



Bank Owned - FOR SALE

138 divisible acres

Mixed Use, Retail/MF/Single-Fam



NWC M-45 Hwy & I-435, Parkville, MO

- Visibility on high-bluff for commercial use from I-435 and M-45
- On west side of ridge line, quiet rolling hills for multi-family buffering single-family from commercial
- Just 15 miles from KCMO Central Business District; equidistant from CBD and 135th & Metcalf in JoCo, KS
- M-45 being improved from Parkville CBD to west
- Rolling hills beautiful setting for desired housing environment
- Located just 12 miles from KCMO airport
- Within Parkville, MO city limits

***Have Land? We'll Sell It!
Need Land? We'll Find It!***

Kevin Tubbesing
Frank C. 'Pat' Daniels, Jr.

100 W. 9th Street
Kansas City, MO 64105
913.562.5622

TheLandSource.co



NWC M-45 Hwy & I-435

Parkville, MO

138 divisible acres

Mixed Use, Retail/MF/Single-Fam

Description:

Planned as a mixed-use development, this 138+ acres is ripe with possibilities. Highway exposure to I-435 provides opportunity for a strong retail-restaurant presence high up on the bluff overlooking both M-45 Highway and I-435. West of the ridgeline multifamily following by a strong single-family development are foreseen.

Sewers have already been extended on the west side of I-435 just east of the property with extensions of this main currently being installed.

M-45 brings traffic flow to/from Leavenworth and Weston and I-435 is a major lane for airport traffic.

Zoning: County R-7, RMD, RE, CH,

Anticipated Zoning:

RMD
County R-7 (Single Family High Density), County RMD (Residential Multiple Dwelling District), County RE (Rural Estates District), County CH (Highway Commercial District), County RMD (Residential Multiple Dwelling District)

Traffic & Access:

Access from M-45. I-435 less than 300 yards from site.

Utilities:

Sanitary Sewer: Platte County Regional Sewer District: 816.858.2052

Water: Water District 1: 816.891.3457

Gas: There are no gas lines. Missouri Gas Energy: 816.472.3446

Electricity: KCPL: 816.471.5275

Storm Water: City of Parkville

Communications: ATT Fiber 175 yards west

Location & Use Information

Address (if assigned)	Nearest Cross Streets M-45 Highway & I-435
Location Description NWC M-45 Hwy & I-435	Parkville, MO
Longitude -94.7659166666667	Planned Use
Latitude 39.2256166666667	

Price	Schools	Taxes	Specials	Parcel
Price Listing \$3,575,000		Parcel Number 20-4.0-18-000-000-010-000, 20-4.0-18-000-000-010-001, 20-4.0		
SqFt 6,037,416, \$0.59 per SF		School District Park Hill		
Acres 138.600, \$25,794 per acre				
Specials		Taxes 2010: \$197.13		

Contact your Broker/Agent at The Land Source for more information

Kevin Tubbesing Kevin@TheLandSource.co
Frank C. 'Pat' Daniels, Jr. PDaniels@TheLandSource.co

