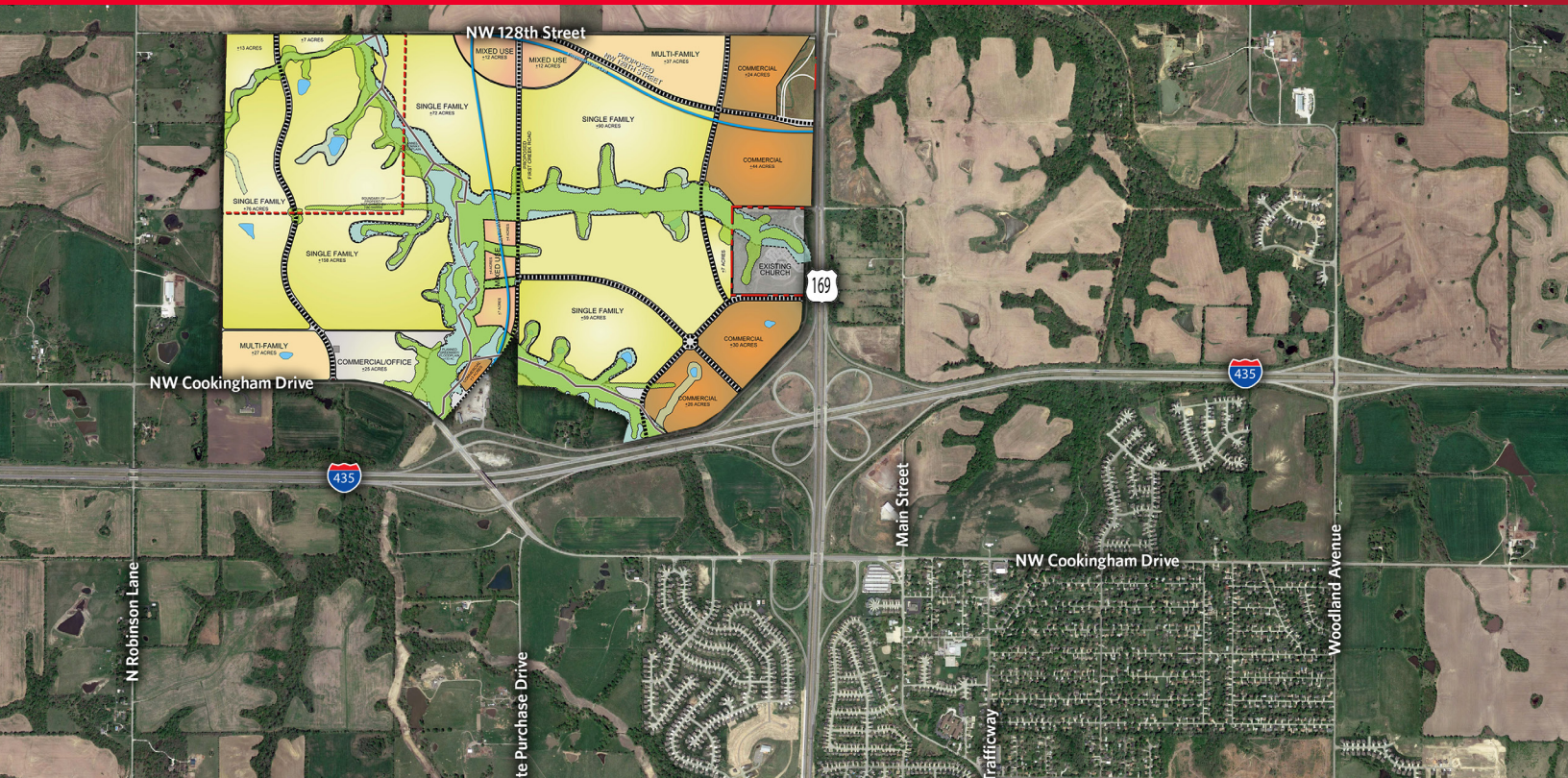




FOR SALE  
**NWQ I-435 & 169 Highway**  
Kansas City, MO

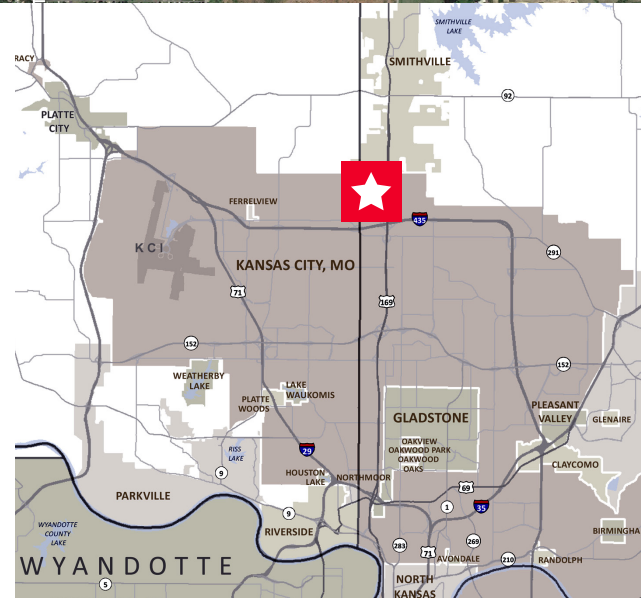


**±950 Acres**  
**Sale Price: \$17,000 Per Acre**

**Property Highlights**

- Full-interchange location
- Proposed, master planned community
- High density residential & commercial uses
