



FOR SALE

Industrial Park

I-435 Visibility



SWC I-435 on M-45 Highway, Parkville, MO

- 54.32 +/- Acres
- First building in park already developed
- Just 10 minutes from Kansas City International
- 5 minutes from Kansas Speedway
- Lots available on M-45
- Bank owned

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

Kevin Tubbesing
Pat Murfey
Frank C. 'Pat' Daniels, Jr.
100 W. 9th Street
Kansas City, MO 64105
816.527.0870 - 913.562.5622

TheLandSource.net



Description:

3 land parcels located at the the SWC of Missouri 45 / I-435 totaling 54.32 Acres or 2,573,524 SF excepting all improved structures and the land thereon:

Lot 1: 1.80 +/- Acres, \$230,000

Lot 3: 3.49 +/- Acres, \$450,000

Lot 5: 1.73 +/- Acres; Tract A: 6.87 +/- Acres & 40.43 +/- Un-plated Acres, \$700,000.

Zoning: BP & Ag

Anticipated Zoning:

Zoned Planned Business Park and Agriculture

Traffic & Access:

Utilities:

Sanitary Sewer: Sewer nearby.

Water:

Gas:

Electricity: KCPL: 816.471.5275

Storm Water:

Communications:

Location & Use Information

Address (if assigned)

Nearest Cross Streets

I-435 &
M-45 Highway

Location Description SWC I-435 on M-45 Highway, Parkville, MO

Longitude -94.767322

Planned Use

Latitude 39.222652

Price Schools Taxes Specials Parcel

Price Listing \$1,380,000

Parcel Number

SqFt 2,366,179, \$0.58 per SF

School District

Acres 54.320, \$25,405 per acre

Specials

Taxes

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

Kevin Tubbesing Kevin@TheLandSource.net

Pat Murfey Pat@TheLandSource.net

Frank C. 'Pat' Daniels, Jr. PDaniels@TheLandSource.net

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.



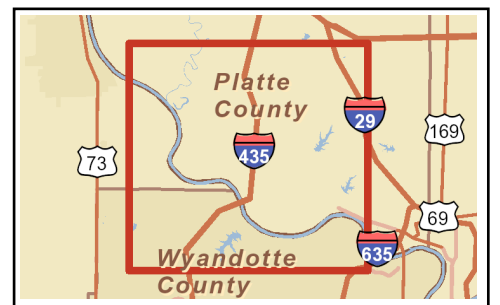
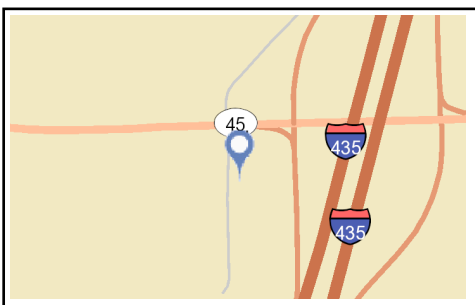
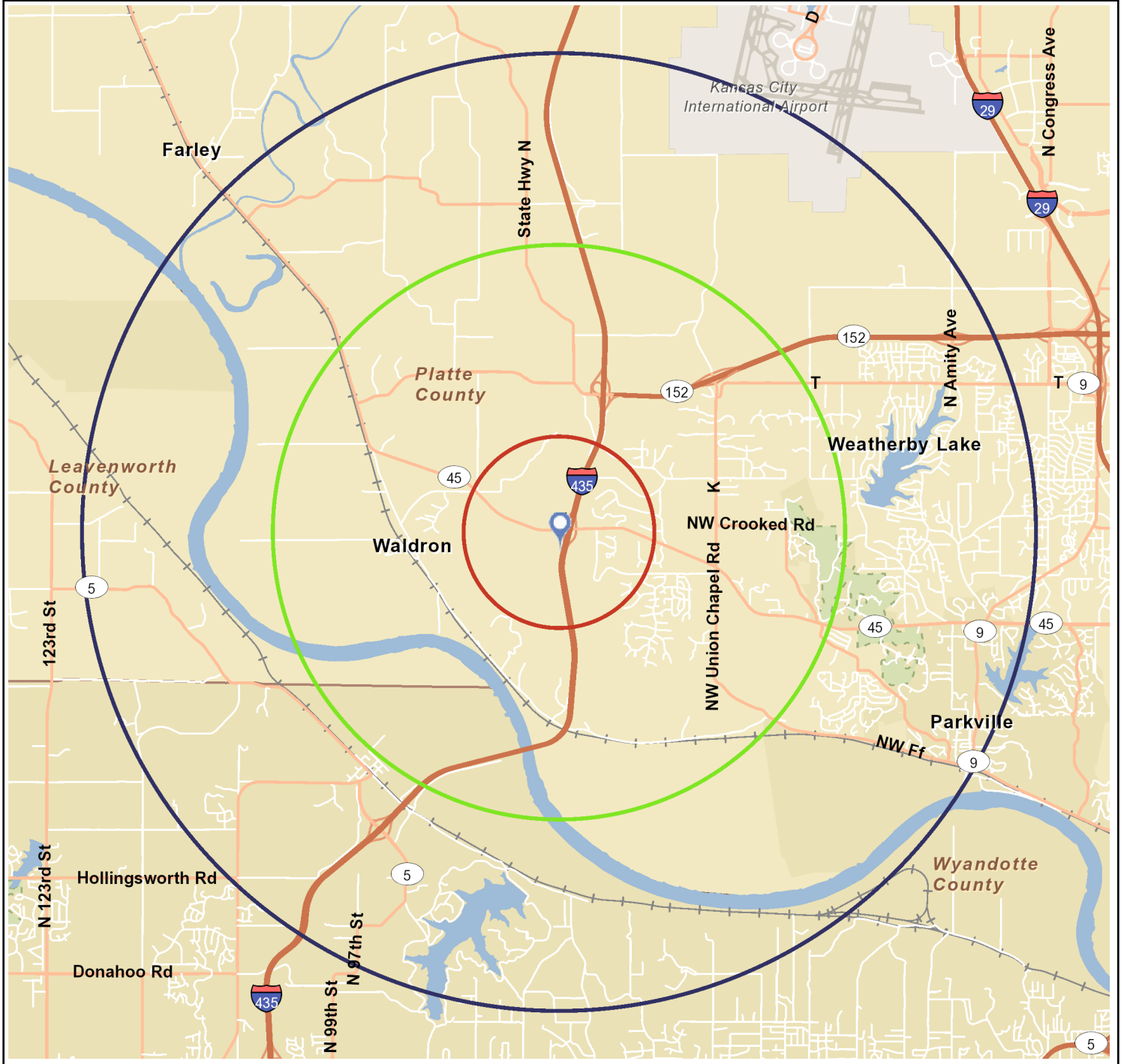
The Land Source
110 W. 9th Ste
Kansas City, MO 64105

