

# CONGRESS & TIFFANY SPRINGS TRACT I AMITY & HWY 152 TRACT II

KANSAS CITY, MO 64153



## HIGHLIGHTS

- » Zoned B3-3
- » All Utilities to Site
- » Tract I - 20.43 Acres Tract II - 43.82 Acres
- » Prime Commercial Highway Frontage
- » Located Minutes from Zona Rosa
- » Part of Riverstone Master Plan
- » Tract I - \$2.98 per SQ FT
- » Tract II - \$2.82 per SQ FT
- » Guided Tour: [https://youtu.be/95ZHgk\\_PO-o](https://youtu.be/95ZHgk_PO-o)

**FOR SALE TRACT I CONGRESS \$2,650,000**  
**FOR SALE TRACT II AMITY AVE \$5,390,000**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 POPULATION	17,043	56,118	104,243
2021 AVG HOUSEHOLD INCOME	\$76,412	\$82,930	\$91,115

## TRAFFIC COUNTS

I-29 & BARRY ROAD	58,496 vehicles/day
M-152 HWY & AMITY AVE	10,240 vehicles/day

### George Jump

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# PHOTOS

AMITY AND HWY 152, KANSAS CITY, MO 64153



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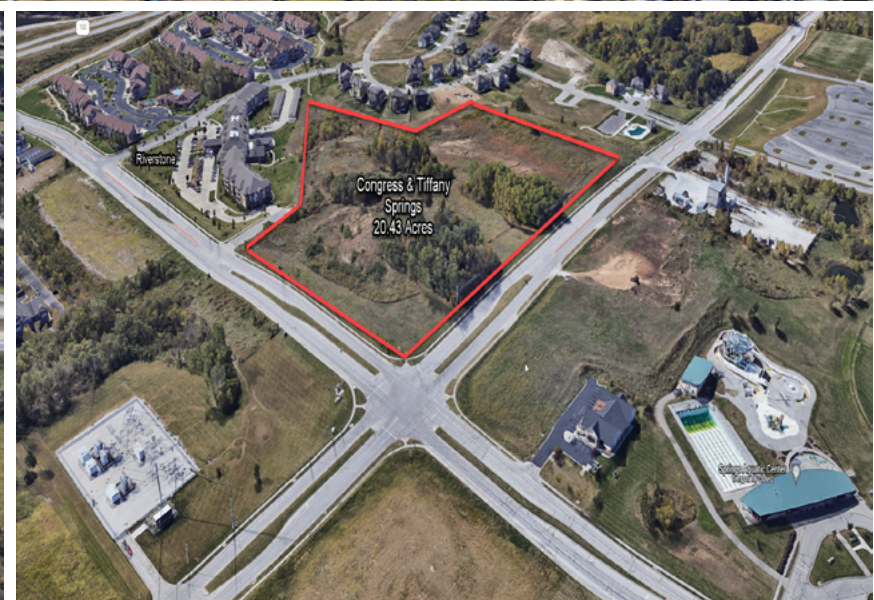
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# AERIAL PHOTOS

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CONGRESS AND TIFFANY SPRINGS RD, KANSAS CITY, MO 64153



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RIVERSTONE



FOR MARKETING PURPOSES ONLY  
Sales plan is intended to show general layout  
and is subject to modification. Buyer is  
encouraged to visit the development and site  
work for assessment and details.  
27 OCTOBER 2014

HUNT MIDWEST  
REAL ESTATE DEVELOPMENT

## DIRECTIONS

Tract I: Take I-29 to Barry Rd Exit  
Go West on North Congress. Property Will Be on Your  
Left at the Intersection of North Congress and Old  
Tiffany Springs Road.

Tract II: Take I-29 to M-152 HWY  
Go West on M-152 Hwy  
Turn Right on N Amity Avenue  
Property Will Be on Your Right at the Intersection of  
N Amity Avenue and M-152 HWY.



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