

NEW INDUSTRIAL PARK

For Sale or For Lease



+/- 34,000 Sq Ft Available
3801 Selsa Road, Independence, Missouri



Estimated Population
113,035

Average Household Income
\$65,102

Five Mile Radius

- 43 acre Industrial Park
- Lots 1-5 acres
- Drive-in and dock-high doors
- New generation space
- One block from Centerpoint Hospital and Independence Center Mall

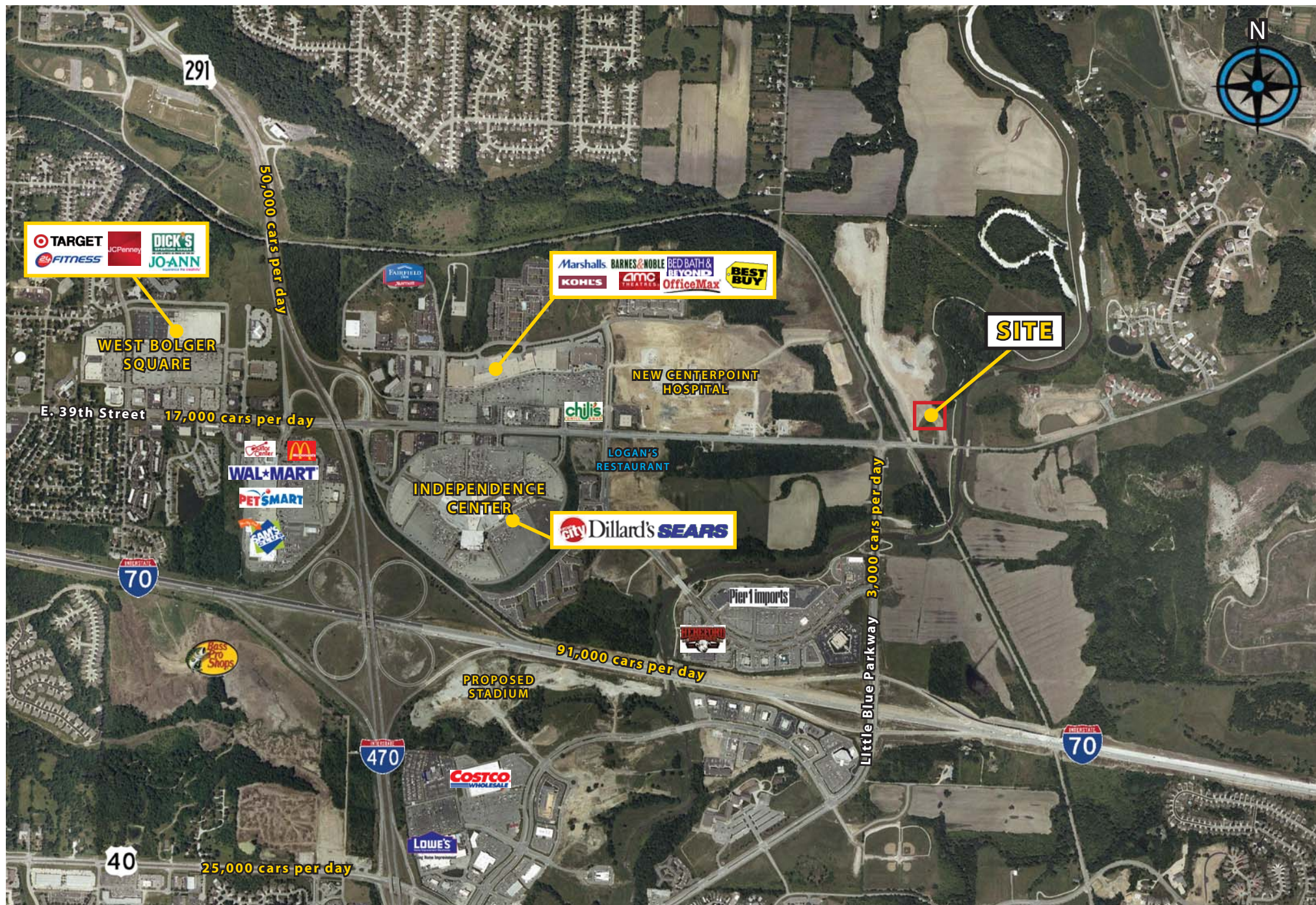
BLOCK & COMPANY, INC., Realtors
4963 NE Goodview Circle, Suite C
Lee's Summit, Missouri 64064

