

PAD SITES AVAILABLE

10.87 Acre Development For Sale



Retail, Restaurant, and Bank Space Available

SEC State Avenue & Turner Diagonal, Kansas City, Kansas



Estimated Population
41,826

Average Household Income
\$51,896

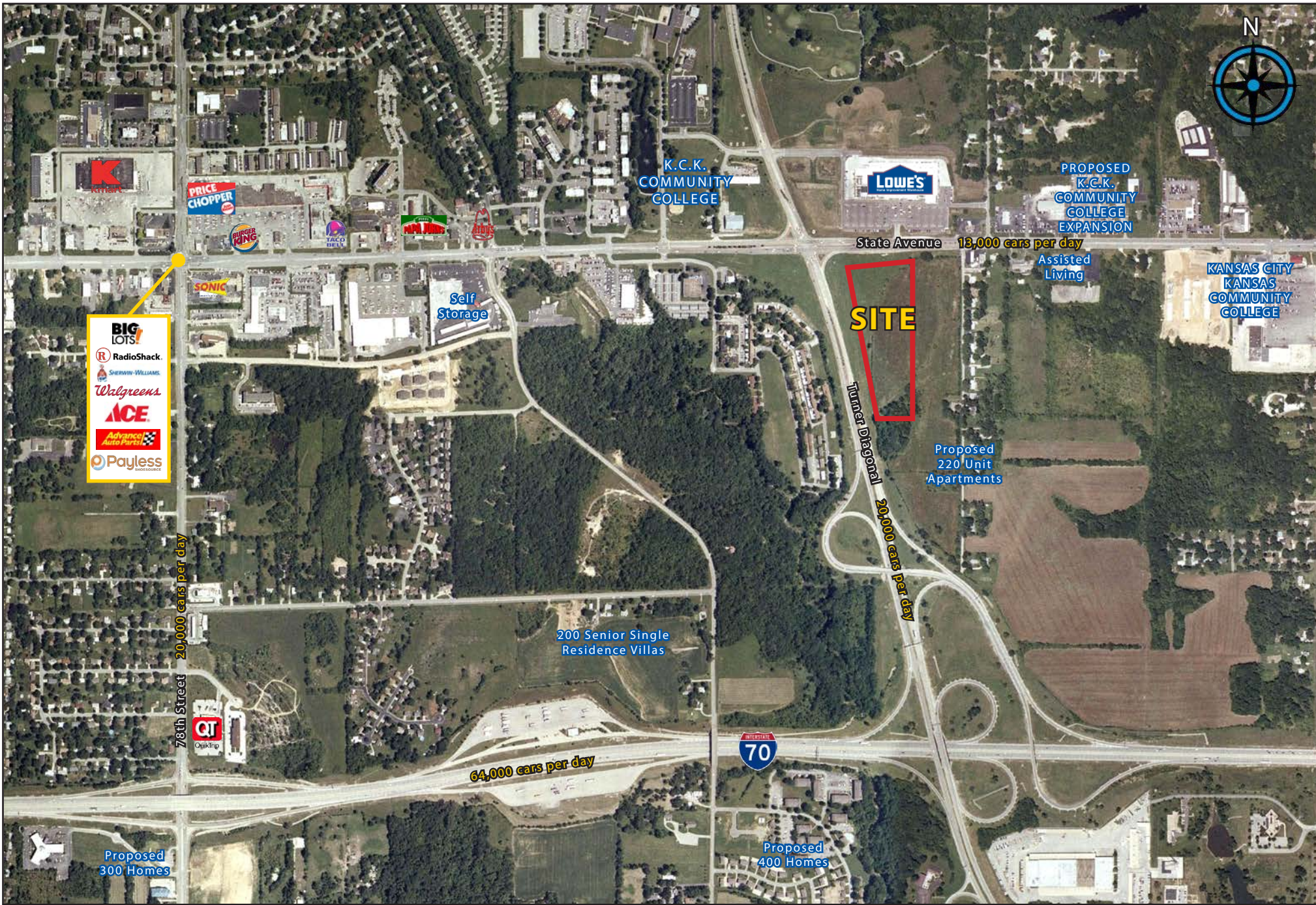
Total Number of Employees
16,216

Three Mile Radius

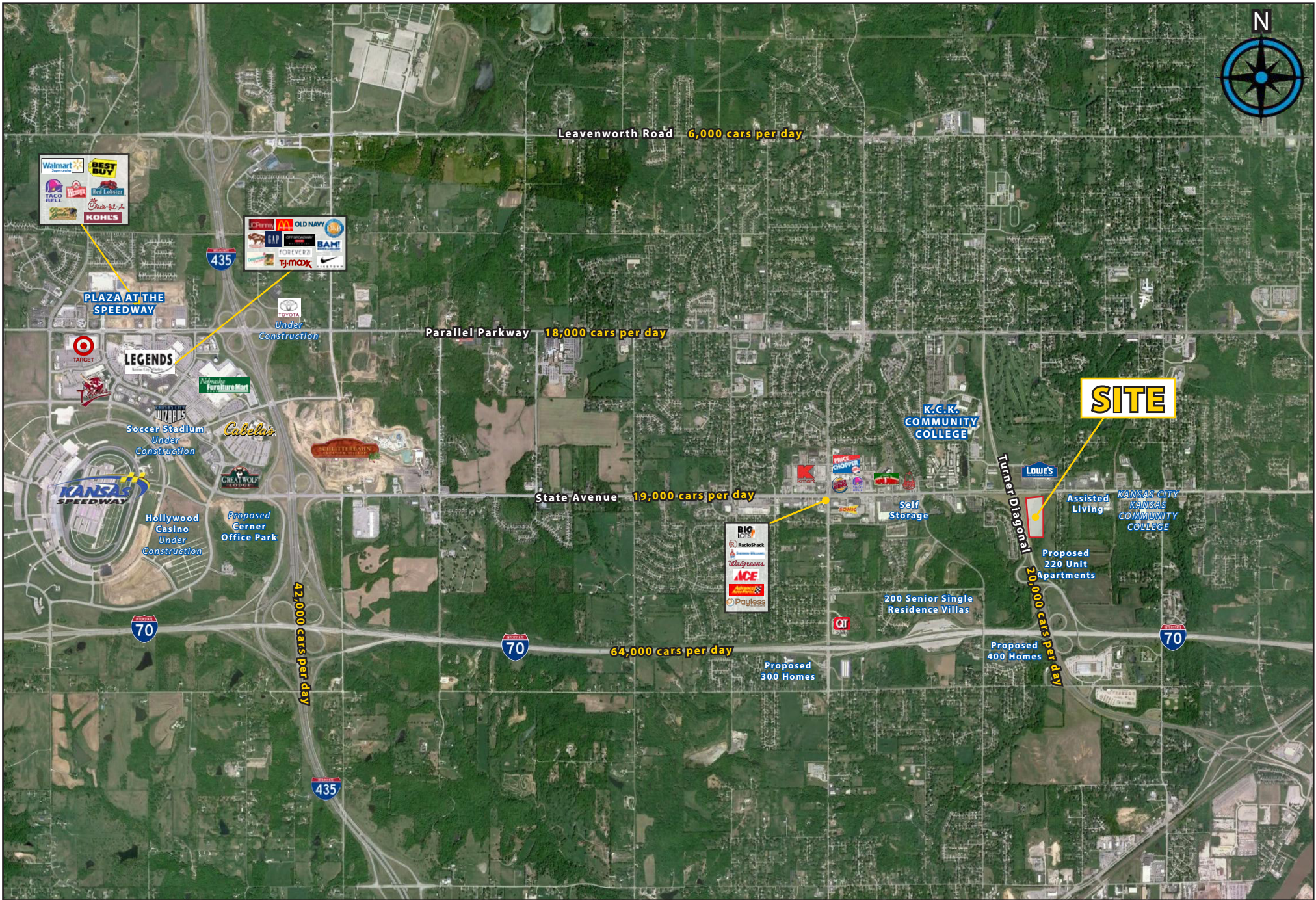
- Directly across from new Lowe's
- Great access to I-70 and State Avenue
- Less than one mile from new 2,000 employee Amazon Fulfillment Center
- Large trade area that draws from many surrounding communities
- Intersection carries over 33,000 cars per day

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 subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

State Avenue & Turner Diagonal, Kansas City, Kansas



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Legal Description
 As Rectified In First American Title Insurance Company of Kansas's
 Commitment Number KC5212967, Dated April 14, 2005.