- All utilities to site
- Clay and Platte County land
- Excellent school districts

**Craig Kelly, SIOR**  
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craig.kelly@cushwake.com

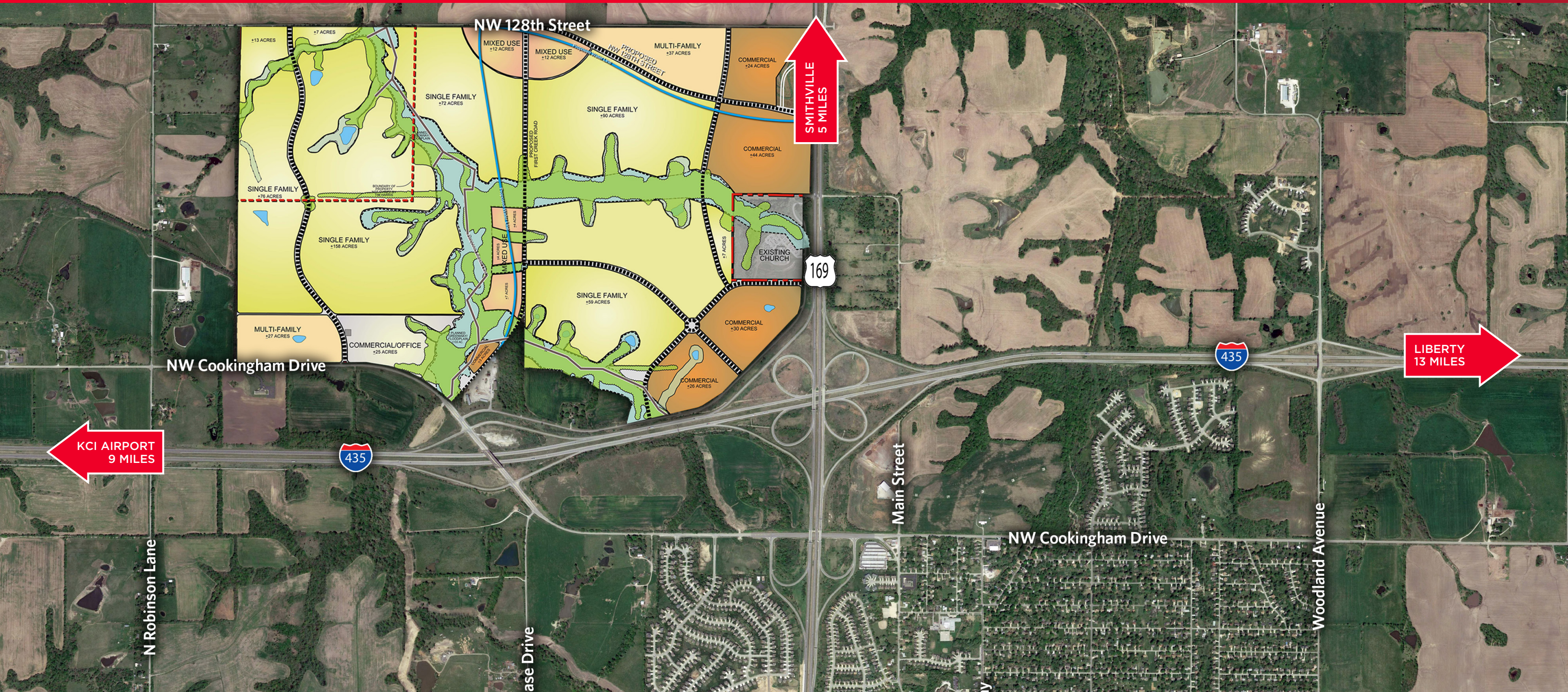


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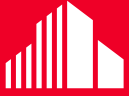