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



The Land Source
100 W. 9th Street
Kansas City, MO 64105

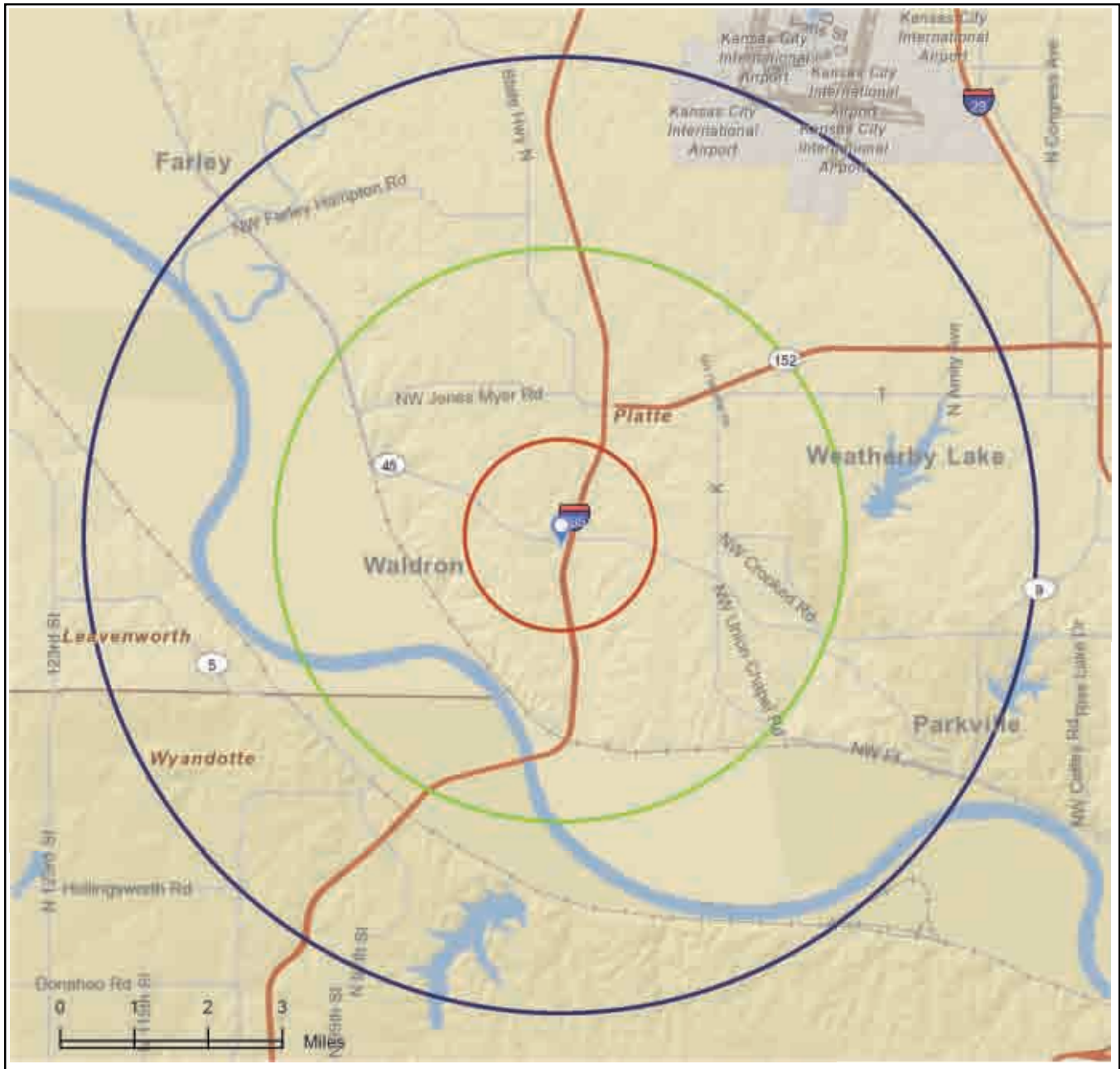
913.562.5622
f: 816.527.0890
TheLandSource.co