A tract of land in the Northwest Quarter of Section 10, Township 11 South, Range 24 East of the 4th P.M., Kansas City, Wyandotte County, Kansas described as follows:
 Commencing at the Northwest corner of said Quarter Section thereon an assumed bearing of North 88 degrees 01' 11" East, 763.70 feet along the North line of said Quarter Section thence South 01 degree 49' 49" East, 109.07 feet to the Southerly right of way line of US-24 Highway as condemned in District Court Case No. 94275-A, Wyandotte County and the State of Beginning; thence South 49 degrees 04' 52" West, 37.55 feet along said right of way line Second Course, thence South 01 degree 50' 59" East, 1,170.07 feet along said right of way line Third Course, thence South 87 degrees 53' 07" West, 286.47 feet along said right of way line Fourth Course, thence North 12 degrees 18' 39" West, 1175.69 feet Fifth Course, thence North 81 degrees 54' 48" East, 343.85 feet to the point of beginning.

Less and except all that portion thereof contained in the description of land filed in book 1654, page 291.

- SURVEYOR'S NOTES:**
- This survey is based on the field work completed on or before the field date shown and on the information provided by First American Title Insurance Company of Kansas's Commitment Number KC5212967, dated April 14, 2005.
 - The bearings shown are based on Kansas State Plane (Old North).
 - The utility shown have been established by field observations and through the use of available utility maps.
 - The following surveys were used for reference in establishing the boundary lines shown hereon:
 - Permanence Survey No. 3, by William Barclay, dated 1901.
 - Hicknell & Buford, a survey for A. Austin, dated 3-29-1951.
 - Hicknell & Buford, AS Turnpike, dated 4-04-1955.
 - Hicknell & Buford, AS Turnpike, dated 5-04-1955.
 - Hicknell & Buford, Job No. 1732, dated 7-18-1956.
 - Hicknell & Buford, Job No. 1594, dated 4-14-1956.
 - Brown & Buford, Job No. 6629, dated 10-28-1963.
 - Robert L. Rhodes, Job No. 467824, dated 3-29-1965.
 - Robert L. Rhodes, Job No. 810189, dated 7-26-1965.
 - Robert L. Rhodes, Job No. W-2021, dated 5-23-1968.
 - Murray L. Rhodes, Job No. W-1903, dated 5-7-1968.
 - Brown & Buford, Job No. 3312, dated 9-31-1969.
 - Murray L. Rhodes, Job No. W-1068, dated 4-03-1969.
 - Brown & Buford, Job No. W-9494, dated 6-12-1969.
 - Murray L. Rhodes, Job No. W-1104, dated 6-19-1969.
 - Murray L. Rhodes, Job No. W-2013, dated 12-12-1970.
 - Brown & Buford, Job No. W-4238, dated 12-07-1970.
 - Murray L. Rhodes, Job No. W-3058, dated 10-16-1971.
 - Murray L. Rhodes, Job No. 81149, dated 10-26-1981.
 - Murray L. Rhodes, Job No. W-3005, dated 01-30-1984.
 - Rhodes Surveyors, P.A., Job No. 88028, dated 3-29-1986.
 - Rhodes Surveyors, P.A., Job No. 88024, dated 4-07-1998.
 - Rhodes Surveyors, P.A., Job No. 88032, dated 3-29-1998.
 - Rhodes Surveyors, P.A., Job No. 88038, dated 3-29-2002.
 - Items 8 and 9 in Schedule B of the Title Report are Market easements over the entire property and can not be depicted.
 - Contours and topography were taken from aerial topography provided by the United States Government and performed by M.J. Harden in 1997. The contours shown are at two foot intervals and are based on NAVD 83.
 - There were no observable changes in street right of way and street or sidewalk construction or repairs at the time of this survey, nor were any proposed changes available from the United States Government.
 - There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.