913.562.5622
f: 816.527.0890
TheLandSource.net

45 Hwy Parkville MO 9093

Latitude: 39.224527
Longitude: -94.763952

Ring: 1, 3, 5 Miles



Demographic and Income Profile

45 Hwy Parkville MO 9093
 Ring: 1 mile radius

Prepared by Kevin Tubbesing
 Latitude: 39.224527
 Longitude: -94.763952

| Summary | 2000 | 2010 | 2015 |
|-------------------------------|------|------|------|
| Population | 396 | 423 | 487 |
| Households | 134 | 149 | 172 |
| Families | 115 | 125 | 143 |
| Average Household Size | 2.95 | 2.83 | 2.83 |
| Owner Occupied Housing Units | 127 | 140 | 161 |
| Renter Occupied Housing Units | 7 | 10 | 11 |
| Median Age | 34.7 | 35.6 | 34.7 |

| Trends: 2010 - 2015 Annual Rate | Area | State | National |
|---------------------------------|-------|-------|----------|
| Population | 2.86% | 0.58% | 0.76% |
| Households | 2.91% | 0.63% | 0.78% |
| Families | 2.73% | 0.36% | 0.64% |
| Owner HHs | 2.83% | 0.66% | 0.82% |
| Median Household Income | 3.62% | 2.47% | 2.36% |

| Households by Income | 2000 | | 2010 | | 2015 | |
|-----------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 4 | 3.0% | 2 | 1.3% | 1 | 0.6% |
| \$15,000 - \$24,999 | 5 | 3.8% | 5 | 3.3% | 3 | 1.8% |
| \$25,000 - \$34,999 | 11 | 8.3% | 5 | 3.3% | 3 | 1.8% |
| \$35,000 - \$49,999 | 11 | 8.3% | 12 | 8.0% | 9 | 5.3% |
| \$50,000 - \$74,999 | 35 | 26.5% | 29 | 19.3% | 31 | 18.1% |
| \$75,000 - \$99,999 | 25 | 18.9% | 27 | 18.0% | 19 | 11.1% |
| \$100,000 - \$149,999 | 25 | 18.9% | 41 | 27.3% | 69 | 40.4% |
| \$150,000 - \$199,999 | 8 | 6.1% | 16 | 10.7% | 20 | 11.7% |
| \$200,000+ | 8 | 6.1% | 13 | 8.7% | 16 | 9.4% |

| | | | |
|--------------------------|----------|-----------|-----------|
| Median Household Income | \$75,000 | \$94,097 | \$112,430 |
| Average Household Income | \$94,333 | \$117,747 | \$129,218 |
| Per Capita Income | \$31,415 | \$39,033 | \$42,429 |

