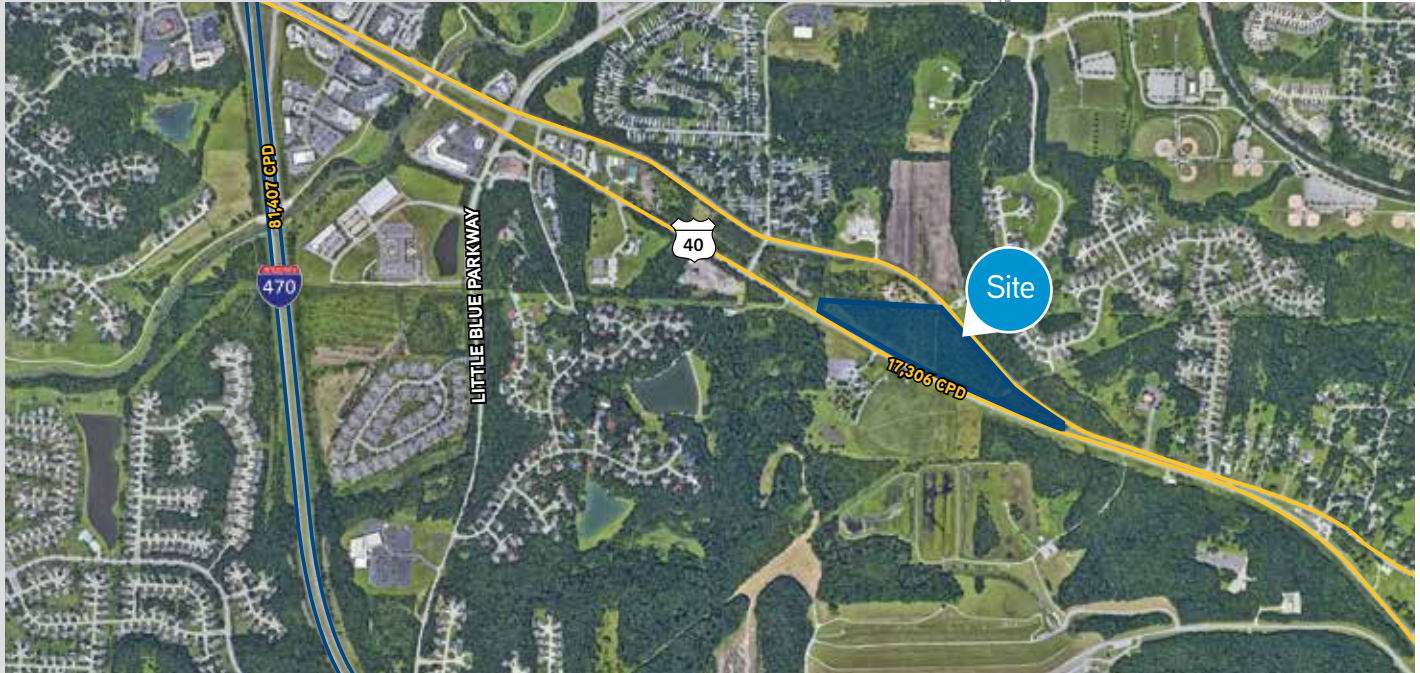


LAND FOR SALE > 11.53 ACRES

1501 NE US HIGHWAY 40

LEE'S SUMMIT, MISSOURI



CURRENT ZONING

CP-2
Planned Community Commercial

TRAFFIC COUNTS

Interstate 470: <i>north and southbound</i>	81,407
Highway 40: <i>east and westbound</i>	17,306



ELECTRIC

Kansas City Power & Light
Located on overhead lines on property
and along Highway 40



SEWER

Main sewer line running down the
center of the property with manhole
access on property



WATER

Main water line running north-south
through middle of the property



GAS

Gas line running along north side of
the property

PROPERTY FEATURES

- > Land size: 11.53 acres
- > Zoning: CP-2
- > Utilities: all available
- > Ingress-egress off of US Highway 40
- > Price: \$1,210,000
- > Price/SF: \$2.41