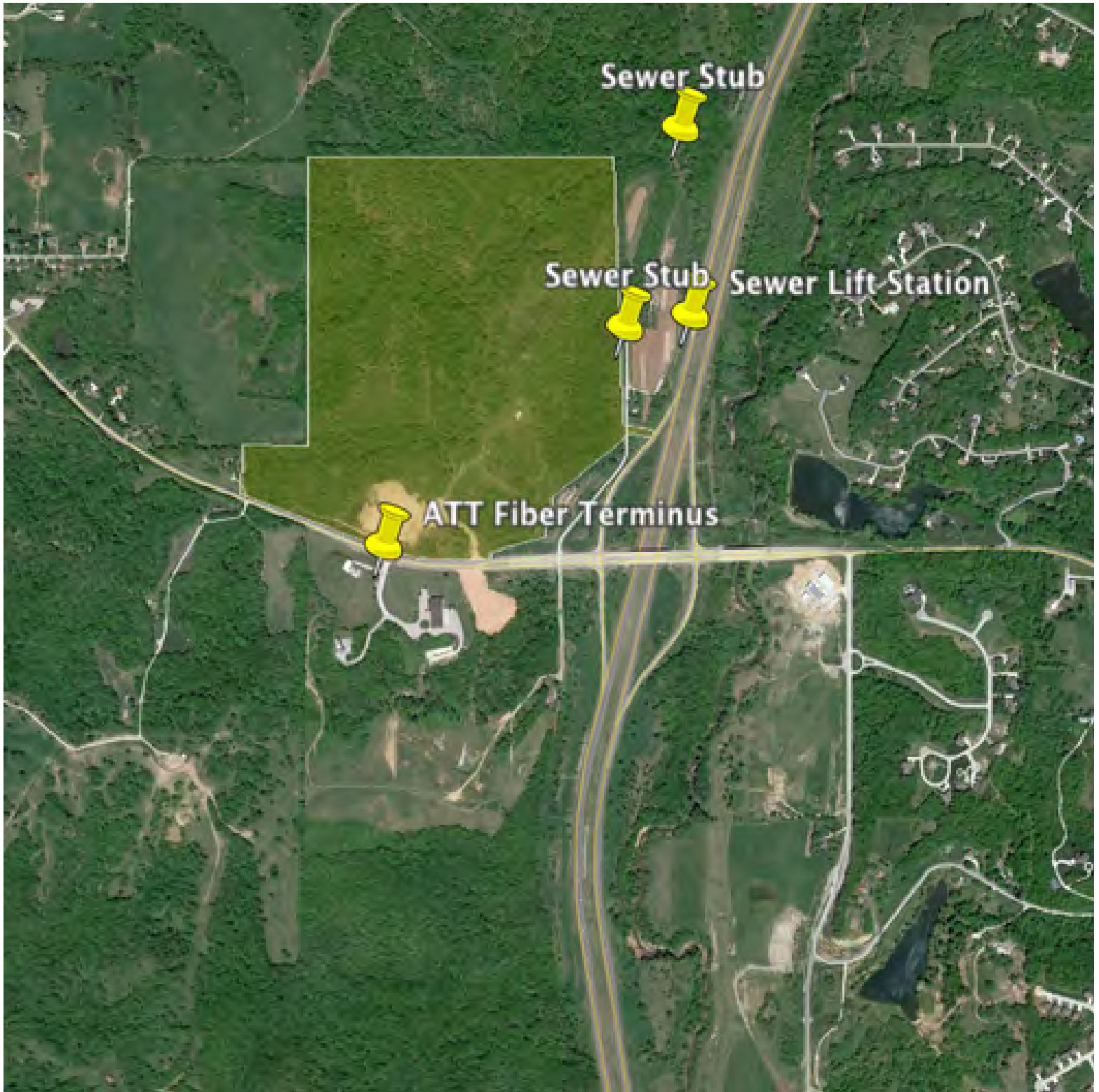
NWC M45 and 435

Latitude: 39.2257

Longitude: -94.763984

Ring: 1, 3, 5 Miles





Sewer Stub

Sewer Stub

Sewer Lift Station

ATT Fiber Terminus



Demographic and Income Profile

NWC M45 and 435
Ring: 1 mile radius

Prepared by Kevin Tubbesing

Latitude: 39.2257

Longitude: -94.763984

Summary	2000		2010		2015	
Population	481		505		584	
Households	155		170		197	
Families	134		143		165	
Average Household Size	3.10		2.96		2.96	
Owner Occupied Housing Units	147		160		185	
Renter Occupied Housing Units	8		10		12	
Median Age	34.5		35.4		34.7	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	2.95%		0.58%		0.76%	
Households	2.99%		0.63%		0.78%	
Families	2.90%		0.36%		0.64%	
Owner HHs	2.95%		0.66%		0.82%	
Median Household Income	3.67%		2.47%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4	2.6%	2	1.2%	1	0.5%
\$15,000 - \$24,999	6	3.9%	5	2.9%	4	2.0%
\$25,000 - \$34,999	13	8.4%	6	3.5%	3	1.5%
\$35,000 - \$49,999	12	7.7%	14	8.2%	10	5.1%
\$50,000 - \$74,999	41	26.5%	32	18.7%	34	17.3%
\$75,000 - \$99,999	29	18.7%	30	17.5%	21	10.7%
\$100,000 - \$149,999	31	20.0%	47	27.5%	80	40.8%
\$150,000 - \$199,999	9	5.8%	19	11.1%	24	12.2%
\$200,000+	10	6.5%	16	9.4%	19	9.7%
Median Household Income	\$75,910		\$96,217		\$115,222	
Average Household Income	\$95,297		\$121,099		\$132,492	
Per Capita Income	\$32,237		\$40,286		\$43,707	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	41	8.5%	43	8.5%	48	8.2%
5 - 9	44	9.1%	43	8.5%	50	8.5%
10 - 14	49	10.2%	45	8.9%	49	8.3%
15 - 19	33	6.8%	36	7.2%	40	6.9%
20 - 24	15	3.1%	23	4.6%	23	4.0%
25 - 34	63	13.1%	59	11.7%	86	14.8%
35 - 44	102	21.2%	80	15.9%	82	14.1%
45 - 54	77	16.0%	88	17.5%	94	16.2%
55 - 64	35	7.3%	55	10.9%	65	11.2%
65 - 74	15	3.1%	22	4.4%	35	6.0%
75 - 84	6	1.2%	7	1.4%	10	1.7%
85+	2	0.4%	2	0.4%	2	0.3%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	463	96.3%	479	94.9%	550	94.0%
Black Alone	4	0.8%	7	1.4%	9	1.5%
American Indian Alone	2	0.4%	2	0.4%	3	0.5%
Asian Alone	5	1.0%	7	1.4%	9	1.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	1	0.2%	2	0.4%	3	0.5%
Two or More Races	6	1.2%	8	1.6%	11	1.9%
Hispanic Origin (Any Race)	8	1.7%	14	2.8%	20	3.4%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