816.753.6000

For Information Contact:

William Glasgow
816.412.7210
wglasgow@blockandco.com

3801 Selsa Road, Independence, Missouri

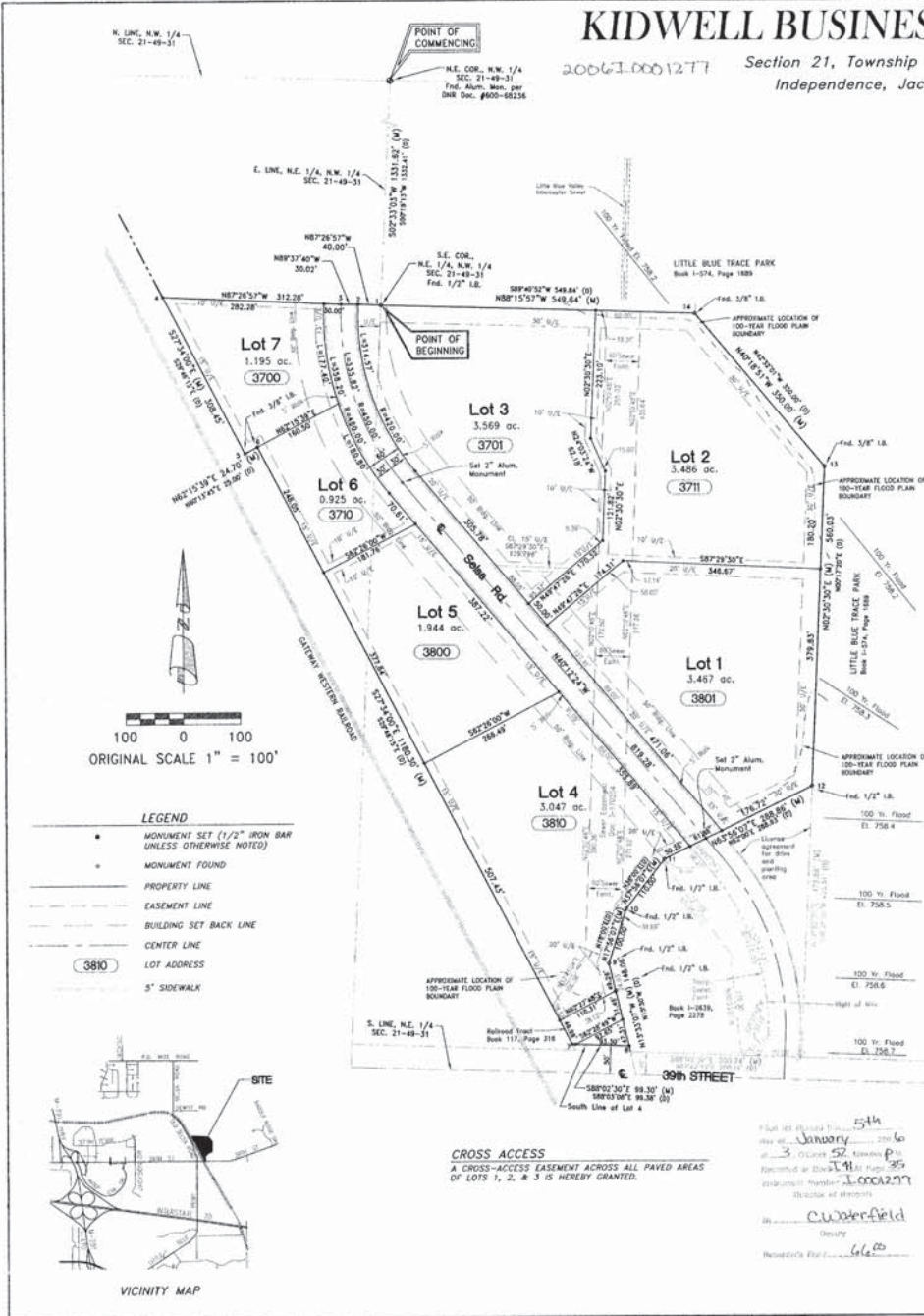


3801 Selsa Road, Independence, Missouri

KIDWELL BUSINESS PARK - FIRST PLAT

Section 21, Township 49 North, Range 31 West
Independence, Jackson County, Missouri

2006-10001277



STATE PLANE COORDINATE TRAVERSE TABLE

POINT	GRID BEARING	GRID DIST.	NORTHING	EASTING
STATION 1, 1978	152°57'36"W	736.884	N 301303.574	E 88374.537
PT. A	152°57'36"W	2143.024	N 309550.654	E 89572.339
PT. B	152°57'36"W	1492.341	N 310847.116	E 88880.254
PT. C	151°58'54"W	87.450	N 310884.256	E 88429.757
PT. D	152°57'36"W	107.901	N 310853.284	E 88460.685
PT. E	152°57'36"W	155.262	N 310702.486	E 88460.618
PT. F	152°57'36"W	551.800	N 310758.561	E 88455.861
PT. G	152°57'36"W	454.411	N 310743.863	E 88303.999
1	152°57'36"W	12.195	N 310755.076	E 88309.180
2	152°57'36"W	9.350	N 310755.076	E 88379.652
3	152°57'36"W	95.174	N 310755.076	E 88379.652
4	152°57'36"W	94.507	N 310755.076	E 88379.652
5	152°57'36"W	7.520	N 310755.076	E 88379.652
6	152°57'36"W	355.723	N 310755.076	E 88379.652
7	152°57'36"W	30.383	N 310755.076	E 88379.652
8	152°57'36"W	45.720	N 310755.076	E 88379.652
9	152°57'36"W	30.477	N 310755.076	E 88379.652
10	152°57'36"W	55.520	N 310755.076	E 88379.652
11	152°57'36"W	68.036	N 310755.076	E 88379.652
12	152°57'36"W	170.681	N 310755.076	E 88379.652
13	152°57'36"W	104.830	N 310755.076	E 88379.652
14	152°57'36"W	157.514	N 310755.076	E 88379.652
15	152°57'36"W	157.514	N 310755.076	E 88379.652

PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE MAP ACCOMPANYING THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS: "KIDWELL BUSINESS PARK - FIRST PLAT"

EASEMENT DEDICATION

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF INDEPENDENCE, MISSOURI, TO LOCATE, CONSTRUCT, MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

STREET DEDICATION

THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING LINES

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT AND DESIGNATED AS "BUILDING LINE" (B/L) AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

GENERAL NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 14-26220, DATED NOVEMBER 18, 2004.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, AND TIED TO MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "EUREKA SELSA", USING A GRID FACTOR OF 0.9999056.

FLOOD PLAIN ELEVATIONS ARE FROM FEMA FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL 290172 0025 E AND FEMA FLOOD INSURANCE STUDY COMMUNITY NUMBER - 290172, BOTH REVISED MARCH 21, 2000. FLOOD PLAIN LIMITS ARE BASED ON GROUND ELEVATIONS MEASURED IN JULY, 2005. MINIMUM FLOOR ELEVATIONS ON ALL LOTS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE CORRESPONDING 100-YEAR FLOOD PLAIN ELEVATION.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF "KIDWELL BUSINESS PARK - FIRST PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE OF SURVEY: DEC. 22, 2004