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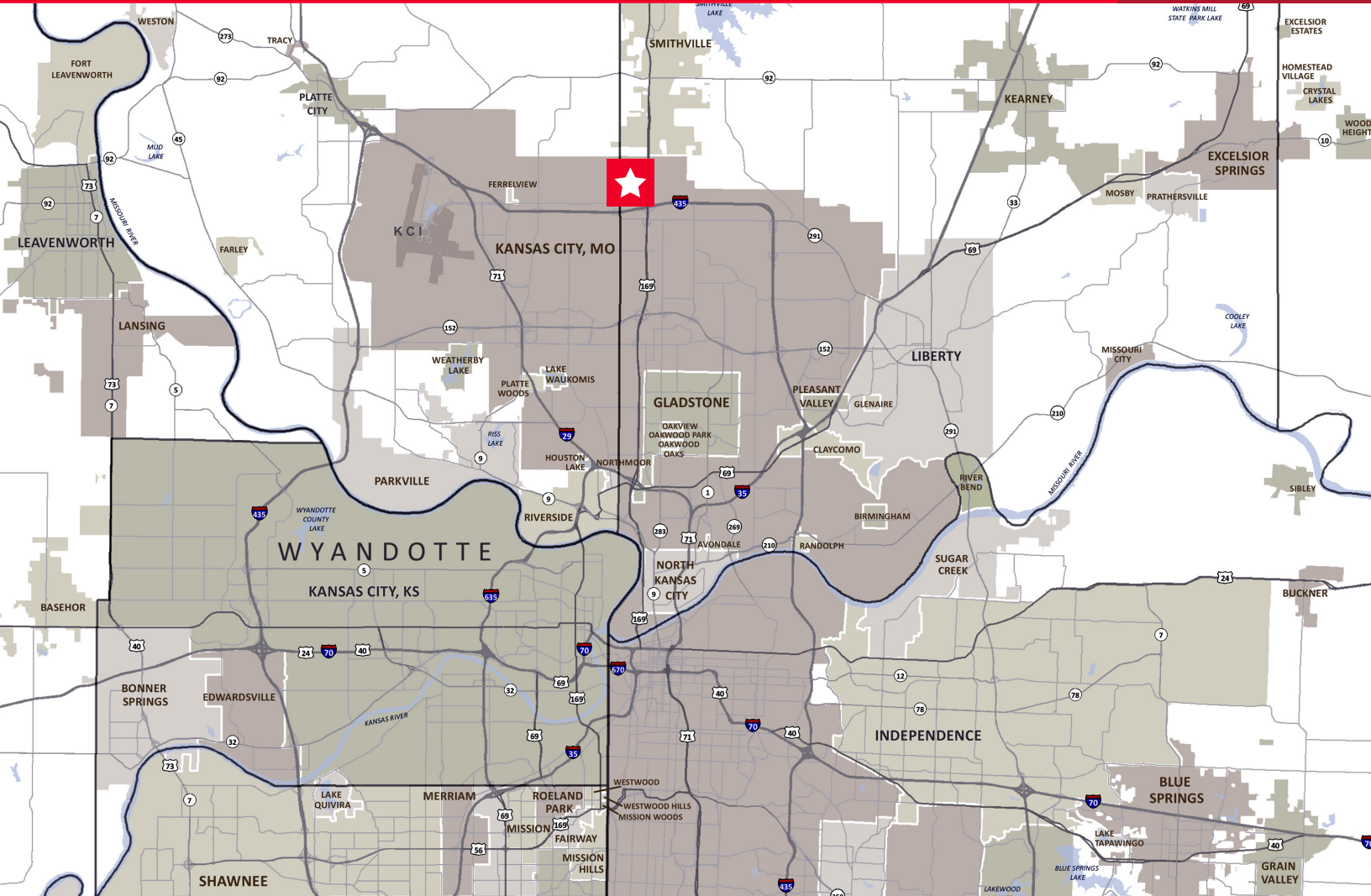


**CUSHMAN & WAKEFIELD**

FOR SALE

**NWQ I-435 & 169 Highway**

**Kansas City, MO**



**Demographics**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	3,068	17,728	45,830
AVG. HH Income	\$78,345	\$75,945	\$74,826

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