June 28, 2011

Demographic and Income Profile

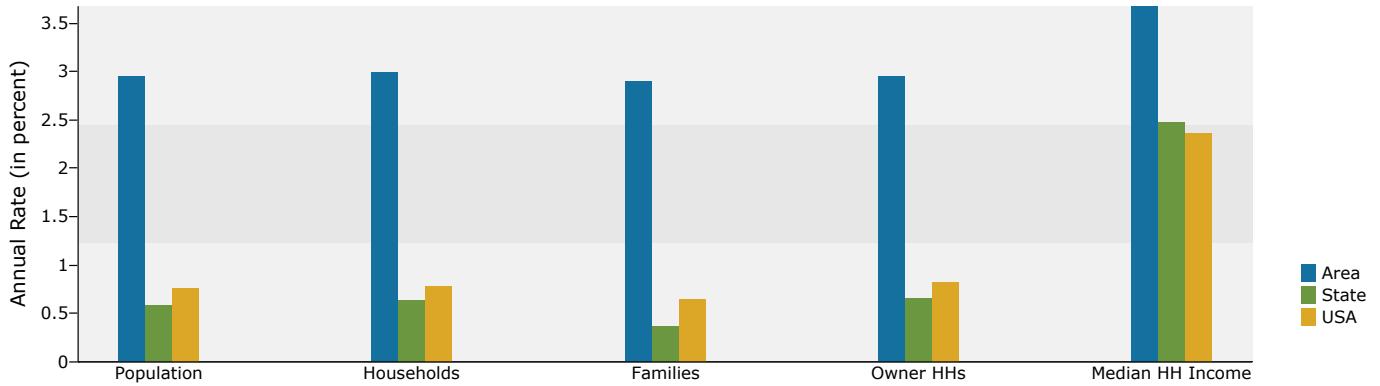
NWC M45 and 435
Ring: 1 mile radius

Prepared by Kevin Tubbesing

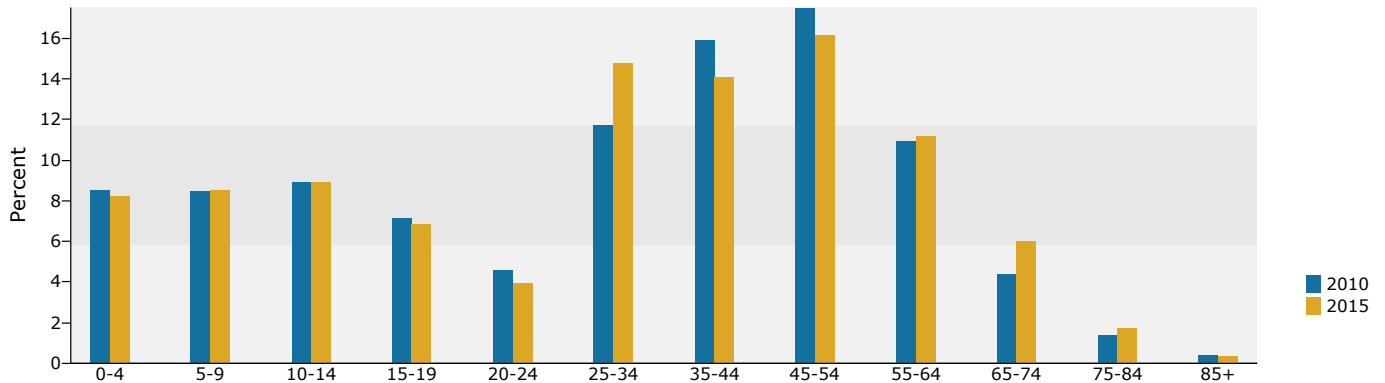
Latitude: 39.2257

Longitude: -94.763984

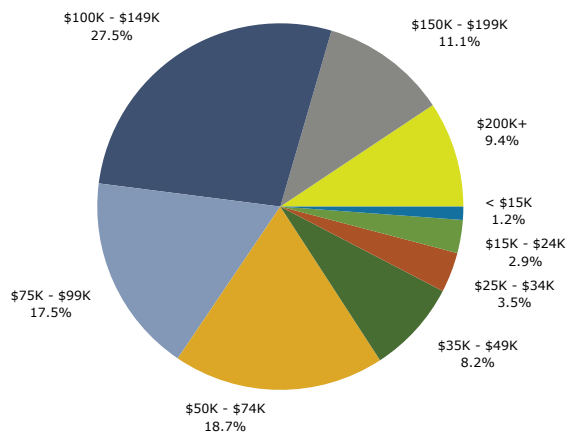
Trends 2010-2015



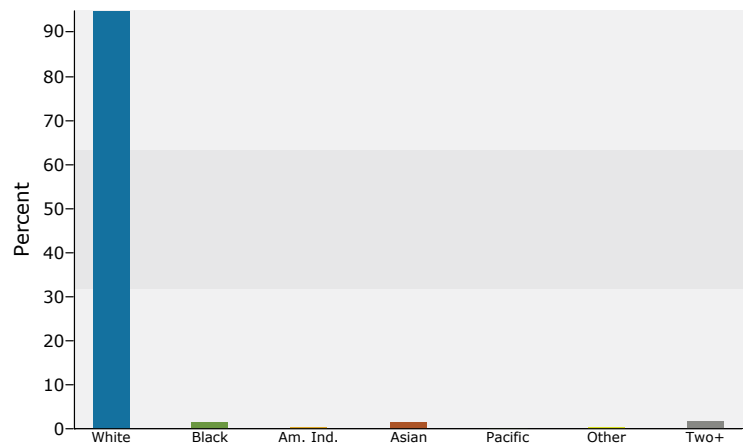
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 2.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Profile

NWC M45 and 435
Ring: 3 miles radius

Prepared by Kevin Tubbesing
Latitude: 39.2257
Longitude: -94.763984

Summary	2000		2010		2015	
Population	3,768		5,136		5,853	
Households	1,275		1,741		1,985	
Families	1,081		1,455		1,648	
Average Household Size	2.95		2.95		2.95	
Owner Occupied Housing Units	1,180		1,613		1,840	
Renter Occupied Housing Units	95		128		145	
Median Age	35.3		36.4		35.8	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	2.65%		0.58%		0.76%	
Households	2.66%		0.63%		0.78%	
Families	2.52%		0.36%		0.64%	
Owner HHs	2.67%		0.66%		0.82%	
Median Household Income	3.07%		2.47%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	28	2.2%	12	0.7%	9	0.5%
\$15,000 - \$24,999	63	5.0%	60	3.4%	47	2.4%
\$25,000 - \$34,999	94	7.5%	49	2.8%	34	1.7%
\$35,000 - \$49,999	104	8.3%	143	8.2%	107	5.4%
