

## GREEN HILLS RD AND 152 HIGHWAY, KANSAS CITY, MO



### LAND HIGHLIGHTS

- 90 Acres Available
- Located in rapidly growing market, just north of Menards
- Excellent access to 152 Highway
- 39,914 CPD traffic count on 152 Hwy
- Utilities to site
- Close to KCI Airport, St Luke's North Hospital and several apartments and shopping centers
- **Sale Price: Contact Broker**

### CONTACT

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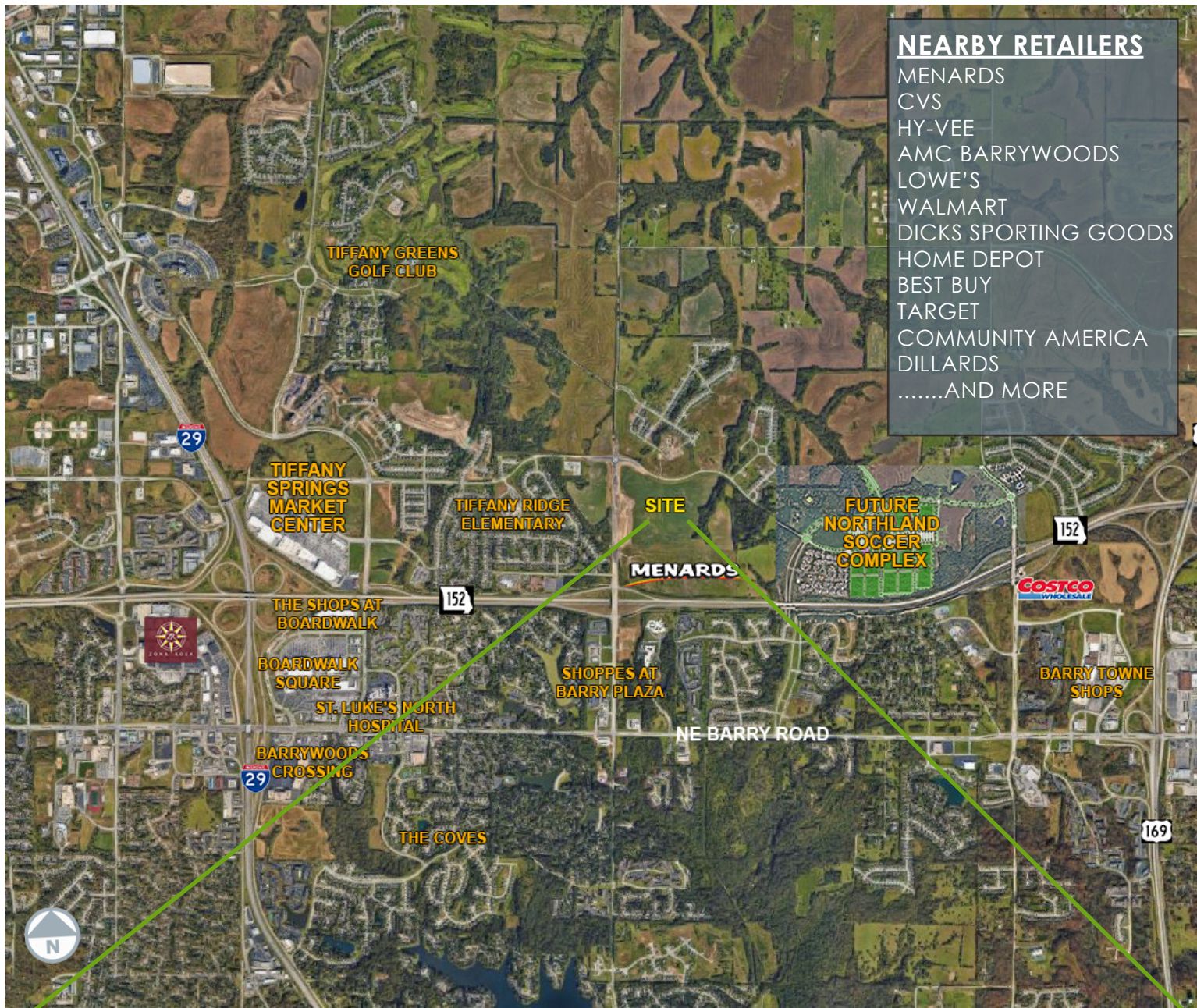
# IMAGES AND DEMOGRAPHICS

