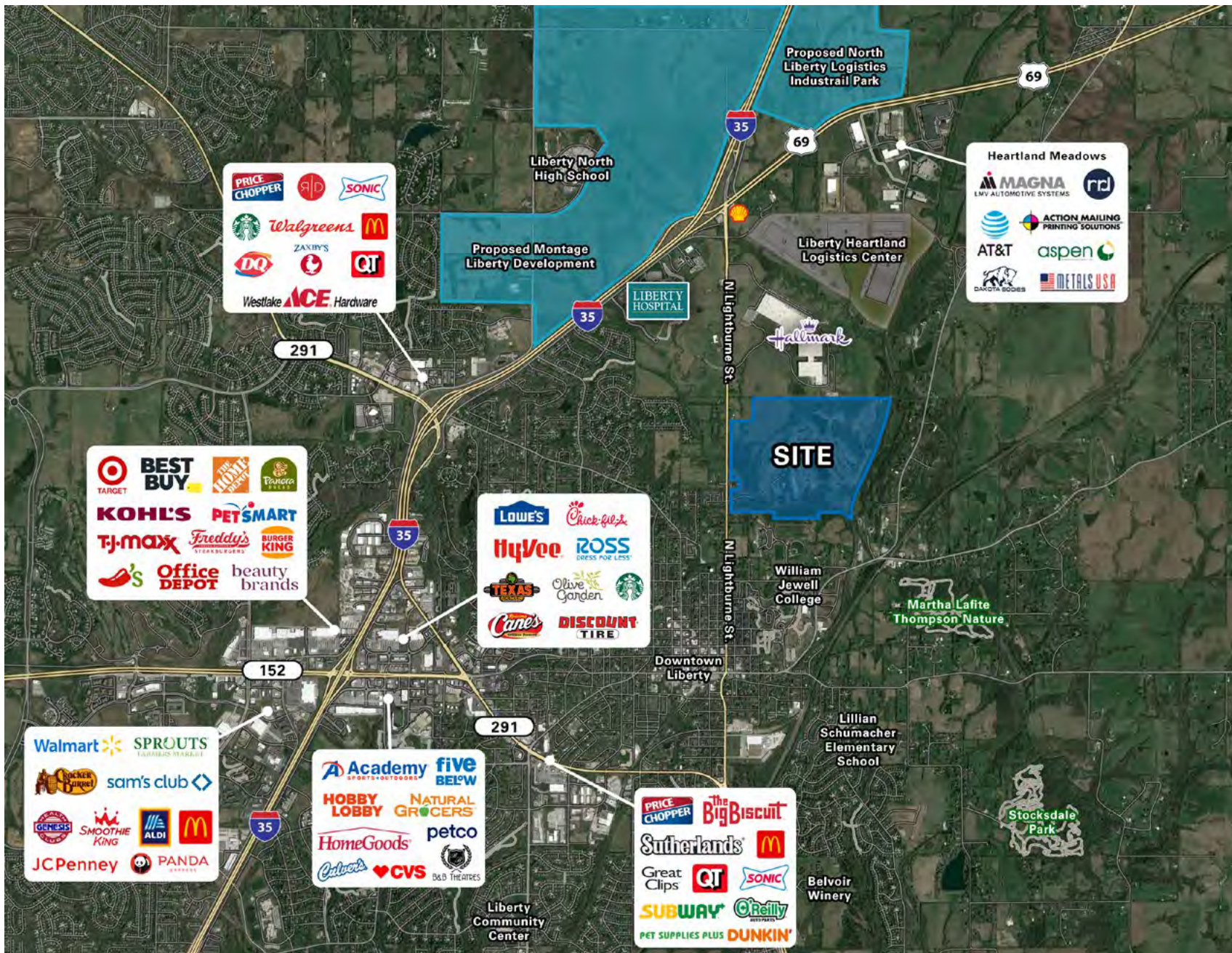


# Survey

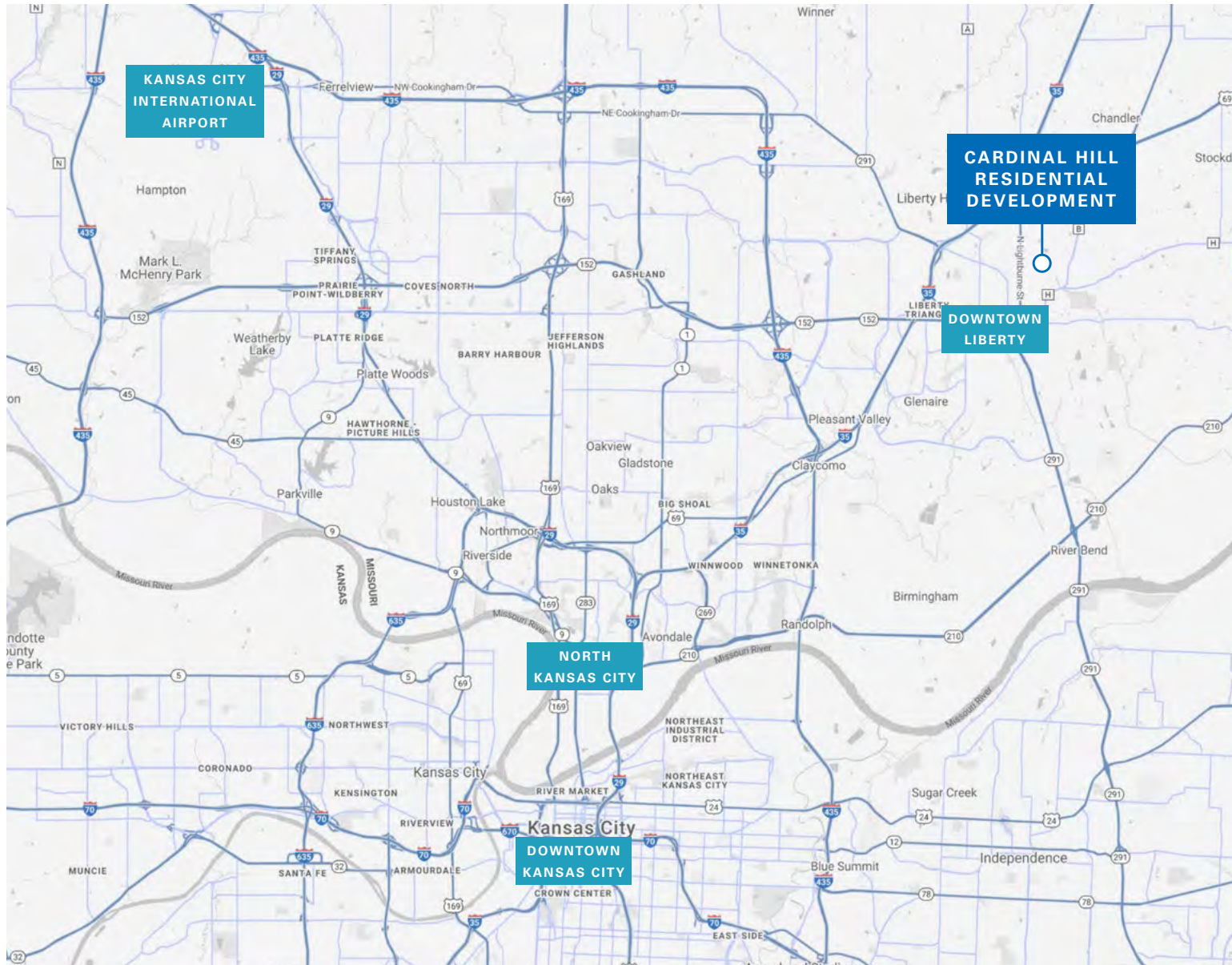


10 acres on the southeast corner are currently owned by the City of Liberty, seller has right to purchase.

## Location Overview



## Property Location



**18 MINUTE DRIVE  
TO DOWNTOWN  
KANSAS CITY**



**22 MINUTE DRIVE  
TO KANSAS CITY  
INTERNATIONAL  
AIRPORT**



**15 MINUTE DRIVE  
TO NORTH  
KANSAS CITY**



**1 MINUTE DRIVE  
TO DOWNTOWN  
LIBERTY**

## MARKET OVERVIEW

# Kansas City

Located in the heart of United States, Kansas City, Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.7 million according to KCADC. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

## Entertainment & Tourism

Among a healthy business environment Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting, KC Current, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City was ranked the #1 Favorite City for BBQ by Travel & Leisure. In 2015 the Kansas City Royals won the World Series, and the Kansas City Chiefs won Super Bowl LIV, Super Bowl LVII, and Super Bowl LVIII. Kansas City Current women's soccer team opened the first professional women's soccer stadium in the world.