- UTILITY INFORMATION**
- NOTE: The information concerning the location of underground utilities shown hereon, which are not visible from the surface, has been taken from the records of the various utility companies and has not been verified in the field by this company. These locations are not to be construed as accurate or exact. Where measurements were not available, the locations of these underground lines were scaled from the company's records.
- SEWERS: Water Pollution Control, 913-573-5535
Contact: Keith Byrd
 - WATER: Board of Public Utilities, 913-573-9846
Contact: Robert Brewer, Jr.
 - POWER: Board of Public Utilities, 913-573-9573
Contact: John Pater
 - GAS: Atmos Energy, 913-764-6531
Contact: Dave Huggins, Ext. 226
 - TELEPHONE: Southwestern Bell Telephone, 913-676-1801
Contact: Engineering Department
 - ZONING: KCK Planning & Zoning Department, 913-873-8750
Contact: Bob Ortiz

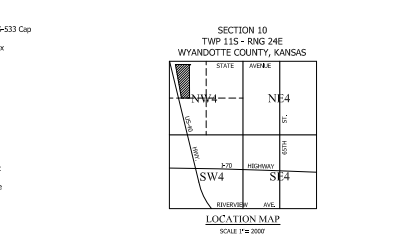
LEGEND:

- Set 1/2" Rebar w/ LS-533 Cap
- Found Rebar
- Found Monument Box
- Found Pipe
- Power Pole
- Light Pole
- Down Guy
- Electric Rebar
- Curb Inlet
- Fire Hydrant
- Manhole
- Sign
- Concrete
- Dead Measurement
- Survey Measurement
- Fence Line
- Overhead Power Line
- Storm Sewer Line
- Broken Scale

ORIGIN OF BEARINGS
 Old North Kansas State Plane Coordinate System, Convergence = 2'03"38"

SCALE: 1" = 60'

GRAPHIC SCALE



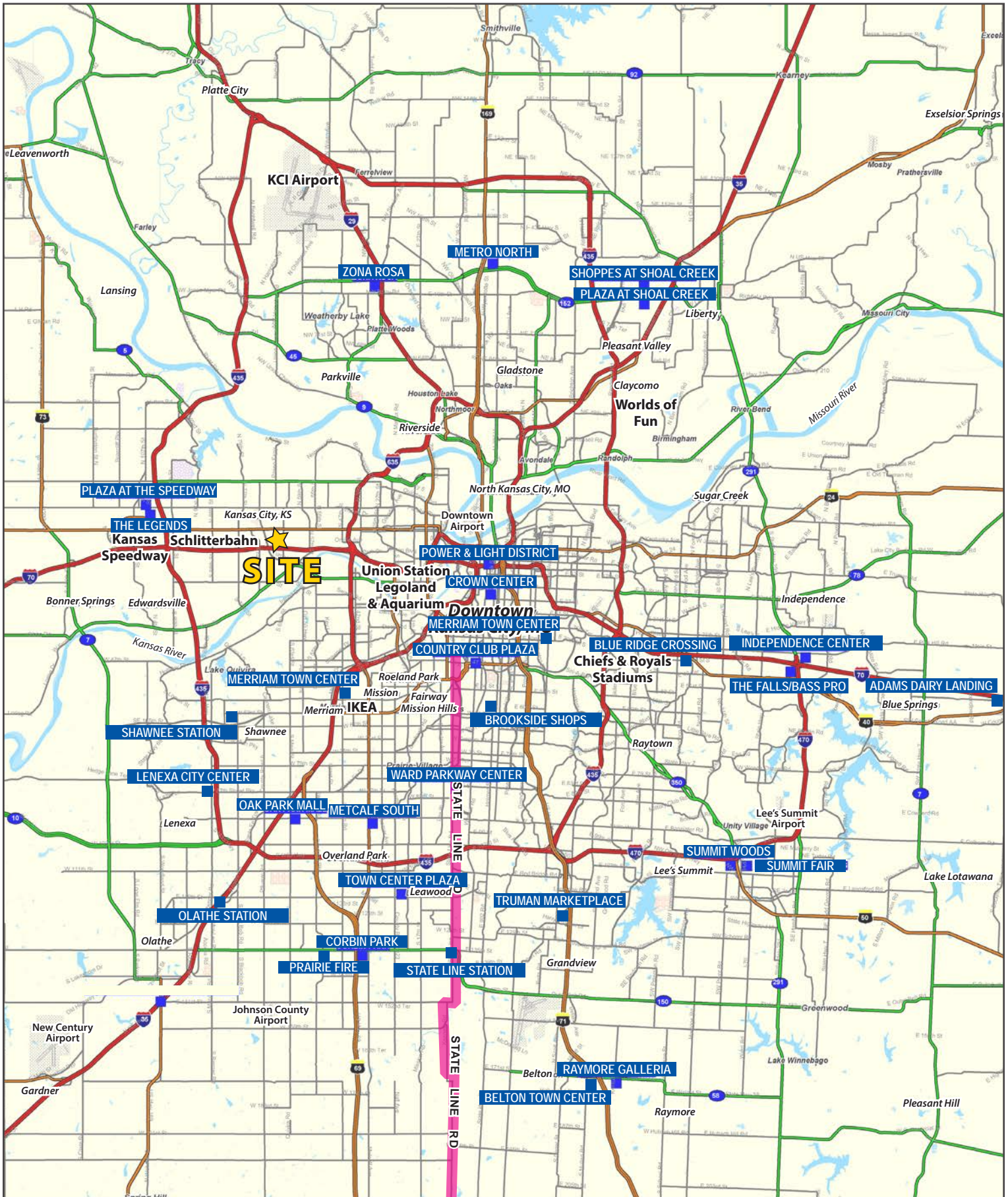
I hereby certify that none of the above described property and/or improvements herein are in the 300 year flood zone as defined by the U.S. Department of Housing and Urban Development, based on the Flood Insurance Rate Maps for the City of Kansas City, Kansas Community Flood Map 200304-00046, dated September 4, 1985.