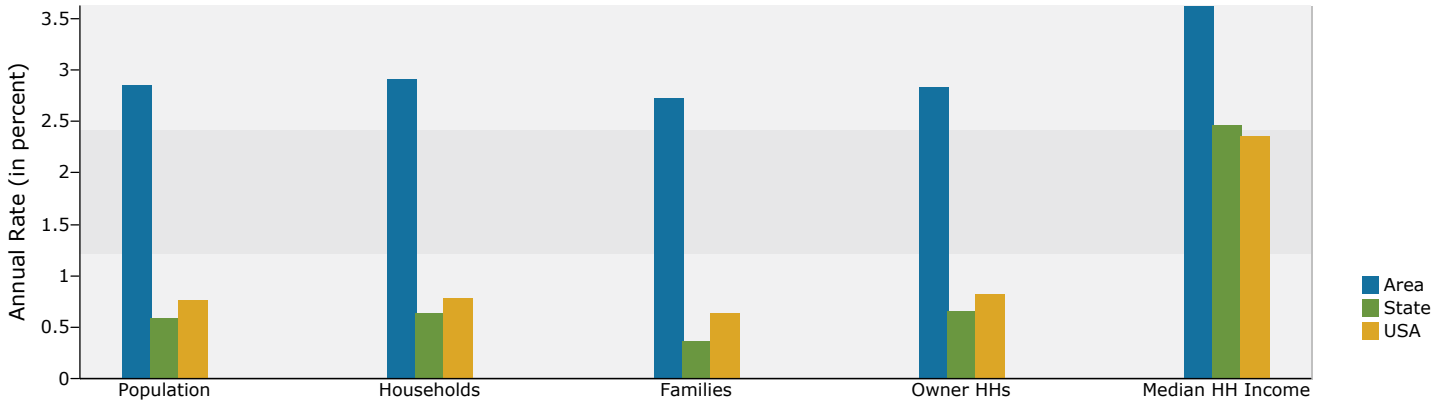
| Population by Age | 2000 | | 2010 | | 2015 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 34 | 8.6% | 36 | 8.5% | 40 | 8.2% |
| 5 - 9 | 36 | 9.0% | 36 | 8.5% | 41 | 8.5% |
| 10 - 14 | 40 | 10.2% | 38 | 8.9% | 41 | 8.4% |
| 15 - 19 | 27 | 6.8% | 30 | 7.1% | 34 | 7.0% |
| 20 - 24 | 12 | 3.0% | 19 | 4.5% | 19 | 3.9% |
| 25 - 34 | 50 | 12.6% | 50 | 11.8% | 70 | 14.4% |
| 35 - 44 | 84 | 21.2% | 67 | 15.8% | 66 | 13.6% |
| 45 - 54 | 63 | 15.9% | 74 | 17.4% | 78 | 16.0% |
| 55 - 64 | 30 | 7.6% | 47 | 11.1% | 56 | 11.5% |
| 65 - 74 | 12 | 3.0% | 19 | 4.5% | 30 | 6.2% |
| 75 - 84 | 6 | 1.5% | 7 | 1.6% | 8 | 1.6% |
| 85+ | 1 | 0.3% | 2 | 0.5% | 2 | 0.4% |

| Race and Ethnicity | 2000 | | 2010 | | 2015 | |
|----------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 382 | 96.5% | 401 | 94.8% | 460 | 94.7% |
| Black Alone | 4 | 1.0% | 6 | 1.4% | 7 | 1.4% |
| American Indian Alone | 1 | 0.3% | 2 | 0.5% | 2 | 0.4% |
| Asian Alone | 4 | 1.0% | 6 | 1.4% | 7 | 1.4% |
| Pacific Islander Alone | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Some Other Race Alone | 1 | 0.3% | 2 | 0.5% | 2 | 0.4% |
| Two or More Races | 4 | 1.0% | 6 | 1.4% | 8 | 1.6% |
| Hispanic Origin (Any Race) | 6 | 1.6% | 12 | 2.8% | 16 | 3.3% |

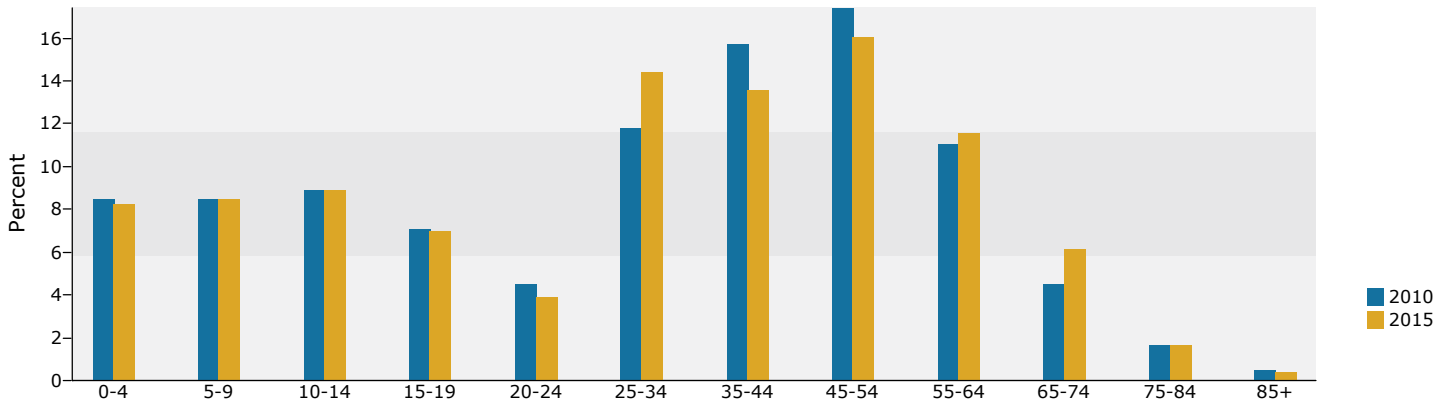
Data Note: Income is expressed in current dollars