\$50,000 - \$74,999	341	27.2%	308	17.7%	318	16.0%
\$75,000 - \$99,999	250	20.0%	330	19.0%	227	11.4%
\$100,000 - \$149,999	237	18.9%	505	29.0%	843	42.4%
\$150,000 - \$199,999	71	5.7%	182	10.5%	224	11.3%
\$200,000+	64	5.1%	151	8.7%	177	8.9%
Median Household Income	\$74,655		\$96,805		\$112,627	
Average Household Income	\$90,844		\$118,166		\$128,644	
Per Capita Income	\$30,743		\$39,728		\$43,333	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	285	7.6%	397	7.7%	455	7.8%
5 - 9	316	8.4%	405	7.9%	467	8.0%
10 - 14	366	9.7%	424	8.3%	460	7.9%
15 - 19	288	7.6%	355	6.9%	387	6.6%
20 - 24	142	3.8%	230	4.5%	232	4.0%
25 - 34	467	12.4%	654	12.7%	854	14.6%
35 - 44	751	19.9%	815	15.9%	876	15.0%
45 - 54	629	16.7%	874	17.0%	904	15.4%
55 - 64	316	8.4%	605	11.8%	671	11.5%
65 - 74	135	3.6%	264	5.1%	400	6.8%
75 - 84	58	1.5%	88	1.7%	119	2.0%
85+	14	0.4%	24	0.5%	28	0.5%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,612	95.8%	4,842	94.3%	5,482	93.7%
Black Alone	33	0.9%	64	1.2%	83	1.4%
American Indian Alone	15	0.4%	23	0.4%	27	0.5%
Asian Alone	42	1.1%	76	1.5%	98	1.7%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	20	0.5%	40	0.8%	49	0.8%
Two or More Races	47	1.2%	90	1.8%	114	1.9%
Hispanic Origin (Any Race)	78	2.1%	183	3.6%	250	4.3%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