FOR: KC 2000 Investors LLC c/o Demetrios Delaportas, Manager 415 N. LaSalle Street, Suite 200 Chicago, IL 60610		SHEET 1 OF 1
FIELD DATE: 5/04/2005	RHODES SURVEYORS, INC.	
ISSUE DATE: 5/18/2005	730 ARRESTORF AVE., KANSAS CITY, KANSAS 64103 TEL: (816) 733-6300 FAX: (816) 733-6070	
REVISION DATE:	DRAWN BY: B.D. / H.V.	CHECKED BY: 050623.dmg
		JOB NO.: 05062

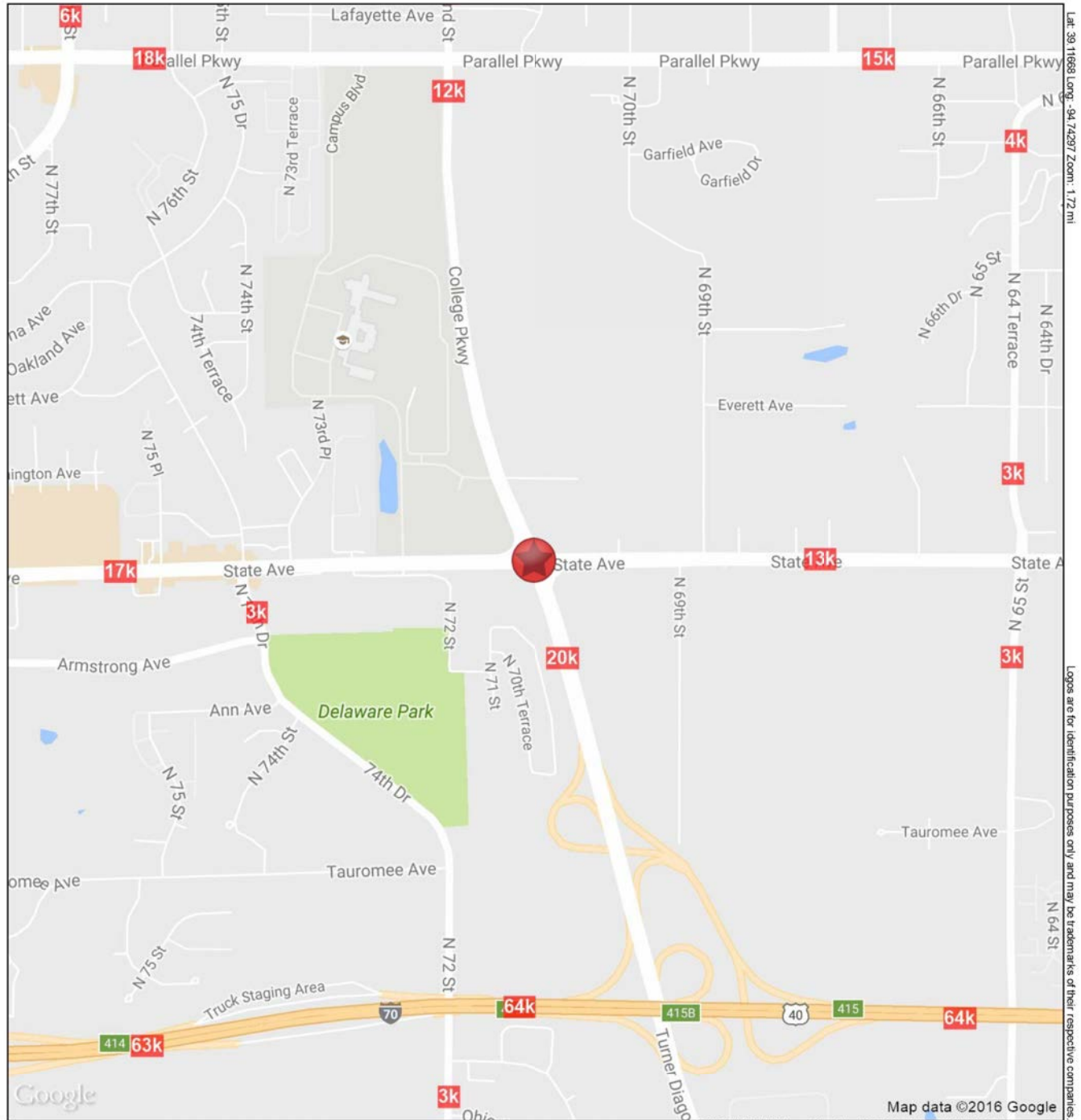


Greater Kansas City Metropolitan Area | Locator Map



SITE

State Avenue & Turner Diagonal, Kansas City, Kansas



State Avenue & Turner Diagonal

Kansas City, KS 66102

Traffic Count Map

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.1167/-94.7430

RS1

State Avenue & Turner Diagonal		1 mi radius	3 mi radius	5 mi radius
Kansas City, KS 66102				
POPULATION	2016 Estimated Population	6,876	41,826	80,757
	2021 Projected Population	6,929	42,748	82,550
	2010 Census Population	6,122	41,303	78,635
	2000 Census Population	6,487	43,408	81,113
	Projected Annual Growth 2016 to 2021	0.2%	0.4%	0.4%
	Historical Annual Growth 2000 to 2016	0.4%	-0.2%	-
	2016 Median Age	33.5	36.1	34.5
HOUSEHOLDS	2016 Estimated Households	3,034	16,540	30,350
	2021 Projected Households	3,098	17,201	31,598
	2010 Census Households	2,648	16,124	29,240
	2000 Census Households	2,859	16,845	30,683