## DEMOGRAPHICS

	1 mile	3 miles	5miles
Growing Population			
2019	5,805	43,905	123,730
2024	6,220	46,952	132,113
Median Age (2019)	37.9	36.8	38.2
Average HH Income	\$86,210	\$86,424	\$93,795
Education (Associates degree+)	56%	52.6%	49.1%
Employment (white/blue collar)	75.7% / 12.3%	69.6% / 16.6%	67.7% / 17.1%



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## NEARBY RETAILERS

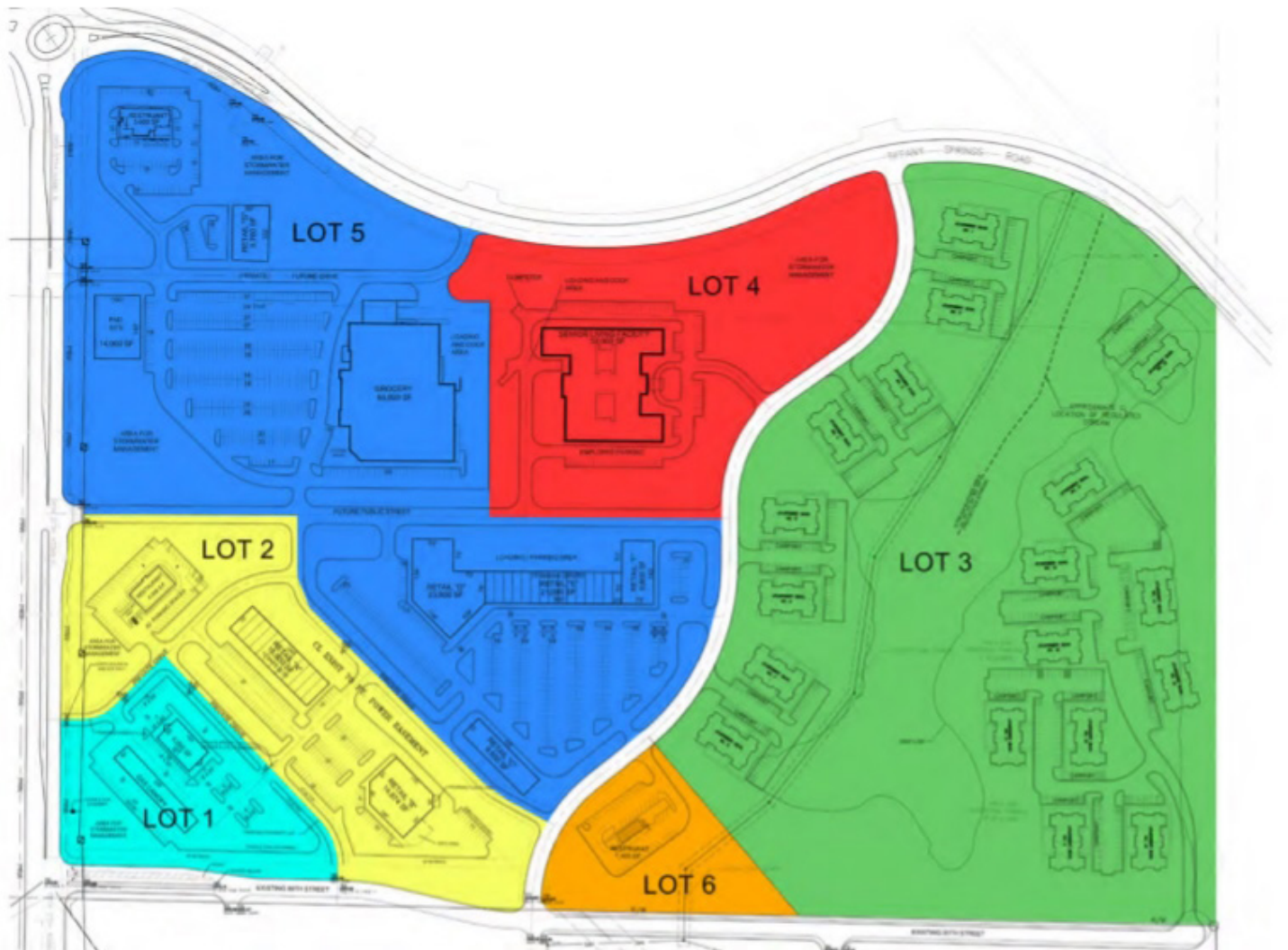
- MENARDS
- CVS
- HY-VEE
- AMC BARRYWOODS
- LOWE'S
- WALMART
- DICKS SPORTING GOODS
- HOME DEPOT
- BEST BUY
- TARGET
- COMMUNITY AMERICA
- DILLARDS
- .....AND MORE