## Economy

Kansas City has a 3.9% Unemployment Rate, over a percent lower than the national average of 4.3%. The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Cerner, Garmin, Hallmark, AMC, American Century, and H&R Block.

## Recent KC Wins

**Panasonic**

**PANASONIC \$4 BILLION  
CAPITAL INVESTMENT,  
4,000 JOBS**



**\$1.5B NEW KCI AIRPORT  
TERMINAL**



**META CAMPUS - \$800M  
HYPERSCALE DATA  
CENTER**



**\$1.9B NEW PLANNED  
KANSAS CITY ROYALS  
DOWNTOWN STADIUM**



**2026 WORLD CUP  
HOST CITY**



**\$3B NEW PLANNED  
KANSAS CITY CHIEFS  
STADIUM**



**\$350M KC STREETCAR  
EXPANSION**

MARKET OVERVIEW

# Liberty, MO

Liberty is one of the Kansas City metro’s most desirable and fastest-growing suburban communities, located approximately 15 miles northeast of Downtown Kansas City with a population of over 30,000 residents. The city offers strong demographics supported by an average household income of approximately \$89,000, median home values exceeding \$283,000, and a highly educated population with nearly 40% of residents holding a bachelor’s degree or higher. Liberty’s strategic location along Interstate 35 and Highway 152 provides convenient regional connectivity and continued residential and commercial growth opportunities throughout the Northland.

Known for its historic downtown charm, highly rated schools, and strong community atmosphere, Liberty continues to attract families, professionals, and businesses seeking a high quality of life within the Kansas City MSA. The city benefits from a diverse employment base anchored by major employers including Liberty Hospital, Hallmark Distribution, Amazon, and the Liberty School District, while offering residents access to extensive parks, recreation amenities, retail corridors, and ongoing economic development activity.

## Market Demographics

|                      |                         |                      |
|----------------------|-------------------------|----------------------|
| 31k                  | \$283k                  | 39.6%                |
| Population           | Median Home Value       | Bachelor’s Degree    |
| 95.9%                | \$89k                   | 37.9                 |
| High School Educated | Median Household Income | Median Age (US 39.2) |

## William Jewell College

William Jewell is a private college in Liberty, MO, with a long history of cultivating thought leaders and innovators who have pursued meaningful lives throughout the world. Founded in 1849 as a Baptist college, today the college is an independent, four-year college. The college offers nearly 40 academic majors and 10 pre-professional programs. Jewell has been called “the campus of achievement” in recognition of students’ prestigious scholarships and fellowships, placement in the country’s finest graduate schools and contributions to their professions and communities beyond The Hill.



## Major Employers

|                |                             |
|----------------|-----------------------------|
| Hallmark Cards | Liberty Hospital            |
| Amazon         | Berlin Packaging            |
| Magna          | Animal Health International |

# Demographics

|            |                                    | 5 MINUTE DRIVE TIME | 10 MINUTE DRIVE TIME | 15 MINUTE DRIVE TIME |
|------------|------------------------------------|---------------------|----------------------|----------------------|
| POPULATION | 2025 Population                    | 2,590               | 27,891               | 82,870               |
|            | 2030 Population                    | 2,624               | 28,308               | 85,422               |
|            | 2025 Median Age                    | 31.10               | 38.10                | 38.00                |
|            | 2030 Median Age                    | 32.10               | 38.60                | 38.60                |
| HOUSEHOLDS | 2025 Households                    | 766                 | 10,488               | 30,719               |
|            | 2030 Households                    | 799                 | 10,780               | 31,986               |
|            | 2025 Average Household Size        | 2.44                | 2.55                 | 2.65                 |
|            | 2030 Average Household Size        | 2.42                | 2.52                 | 2.63                 |
| INCOME     | 2025 Median Household Income       | \$61,895            | \$100,190            | \$110,839            |
|            | 2030 Median Household Income       | \$68,600            | \$109,772            | \$125,961            |
|            | 2025 Average Household Income      | \$90,434            | \$117,733            | \$136,858            |
|            | 2030 Average Household Income      | \$103,064           | \$130,751            | \$152,330            |
| HOUSEHOLDS | 2025 Owner Occupied Housing Units  | 435                 | 7,749                | 23,819               |
|            | 2025 Renter Occupied Housing Units | 341                 | 2,739                | 6,900                |
|            | 2030 Owner Occupied Housing Units  | 452                 | 8,089                | 25,131               |
|            | 2030 Renter Occupied Housing Units | 347                 | 2,691                | 6,855                |

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