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

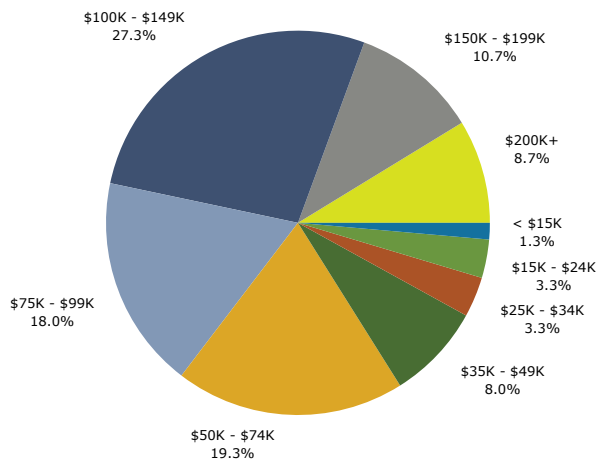
Trends 2010-2015



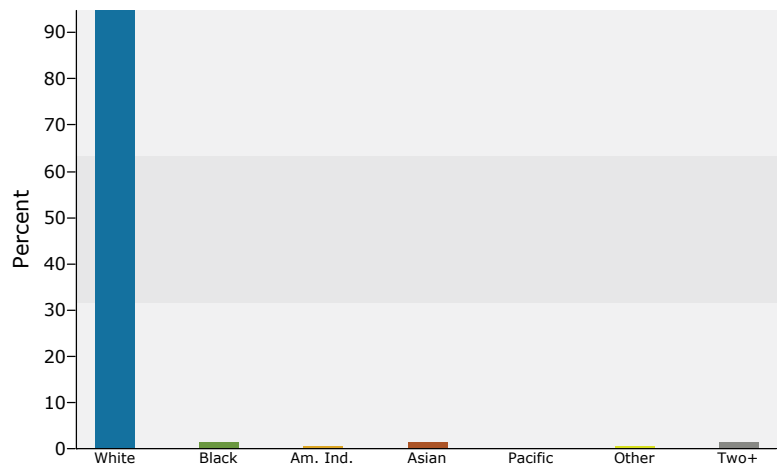
Population by Age



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

45 Hwy Parkville MO 9093
 Ring: 3 miles radius

Prepared by Kevin Tubbesing
 Latitude: 39.224527
 Longitude: -94.763952

| Summary | 2000 | 2010 | 2015 |
|---------------------------------|-------|-------|----------|
| Population | 3,839 | 5,211 | 5,932 |
| Households | 1,295 | 1,762 | 2,008 |
| Families | 1,097 | 1,471 | 1,665 |
| Average Household Size | 2.96 | 2.96 | 2.95 |
| Owner Occupied Housing Units | 1,194 | 1,627 | 1,856 |
| Renter Occupied Housing Units | 101 | 135 | 152 |
| Median Age | 35.2 | 36.3 | 35.7 |
| Trends: 2010 - 2015 Annual Rate | Area | State | National |
| Population | 2.63% | 0.58% | 0.76% |
| Households | 2.65% | 0.63% | 0.78% |
| Families | 2.51% | 0.36% | 0.64% |
| Owner HHs | 2.67% | 0.66% | 0.82% |
| Median Household Income | 3.10% | 2.47% | 2.36% |

| Households by Income | 2000 | | 2010 | | 2015 | |
|-----------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 29 | 2.3% | 13 | 0.7% | 9 | 0.4% |
| \$15,000 - \$24,999 | 63 | 5.0% | 61 | 3.5% | 47 | 2.3% |
| \$25,000 - \$34,999 | 94 | 7.4% | 49 | 2.8% | 34 | 1.7% |
| \$35,000 - \$49,999 | 106 | 8.3% | 146 | 8.3% | 110 | 5.5% |
| \$50,000 - \$74,999 | 349 | 27.5% | 312 | 17.7% | 322 | 16.0% |
| \$75,000 - \$99,999 | 255 | 20.1% | 338 | 19.2% | 233 | 11.6% |
| \$100,000 - \$149,999 | 238 | 18.7% | 510 | 28.9% | 850 | 42.4% |
| \$150,000 - \$199,999 | 71 | 5.6% | 182 | 10.3% | 223 | 11.1% |
| \$200,000+ | 65 | 5.1% | 152 | 8.6% | 179 | 8.9% |

| | | | |
|--------------------------|----------|-----------|-----------|
| Median Household Income | \$74,496 | \$96,355 | \$112,224 |
| Average Household Income | \$90,688 | \$117,835 | \$128,537 |
| Per Capita Income | \$30,643 | \$39,634 | \$43,247 |