June 28, 2011

Demographic and Income Profile

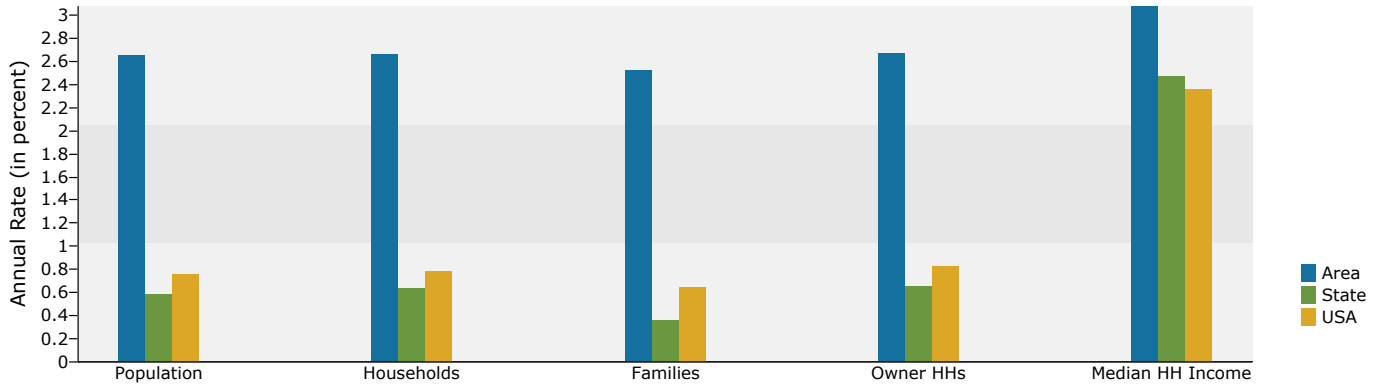
NWC M45 and 435
Ring: 3 miles radius

Prepared by Kevin Tubbesing

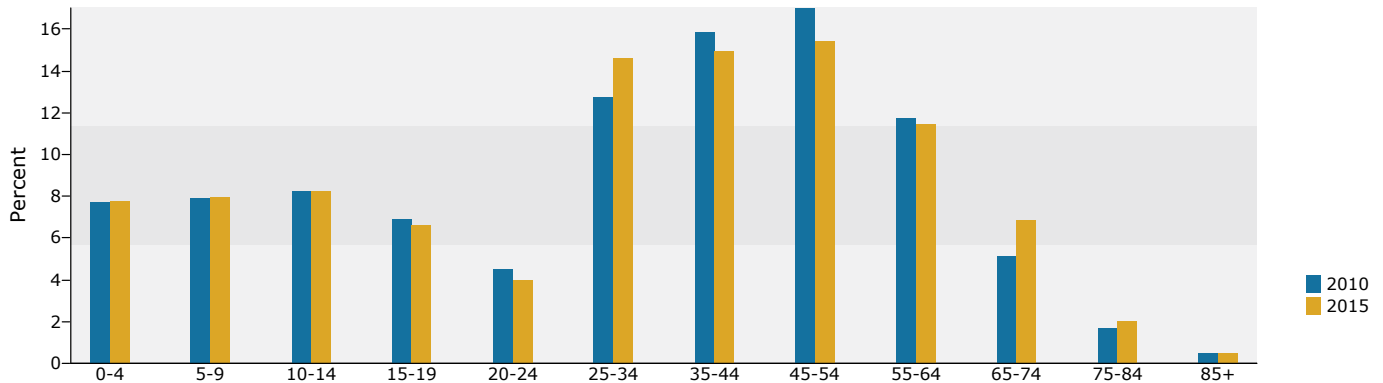
Latitude: 39.2257

Longitude: -94.763984

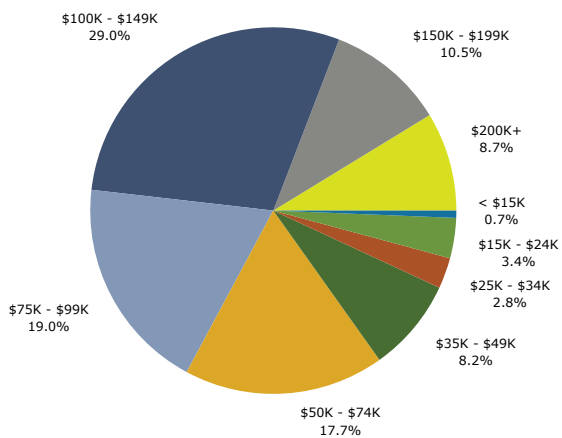
Trends 2010-2015



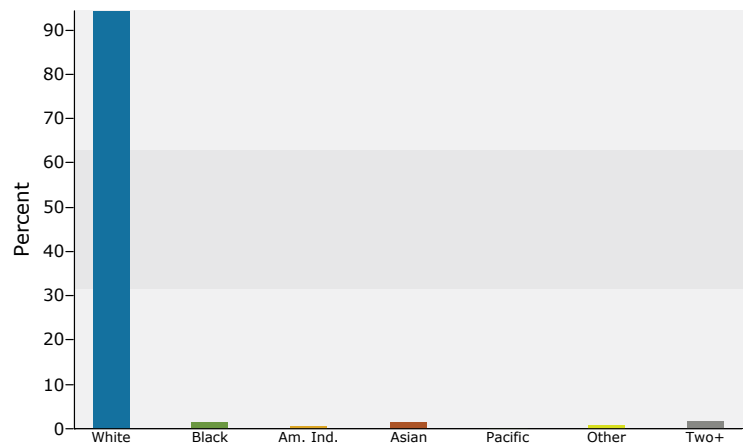
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 3.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Profile