# CONCEPTUAL PLAN

Site	Proposed Use	Acreage (Approx.)	SF (Approx.)	Price Per SF
2	Retail	13.00	544,500	\$13.00
3	Multi-Family	36.00	1,568,160	\$2.75
4	Senior Housing	9.00	370,260	\$5.00
5	Retail	28.00	1,197,900	\$5.00
6	Retail	3.00	117,612	\$8.00

\* Quoted price per SF is based on the entire lot size. Seller is willing to divide lots.



The Northland market population has increased by 82.6 percent to 333,933 residents in the last 30 years. The growing number of businesses and employment base is anticipated to fuel continued population growth. A new projected retail center, Twin Creeks KC, which lies south east of the Greenhills site is projected to grow the population by 75,000 at complete build-out, with added housing estimate of over 20,000 units.

## Home Values Increase

Home appreciation in Platte County is up 9.8% from 2018 according to the Kansas City Regional Association of REALTORS. The average Platte County home price in 2019 is \$302,494.

## Residential Activity Abounds

Recent multifamily developments in Platte County include Watermark at Tiffany Square with 292 units, Greens at Tiffany Springs Apartments with 264 units., and Altitude 970, a Spanos project, which includes 291 total units.

## #2 in the State for Health and Quality of Life

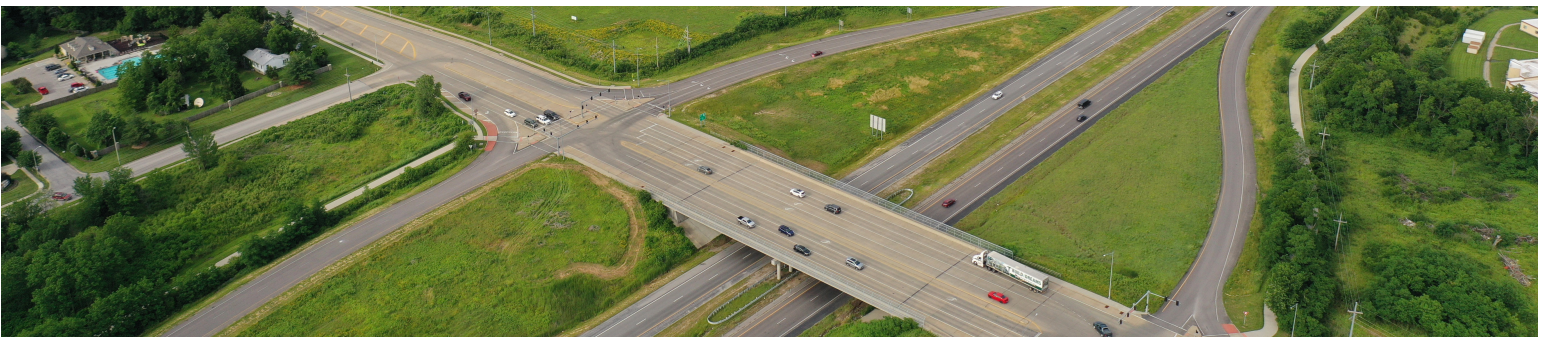
Platte County again ranked #2 out of Missouri's 115 counties for quality of life, according to a report by the Robert Wood Johnson Foundation. Platte also ranked #2 in the state for health factors.

## Major Employers

- Adient
- Park University
- Citi Cards
- Amithfield
- Southwest Airlines
- Saint Luke's Northland Hospital
- KCP&L
- Aviation Technical Services



# LAND FOR SALE



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