SIGNED: FRED BYAM, JLS-2579

DESCRIPTION

All that part of the North Half of Section 21, Township 49 North, Range 31 West, in Independence, Jackson County, Missouri; described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 21, thence South 0°19'13" West (Deed - South 0°19'13" West) along the East line of said Northeast Quarter of Northwest Quarter of said Section 21, a distance of 1311.62' (Deed - 1312.41') to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 21 and the Point of Beginning; thence North 87°29'57" West a distance of 48.04'; thence North 89°37'40" West a distance of 30.02'; thence North 87°28'37" West a distance of 312.28' to the Eastern right-of-way line of the Illinois Central Railroad; thence (the following three courses along right-of-way line) South 27°34'00" East (Deed - South 29°48'15" East) a distance of 308.45'; thence North 62°15'39" East (Deed - North 60°17'45" East) a distance of 14.79' (Deed - 24.00'); thence South 27°34'00" East (Deed - South 29°48'15" East) a distance of 1180.30' to the North right-of-way line of 38th Street (50.00' from the centerline thereof) as established by Dec. 97-1-2620 in Book 1-3000 at Page 2116, Jackson County Records; thence South 89°07'30" East (Deed - South 89°07'30" East) along said North right-of-way line a distance of 99.30' (Deed - 99.30') to the West line of the tract described in Book 1-574 at Page 2278, Jackson County Records; thence North 17°17'07" West (Deed - North 15°30'00" West) a distance of 148.00'; thence North 17°56'07" East (Deed - North 16°00'00" East) a distance of 100.00'; thence North 77°56'07" East (Deed - North 36°00'00" East) a distance of 110.00'; thence North 89°07'30" East (Deed - North 82°00'00" East) a distance of 288.86' (Deed - 288.87') to the West line of the tract described in Book 1-574 at Page 2278, Jackson County Records; thence North 62°15'39" East (Deed - North 60°17'45" East) a distance of 14.79' (Deed - 24.00') along said West line a distance of 560.03'; thence North 40°18'51" West (Deed - North 42°32'01" West) a distance of 350.00'; thence North 88°15'57" West (Deed - South 89°07'30" West) a distance of 549.64' (Deed - 549.64') to the point of beginning.

And subject to the terms and provisions of the Warranty Deed recorded in Book 117 at Page 316, which conveyed to the Kansas City, St. Louis and Chicago Railroad Company, a tract of land lying in the Northwest corner of the Southeast Quarter and the Southwest corner of the Northeast Quarter of said Section 21, along the West line of the right-of-way of said Railroad Company, and in said deed also conveyed a strip of land 50 feet in width, that a distance of 141 feet; also the privilege of draining said Little Blue Creek and sufficient ground on the West bank thereof to erect an engine house for pumping purposes.

Containing 19.274 acres more or less, exclusive of Railroad Tract

DEVELOPER

KIDWELL ENTERPRISES LIMITED LIABILITY PARTNERSHIP, L.L.P.
WILLIAM R. KIDWELL
9640 E. YUCCA
SCOTTSDALE, AZ 85260

SURVEYOR

BYAM ENGINEERING, INC.
3501 S. STERLING AVE., SUITE G
INDEPENDENCE, MO 64052

ACKNOWLEDGMENTS

IN TESTIMONY WHEREOF, KIDWELL ENTERPRISES LIMITED LIABILITY PARTNERSHIP, L.L.P., AN ARIZONA LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS MANAGING PARTNER, WILLIAM R. KIDWELL, ON THIS 22ND DAY OF DECEMBER, 2004.

WILLIAM R. KIDWELL, MANAGING PARTNER

STATE OF MISSOURI } SS:

BE IT REMEMBERED THAT ON THIS 22ND DAY OF DECEMBER, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME WILLIAM R. KIDWELL, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DATE HEREIN LAST ABOVE WRITTEN.