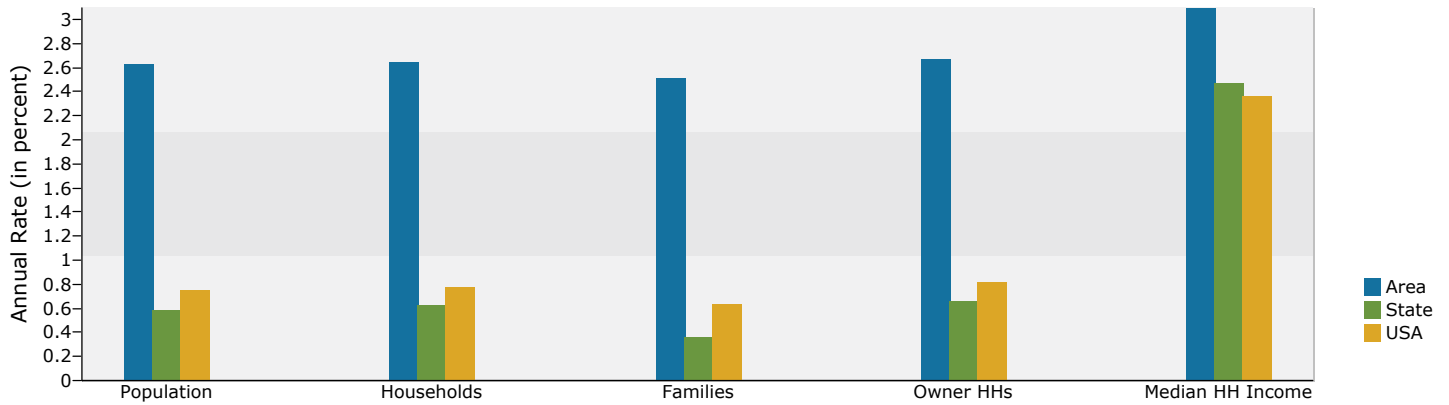
| Population by Age | 2000 | | 2010 | | 2015 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 291 | 7.6% | 403 | 7.7% | 461 | 7.8% |
| 5 - 9 | 323 | 8.4% | 411 | 7.9% | 473 | 8.0% |
| 10 - 14 | 373 | 9.7% | 429 | 8.2% | 466 | 7.9% |
| 15 - 19 | 294 | 7.7% | 361 | 6.9% | 393 | 6.6% |
| 20 - 24 | 148 | 3.9% | 234 | 4.5% | 236 | 4.0% |
| 25 - 34 | 475 | 12.4% | 668 | 12.8% | 867 | 14.6% |
| 35 - 44 | 765 | 19.9% | 825 | 15.8% | 888 | 15.0% |
| 45 - 54 | 639 | 16.6% | 884 | 17.0% | 912 | 15.4% |
| 55 - 64 | 322 | 8.4% | 613 | 11.8% | 680 | 11.5% |
| 65 - 74 | 137 | 3.6% | 268 | 5.1% | 405 | 6.8% |
| 75 - 84 | 59 | 1.5% | 91 | 1.7% | 121 | 2.0% |
| 85+ | 15 | 0.4% | 25 | 0.5% | 28 | 0.5% |

| Race and Ethnicity | 2000 | | 2010 | | 2015 | |
|----------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 3,676 | 95.8% | 4,907 | 94.2% | 5,549 | 93.5% |
| Black Alone | 36 | 0.9% | 69 | 1.3% | 88 | 1.5% |
| American Indian Alone | 15 | 0.4% | 23 | 0.4% | 28 | 0.5% |
| Asian Alone | 42 | 1.1% | 77 | 1.5% | 99 | 1.7% |
| Pacific Islander Alone | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Some Other Race Alone | 21 | 0.5% | 43 | 0.8% | 52 | 0.9% |
| Two or More Races | 48 | 1.3% | 92 | 1.8% | 116 | 2.0% |
| Hispanic Origin (Any Race) | 81 | 2.1% | 190 | 3.6% | 257 | 4.3% |

