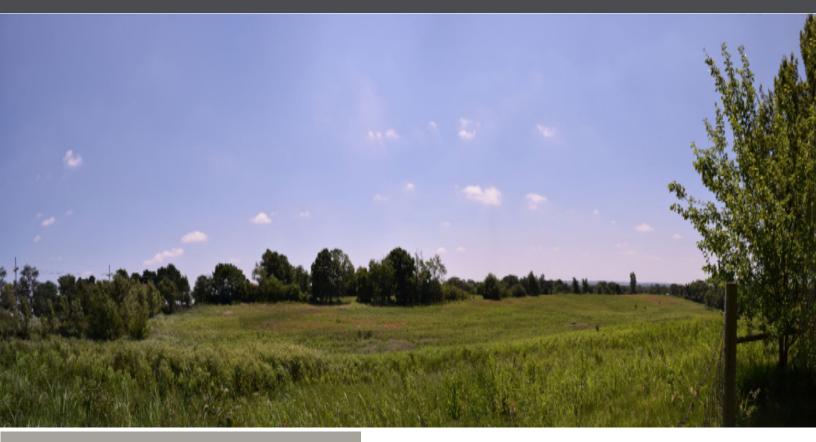
9343 KANSAS AVE KANSAS CITY, KANSAS 64111





HIGHLIGHTS

- >>> 14.8 Acres ready for development
- Zoned AG
- Excellent opportunity for a mix of potential usage; commercial or multi-family
- Electric and gas to property
- >>> Property includes small house
- >>> 2 miles south of the Legends area on I-435
- Video tour: <u>https://youtu.be/QcGyB9VunMM</u>

FOR SALE

\$350,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 POPULATION	368	16,400	63,769
2018 AVG HOUSEHOLD INCOME	\$76,627	\$62,276	\$82,558

TRAFFIC COUNTS

KANSAS AVE AND 98TH ST 1435 AND METROPOLITAN AVE 478 vehicles/day 61,214 vehicles/day

George Jump Senior Broker Associate Cell: 913-558-6828 Direct: 816-251-1475 Office: 913-652-4300 Email: gjump@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2018

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DIRECTIONS

From I435 Take a the Kansas Ave exit Go East on Kansas Ave Property will be on your right



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