NOTARY PUBLIC
JAMES D. SCHNEIDER
NOTARY PUBLIC - MISSOURI
1000 N. MISSOURI, INDEPENDENCE, MO
64052-1000

MY COMMISSION EXPIRES:

CITY OF INDEPENDENCE APPROVALS

APPROVED BY THE CITY COUNCIL OF INDEPENDENCE, MISSOURI, THIS 22ND DAY OF DECEMBER, 2004.

BY ORDINANCE NO. 14349

BY: BRUCE LOWMY
CITY CLERK

BY: Howard B. Penrod
DIRECTOR OF PUBLIC WORKS/ENGINEERING

BY: Stuart A. Borchert
PLANNING MANAGER (Public Works/Engineering)

JACKSON COUNTY APPROVALS

APPROVED

BY: JAMES D. SCHNEIDER
JACKSON COUNTY CLERK
ASSASSOR'S OFFICE

DATE: 1-15-06

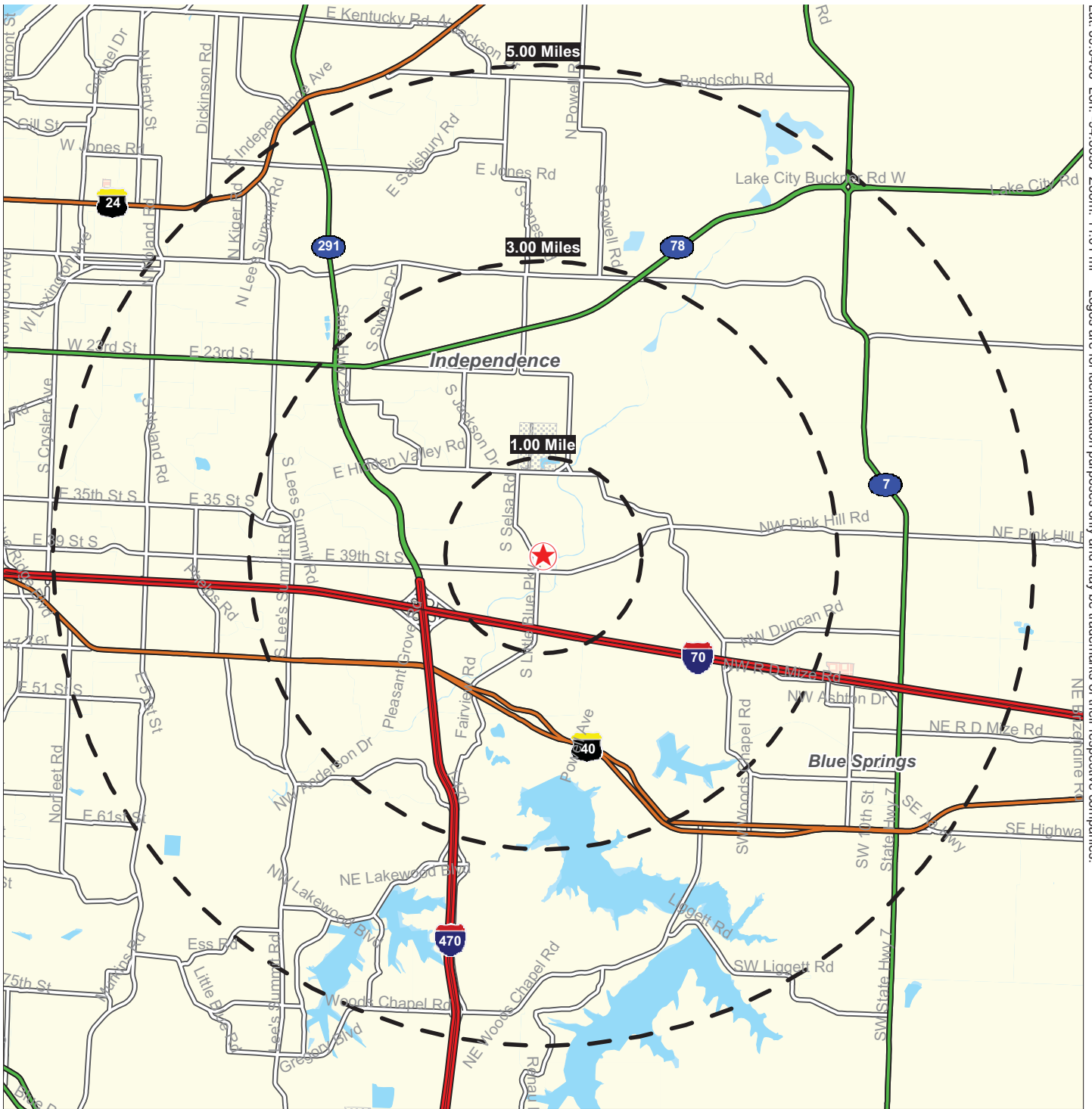
FILED FOR RECORD THIS 20TH DAY OF

AT 0⁰⁰ O'CLOCK MINUTES

RECORDED IN BOOK _____ AT PAGE _____

RECORDER'S FEE \$ _____

BYAM ENGINEERING, INC.		
3501 STERLING, SUITE "G" (816)-252-3519 INDEPENDENCE, MO 64052		
FOR: William R. Kidwell		
FINAL PLAT OF		
KIDWELL BUSINESS PARK - FIRST PLAT		
DATE	JOB NO.	ISSUE
9/12/05	24122	1
SHEET 1 OF 1		



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3801 Selsa Road Independence, Missouri

August 2010

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.049815/-94.339603

August 2010

RS1

3801 Selsa Road Independence, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	2,333	42,516	115,158
	2014 Projected Population	2,967	48,432	121,938
	2000 Census Population	1,873	37,504	107,739
	1990 Census Population	749	30,721	95,530
	Historical Annual Growth 1990 to 2009	11.1%	2.0%	1.1%