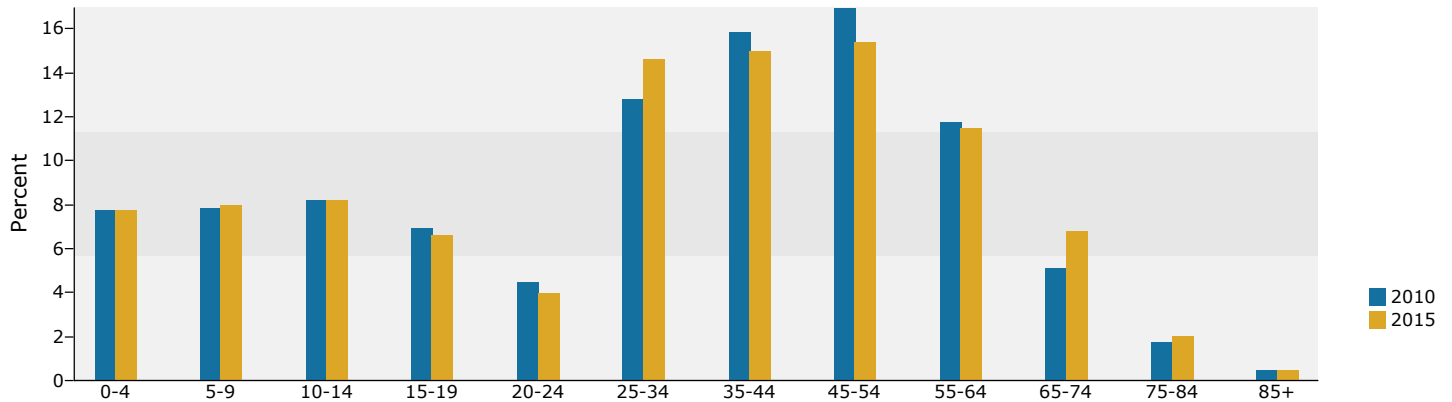
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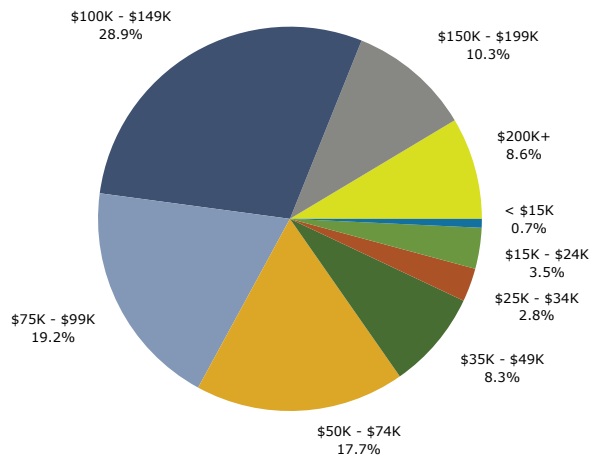
Trends 2010-2015



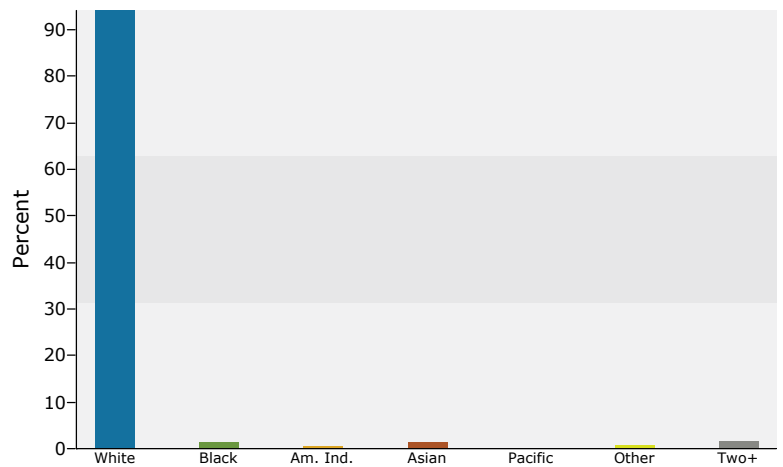
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 3.6%

Demographic and Income Profile

45 Hwy Parkville MO 9093
 Ring: 5 miles radius

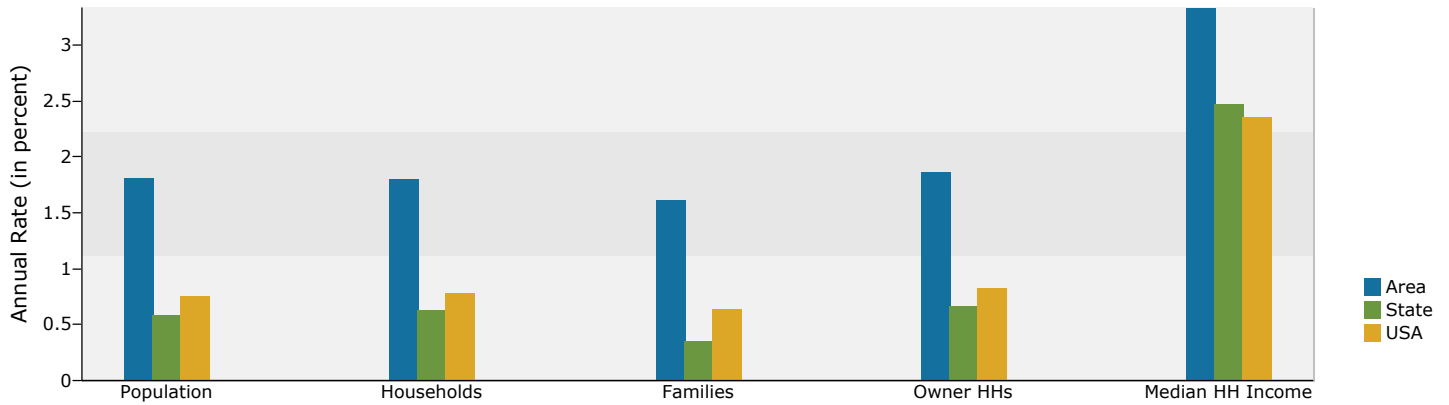
Prepared by Kevin Tubbesing
 Latitude: 39.224527
 Longitude: -94.763952