NWC M45 and 435
Ring: 5 miles radius

Prepared by Kevin Tubbesing
Latitude: 39.2257
Longitude: -94.763984

Summary	2000		2010		2015	
Population	19,410		22,725		24,859	
Households	7,116		8,327		9,103	
Families	5,427		6,233		6,753	
Average Household Size	2.71		2.71		2.72	
Owner Occupied Housing Units	5,557		6,551		7,187	
Renter Occupied Housing Units	1,559		1,776		1,916	
Median Age	35.4		37.1		36.7	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	1.81%		0.58%		0.76%	
Households	1.80%		0.63%		0.78%	
Families	1.62%		0.36%		0.64%	
Owner HHs	1.87%		0.66%		0.82%	
Median Household Income	3.35%		2.47%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	395	5.5%	256	3.1%	209	2.3%
\$15,000 - \$24,999	463	6.5%	364	4.4%	299	3.3%
\$25,000 - \$34,999	591	8.3%	333	4.0%	258	2.8%
\$35,000 - \$49,999	1,053	14.8%	1,059	12.7%	865	9.5%
\$50,000 - \$74,999	1,959	27.5%	1,653	19.8%	1,838	20.2%
\$75,000 - \$99,999	1,202	16.8%	1,782	21.4%	1,309	14.4%
\$100,000 - \$149,999	950	13.3%	1,925	23.1%	3,154	34.6%
\$150,000 - \$199,999	292	4.1%	492	5.9%	616	6.8%
\$200,000+	230	3.2%	464	5.6%	555	6.1%
Median Household Income	\$63,006		\$80,247		\$94,598	
Average Household Income	\$74,629		\$94,832		\$104,441	
Per Capita Income	\$27,770		\$34,955		\$38,480	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,383	7.1%	1,573	6.9%	1,711	6.9%
5 - 9	1,535	7.9%	1,577	6.9%	1,712	6.9%
10 - 14	1,564	8.1%	1,628	7.2%	1,766	7.1%
15 - 19	1,411	7.3%	1,578	6.9%	1,589	6.4%
20 - 24	1,037	5.3%	1,345	5.9%	1,409	5.7%
25 - 34	2,627	13.5%	3,021	13.3%	3,650	14.7%
35 - 44	3,680	19.0%	3,205	14.1%	3,332	13.4%
45 - 54	3,076	15.8%	3,748	16.5%	3,599	14.5%
55 - 64	1,821	9.4%	2,822	12.4%	3,157	12.7%
65 - 74	808	4.2%	1,507	6.6%	2,007	8.1%
75 - 84	374	1.9%	557	2.5%	744	3.0%
85+	94	0.5%	165	0.7%	185	0.7%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,831	91.9%	20,331	89.5%	22,001	88.5%
Black Alone	656	3.4%	957	4.2%	1,131	4.6%
American Indian Alone	91	0.5%	120	0.5%	135	0.5%
Asian Alone	249	1.3%	385	1.7%	475	1.9%
Pacific Islander Alone	81	0.4%	93	0.4%	99	0.4%
Some Other Race Alone	186	1.0%	356	1.6%	434	1.7%
Two or More Races	315	1.6%	483	2.1%	584	2.3%
Hispanic Origin (Any Race)	560	2.9%	1,128	5.0%	1,472	5.9%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