	Projected Annual Growth 2016 to 2021	0.4%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	0.4%	-0.1%	-0.1%
RACE AND ETHNICITY	2016 Estimated White	33.9%	50.4%	50.0%
	2016 Estimated Black or African American	52.9%	34.9%	31.0%
	2016 Estimated Asian or Pacific Islander	2.4%	3.5%	3.7%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
	2016 Estimated Other Races	10.3%	10.5%	14.5%
	2016 Estimated Hispanic	11.4%	14.3%	21.4%
INCOME	2016 Estimated Average Household Income	\$42,038	\$51,896	\$51,256
	2016 Estimated Median Household Income	\$33,763	\$44,235	\$44,209
	2016 Estimated Per Capita Income	\$18,615	\$20,624	\$19,330
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	5.0%	5.1%	8.6%
	2016 Estimated Some High School (Grade Level 9 to 11)	8.5%	9.2%	10.4%
	2016 Estimated High School Graduate	29.7%	34.2%	33.7%
	2016 Estimated Some College	30.0%	26.2%	24.2%
	2016 Estimated Associates Degree Only	8.1%	8.1%	7.6%
	2016 Estimated Bachelors Degree Only	13.1%	12.4%	10.7%
	2016 Estimated Graduate Degree	5.6%	4.9%	4.8%
BUSINESS	2016 Estimated Total Businesses	219	1,236	1,907
	2016 Estimated Total Employees	2,759	16,216	24,765
	2016 Estimated Employee Population per Business	12.6	13.1	13.0
	2016 Estimated Residential Population per Business	31.5	33.8	42.4

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