| Summary | 2000 | 2010 | 2015 | | | |
|---------------------------------|----------|---------|----------|---------|-----------|---------|
| Population | 19,513 | 22,829 | 24,967 | | | |
| Households | 7,156 | 8,368 | 9,146 | | | |
| Families | 5,460 | 6,266 | 6,787 | | | |
| Average Household Size | 2.71 | 2.71 | 2.72 | | | |
| Owner Occupied Housing Units | 5,590 | 6,585 | 7,223 | | | |
| Renter Occupied Housing Units | 1,566 | 1,784 | 1,924 | | | |
| Median Age | 35.4 | 37.1 | 36.7 | | | |
| Trends: 2010 - 2015 Annual Rate | Area | State | National | | | |
| Population | 1.81% | 0.58% | 0.76% | | | |
| Households | 1.79% | 0.63% | 0.78% | | | |
| Families | 1.61% | 0.36% | 0.64% | | | |
| Owner HHS | 1.87% | 0.66% | 0.82% | | | |
| Median Household Income | 3.33% | 2.47% | 2.36% | | | |
| Households by Income | 2000 | | 2010 | | 2015 | |
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 399 | 5.6% | 257 | 3.1% | 211 | 2.3% |
| \$15,000 - \$24,999 | 466 | 6.5% | 366 | 4.4% | 301 | 3.3% |
| \$25,000 - \$34,999 | 595 | 8.3% | 336 | 4.0% | 260 | 2.8% |
| \$35,000 - \$49,999 | 1,060 | 14.8% | 1,063 | 12.7% | 869 | 9.5% |
| \$50,000 - \$74,999 | 1,968 | 27.4% | 1,661 | 19.8% | 1,846 | 20.2% |
| \$75,000 - \$99,999 | 1,207 | 16.8% | 1,791 | 21.4% | 1,317 | 14.4% |
| \$100,000 - \$149,999 | 954 | 13.3% | 1,932 | 23.1% | 3,166 | 34.6% |
| \$150,000 - \$199,999 | 295 | 4.1% | 494 | 5.9% | 618 | 6.8% |
| \$200,000+ | 233 | 3.2% | 468 | 5.6% | 559 | 6.1% |
| Median Household Income | \$62,990 | | \$80,241 | | \$94,538 | |
| Average Household Income | \$74,642 | | \$94,860 | | \$104,466 | |
| Per Capita Income | \$27,744 | | \$34,937 | | \$38,465 | |
| Population by Age | 2000 | | 2010 | | 2015 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,388 | 7.1% | 1,580 | 6.9% | 1,717 | 6.9% |
| 5 - 9 | 1,544 | 7.9% | 1,583 | 6.9% | 1,718 | 6.9% |
| 10 - 14 | 1,572 | 8.1% | 1,635 | 7.2% | 1,773 | 7.1% |
| 15 - 19 | 1,421 | 7.3% | 1,588 | 7.0% | 1,596 | 6.4% |
| 20 - 24 | 1,045 | 5.4% | 1,351 | 5.9% | 1,417 | 5.7% |
| 25 - 34 | 2,640 | 13.5% | 3,035 | 13.3% | 3,662 | 14.7% |
| 35 - 44 | 3,698 | 19.0% | 3,217 | 14.1% | 3,346 | 13.4% |
| 45 - 54 | 3,093 | 15.9% | 3,765 | 16.5% | 3,614 | 14.5% |
| 55 - 64 | 1,830 | 9.4% | 2,837 | 12.4% | 3,172 | 12.7% |
| 65 - 74 | 812 | 4.2% | 1,513 | 6.6% | 2,016 | 8.1% |
| 75 - 84 | 376 | 1.9% | 561 | 2.5% | 747 | 3.0% |
| 85+ | 95 | 0.5% | 166 | 0.7% | 185 | 0.7% |
| Race and Ethnicity | 2000 | | 2010 | | 2015 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 17,917 | 91.8% | 20,413 | 89.4% | 22,085 | 88.5% |
| Black Alone | 669 | 3.4% | 972 | 4.3% | 1,146 | 4.6% |
| American Indian Alone | 92 | 0.5% | 121 | 0.5% | 136 | 0.5% |
| Asian Alone | 249 | 1.3% | 385 | 1.7% | 476 | 1.9% |
| Pacific Islander Alone | 82 | 0.4% | 93 | 0.4% | 99 | 0.4% |
| Some Other Race Alone | 188 | 1.0% | 359 | 1.6% | 438 | 1.8% |
| Two or More Races | 317 | 1.6% | 486 | 2.1% | 587 | 2.4% |
| Hispanic Origin (Any Race) | 563 | 2.9% | 1,135 | 5.0% | 1,483 | 5.9% |