June 28, 2011

Demographic and Income Profile

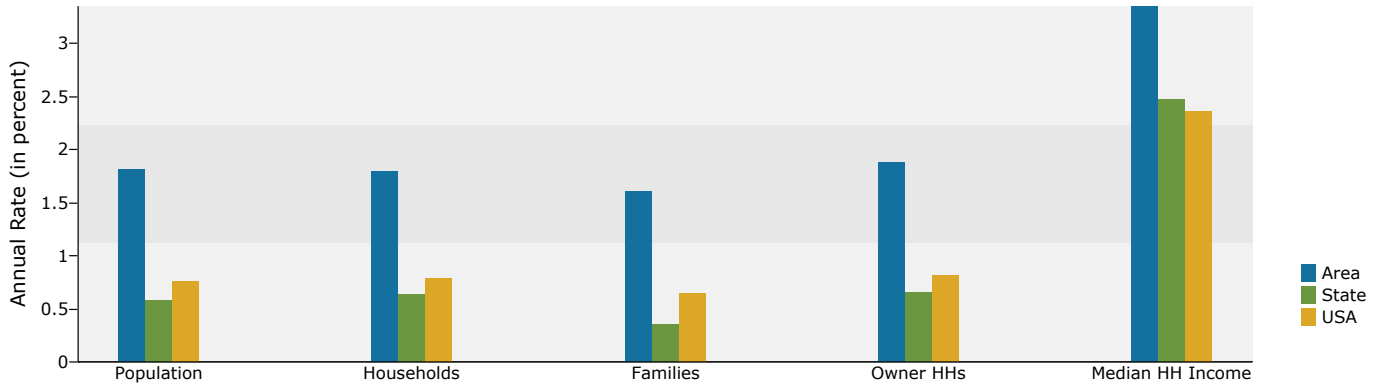
NWC M45 and 435
Ring: 5 miles radius

Prepared by Kevin Tubbesing

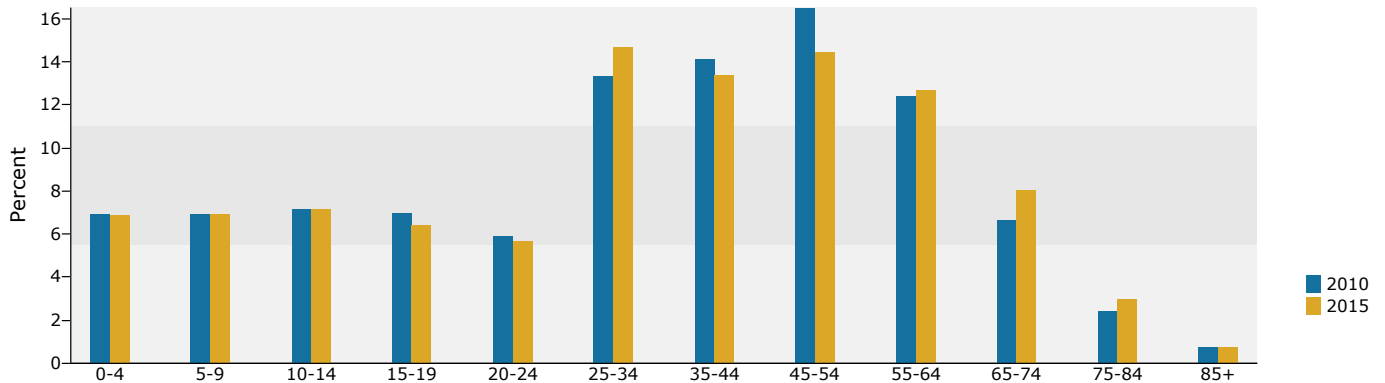
Latitude: 39.2257

Longitude: -94.763984

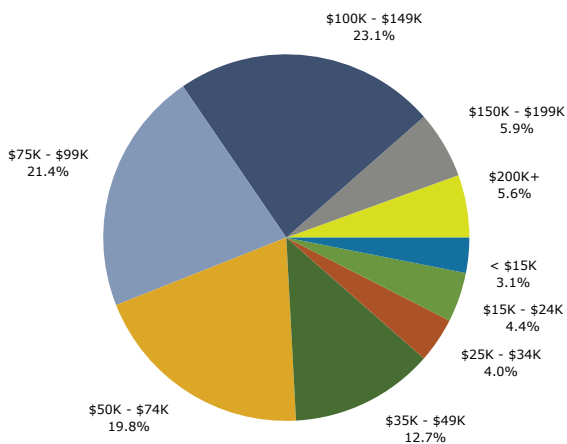
Trends 2010-2015



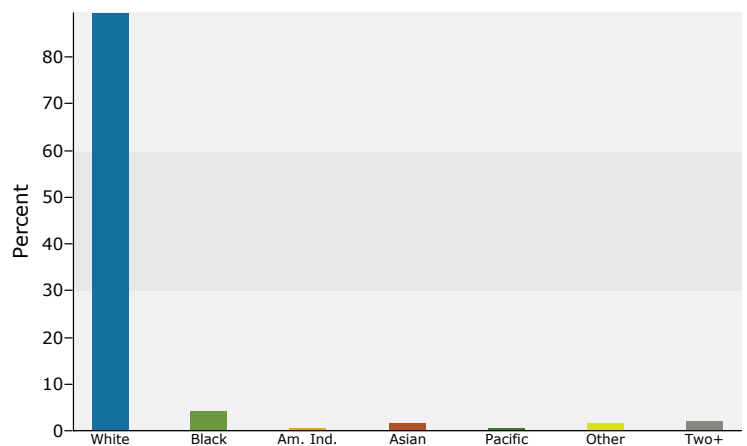
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 5.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.