

NEC 108TH ST & US-169 HWY
KANSAS CITY, MISSOURI 64155



MIXED-USE LAND FOR SALE | 34± ACRES

POTENTIAL NORTHLAND MIXED-USE SITE



NEW PRICING

PROPERTY FEATURES

- Zoned B2-2 and R-6, with a mixed-use overlay, community density
- Situated along high-growth Shoal Creek Parkway corridor
- Hunt Midwest developing 966-unit subdivision ½ mile west
- Less than 1 mile from award-winning Staley High School
- Twin Creeks sewer project allows development of 14,000 acres to the west

34.77 Acres, Mixed-Use, \$1.85/SF
23.41 Acres, Commercial, \$2.35/SF
11.36 Acres, Multi-family, \$45,000/Acre

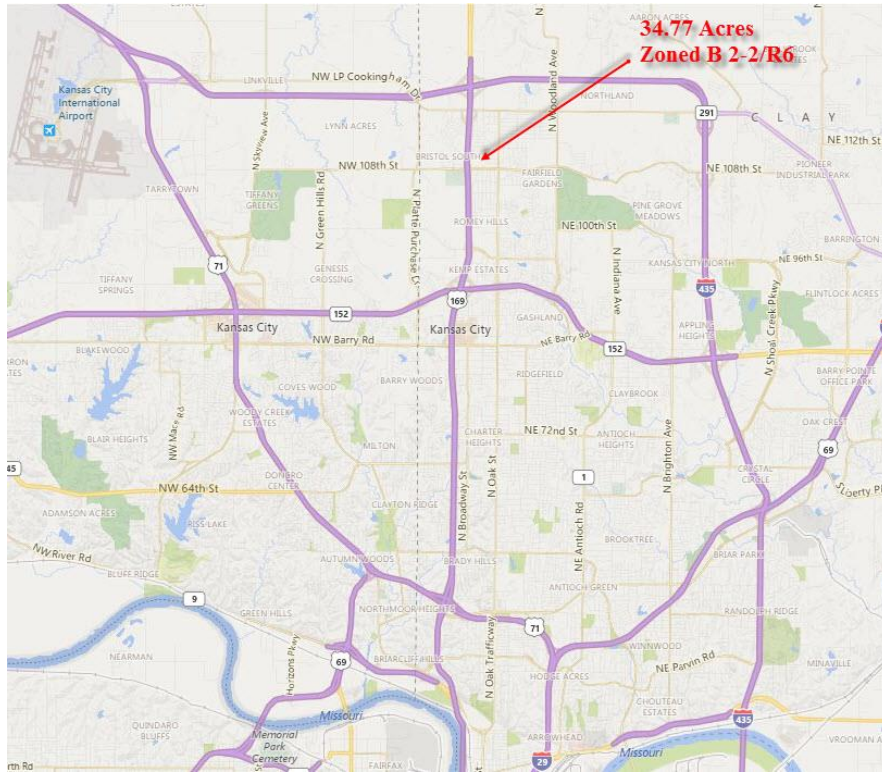
For more information, please contact:

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Area Map



Zoning Map

For greater detail on the uses likely to be approved, contact us for the Gashland Nashua Area Plan.