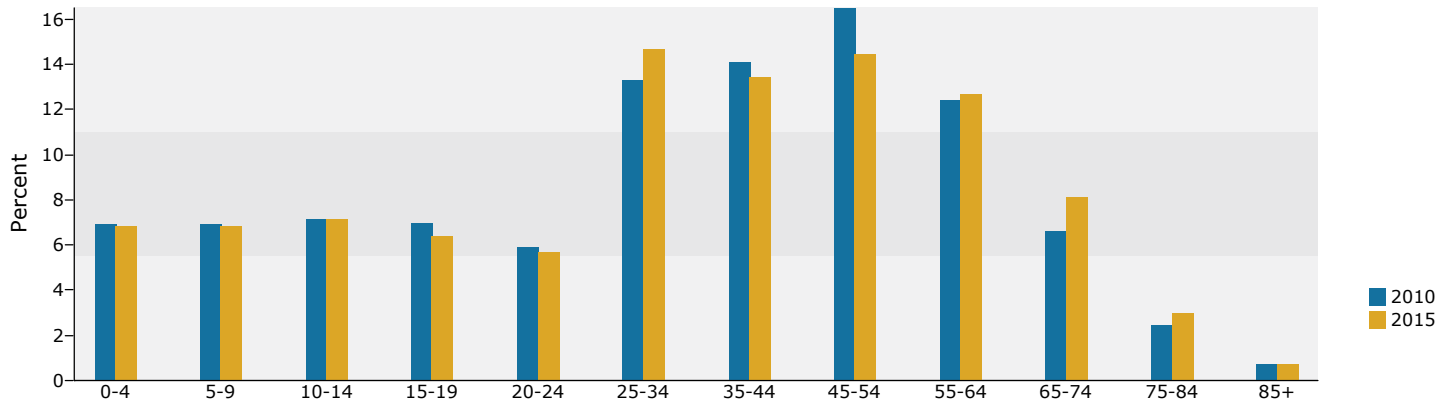
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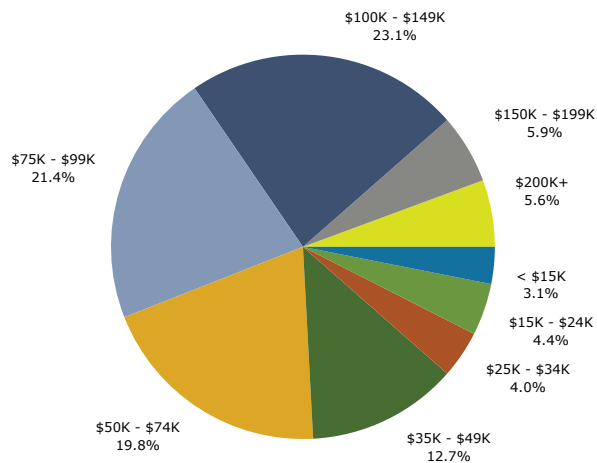
Trends 2010-2015



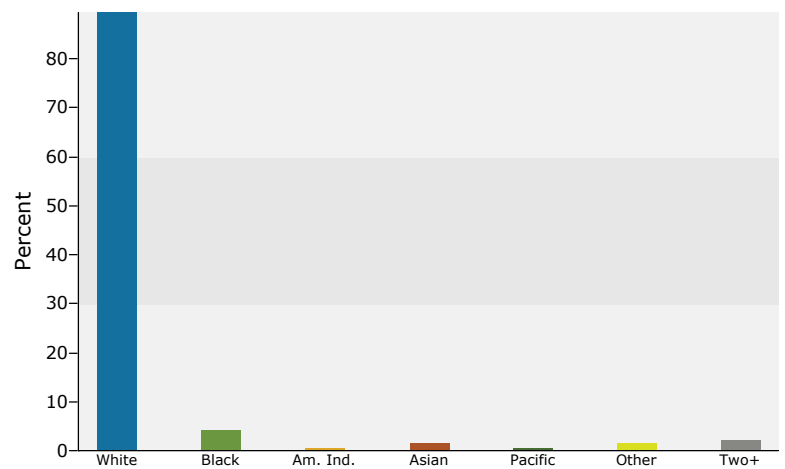
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 5.0%