	Projected Annual Growth 2009 to 2014	5.4%	2.8%	1.2%
	2009 Median Age	35.3	38.6	38.8
HOUSEHOLDS	2009 Estimated Households	884	16,851	45,171
	2014 Projected Households	1,092	18,908	47,433
	2000 Census Households	734	14,883	42,234
	1990 Census Households	362	11,536	35,775
	Historical Annual Growth 1990 to 2009	7.6%	2.4%	1.4%
	Projected Annual Growth 2009 to 2014	4.7%	2.4%	1.0%
POPULATION BY RACE	2009 Estimated White	92.3%	91.7%	91.6%
	2009 Estimated Black or African American	3.5%	4.1%	4.0%
	2009 Estimated Asian & Pacific Islander	1.4%	1.3%	1.3%
	2009 Estimated American Indian & Native Alaskan	0.2%	0.2%	0.3%
	2009 Estimated Other Races	2.6%	2.7%	2.8%
	2009 Estimated Hispanic	6.3%	6.4%	6.4%
INCOME	2009 Estimated Average Household Income	\$ 75,341	\$ 66,693	\$ 66,420
	2009 Estimated Median Household Income	\$ 81,129	\$ 67,565	\$ 65,189
	2009 Estimated Per Capita Income	\$ 28,757	\$ 26,636	\$ 26,264
EDUCATION (AGE 25+)	2009 Elementary	0.8%	1.3%	1.5%
	2009 Some High School	4.7%	5.0%	6.0%
	2009 High School Graduate	29.0%	31.8%	33.5%
	2009 Some College	23.3%	24.0%	23.4%
	2009 Associates Degree Only	8.4%	7.0%	7.3%
	2009 Bachelors Degree Only	22.2%	19.8%	18.2%
	2009 Graduate Degree	11.6%	11.1%	10.2%
BUSINESS	Number of Businesses	245	1,401	4,161
	Total Number of Employees	3,874	18,549	46,625
	Employee Population per Business	15.8	13.2	11.2
	Residential Population per Business	9.5	30.4	27.7

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