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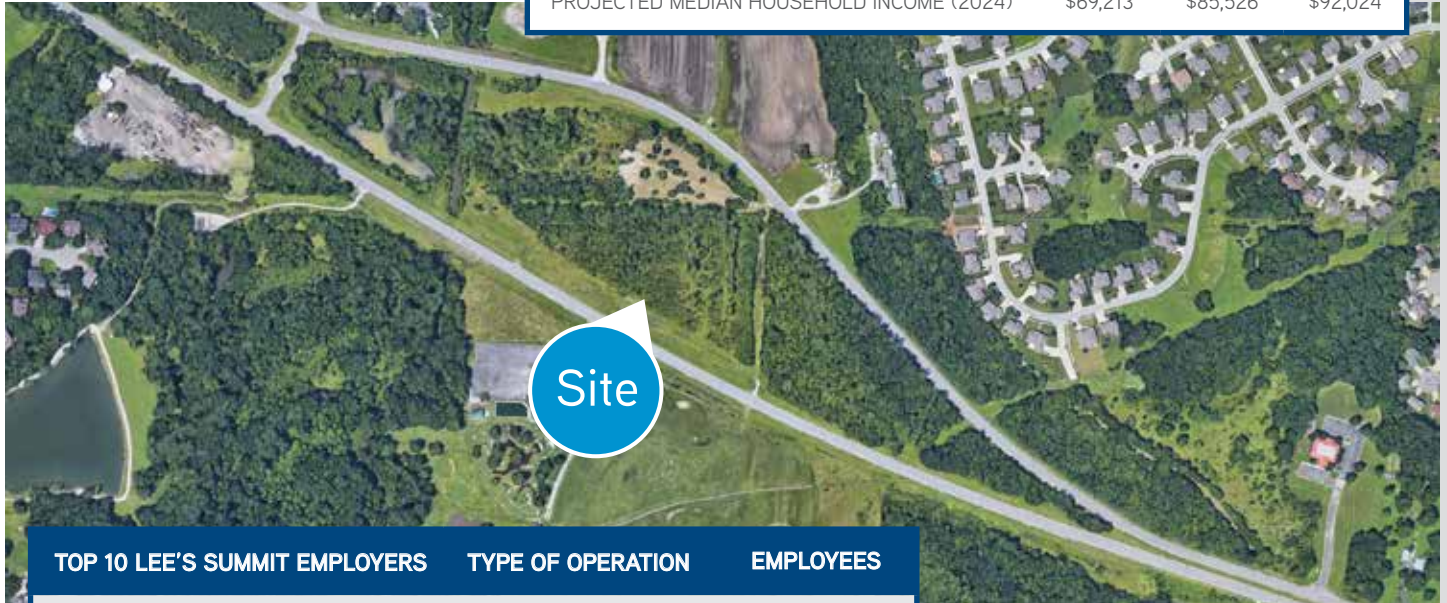
LAND FOR SALE > 11.53 ACRES

1501 NE US HIGHWAY 40

LEE'S SUMMIT, MISSOURI

2019 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	10,823	53,554	92,998
PROJECTED POPULATION (2024)	11,073	54,947	95,402
AVERAGE HOUSEHOLD INCOME	\$64,622	\$84,240	\$90,474
PROJECTED AVERAGE HOUSEHOLD INCOME (2024)	\$71,871	\$97,037	\$104,518
MEDIAN HOUSEHOLD INCOME	\$60,887	\$74,528	\$80,341
PROJECTED MEDIAN HOUSEHOLD INCOME (2024)	\$69,213	\$85,526	\$92,024

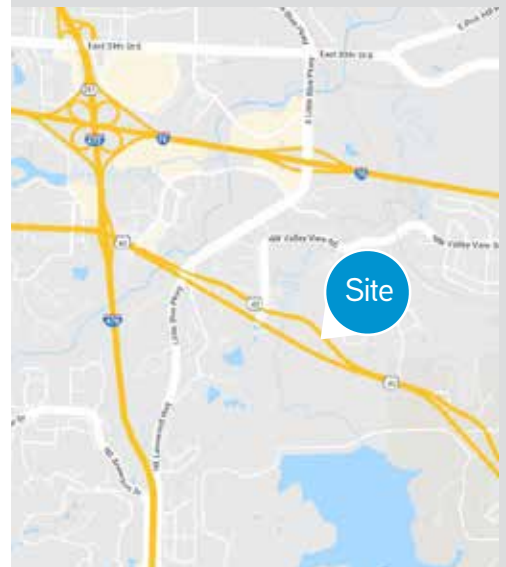


TOP 10 LEE'S SUMMIT EMPLOYERS

TYPE OF OPERATION

EMPLOYEES

LEE'S SUMMIT R-7 SCHOOLS	PUBLIC SCHOOL SYSTEM	2,563
UNIVERSITY OF CENTRAL MISSOURI	EDUCATION	2,000
SAINT LUKE'S HEALTH SYSTEMS	HEALTHCARE	1,300
TRUMAN MEDICAL CENTER-LAKEWOOD	HEALTHCARE	1,200
CITY OF LEE'S SUMMIT	CITY GOVERNMENT	1,000
JOHN KNOX VILLAGE	RETIREMENT COMMUNITY	1,000
LEE'S SUMMIT MEDICAL CENTER	HEALTHCARE	600
CVS CAREMARK CALL CENTER	CONTACT CENTER	559
ASPEN CONTRACTING	FOUNDATION CONTRACTORS	550
ReDISCOVER	HEALTHCARE	500



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