RESIDENTIAL DEVELOPMENTS NEARBY

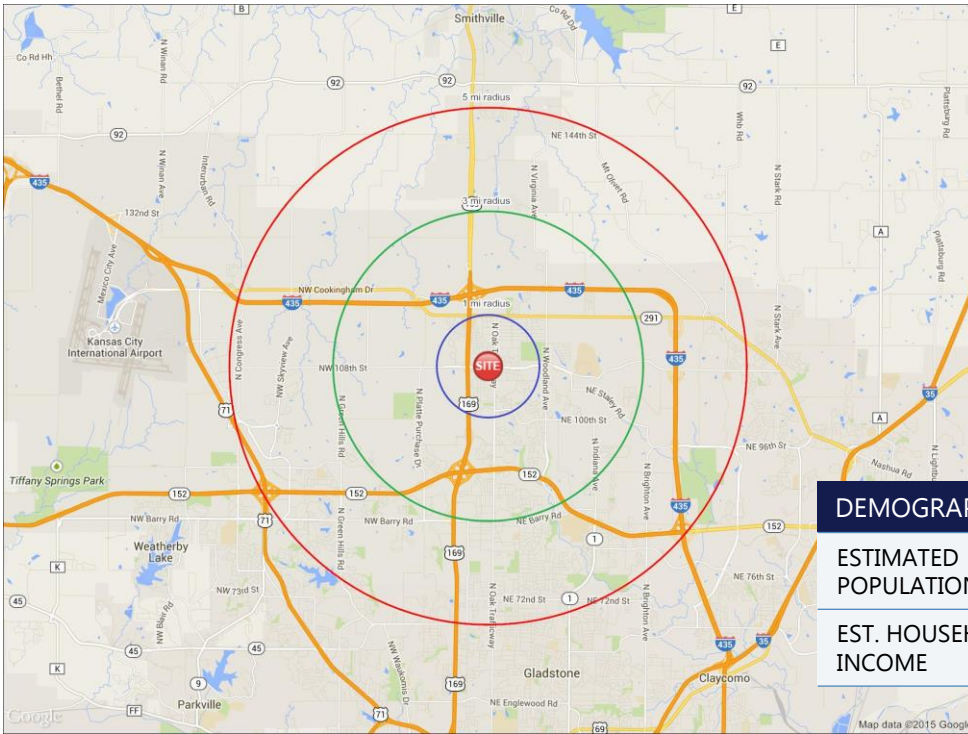


BRISTOL RIDGE: Kansas City officials granted final approval for 94 4-plex buildings and 50 acres of residential lots.

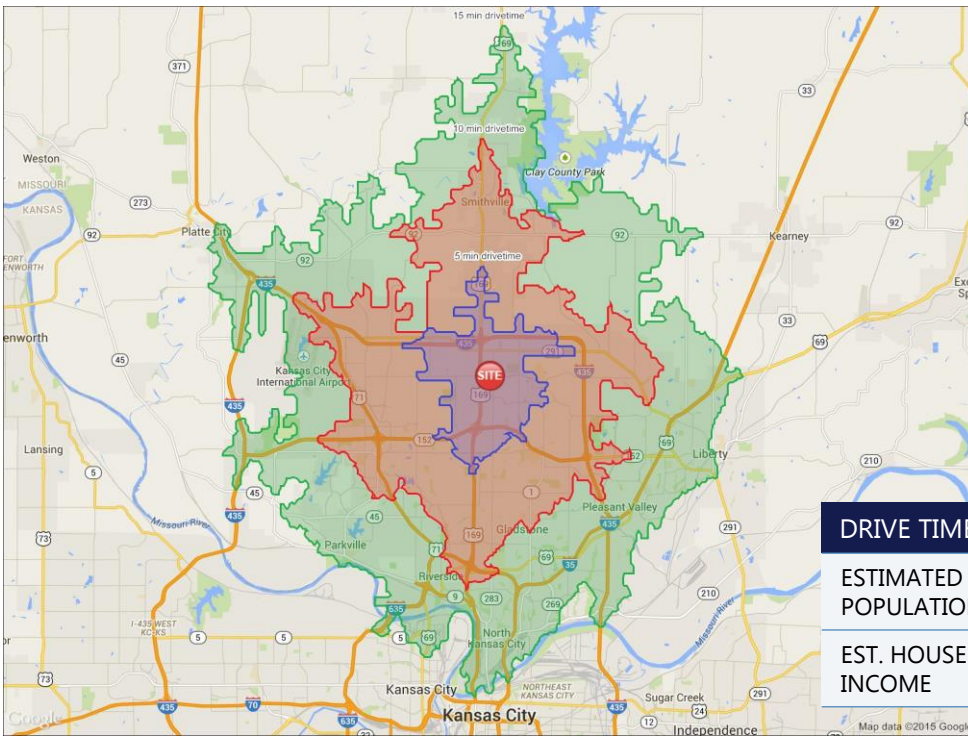
PARK PLACE NORTH: Hunt Midwest plans include the development of 300 acres located south of NW 108th and to the west. Ultimately, Park Place North will include 514 single-family, 308 row homes, 144 townhomes, and some commercial development.

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	9,360	26,242	69,471
EST. HOUSEHOLD INCOME	\$82,301	\$88,044	\$80,329



DRIVE TIMES	5 MIN	10 MIN	15 MIN
ESTIMATED POPULATION	27,831	138,751	291,080
EST. HOUSEHOLD INCOME	\$79,282	\$78,307	\$77,209

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