

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

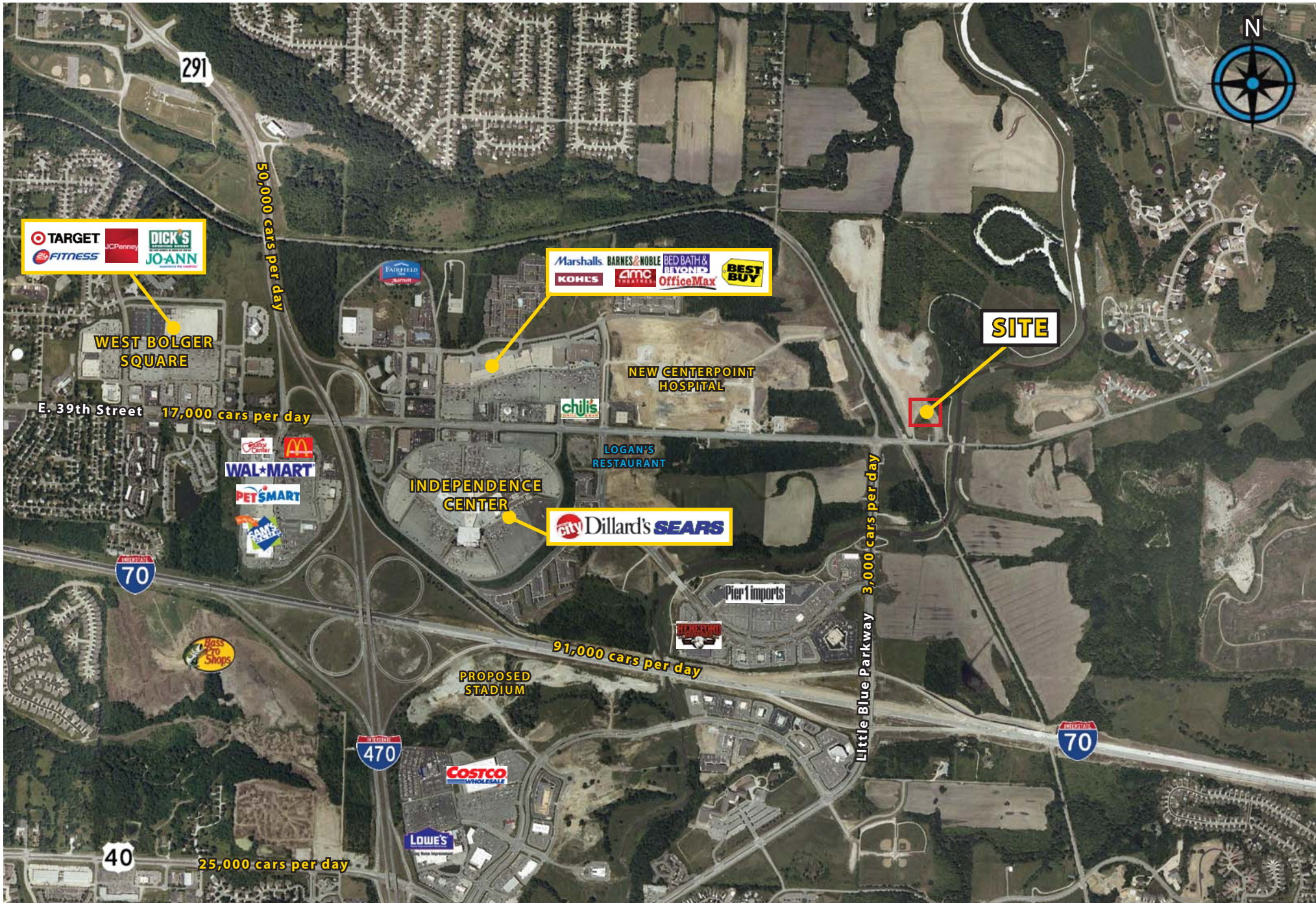
BLOCK & COMPANY, INC., Realtors
4963 NE Goodview Circle, Suite C
Lee's Summit, Missouri 64064

816.753.6000

For Information Contact:

William Glasgow
816.412.7210
wglasgow@blockandco.com

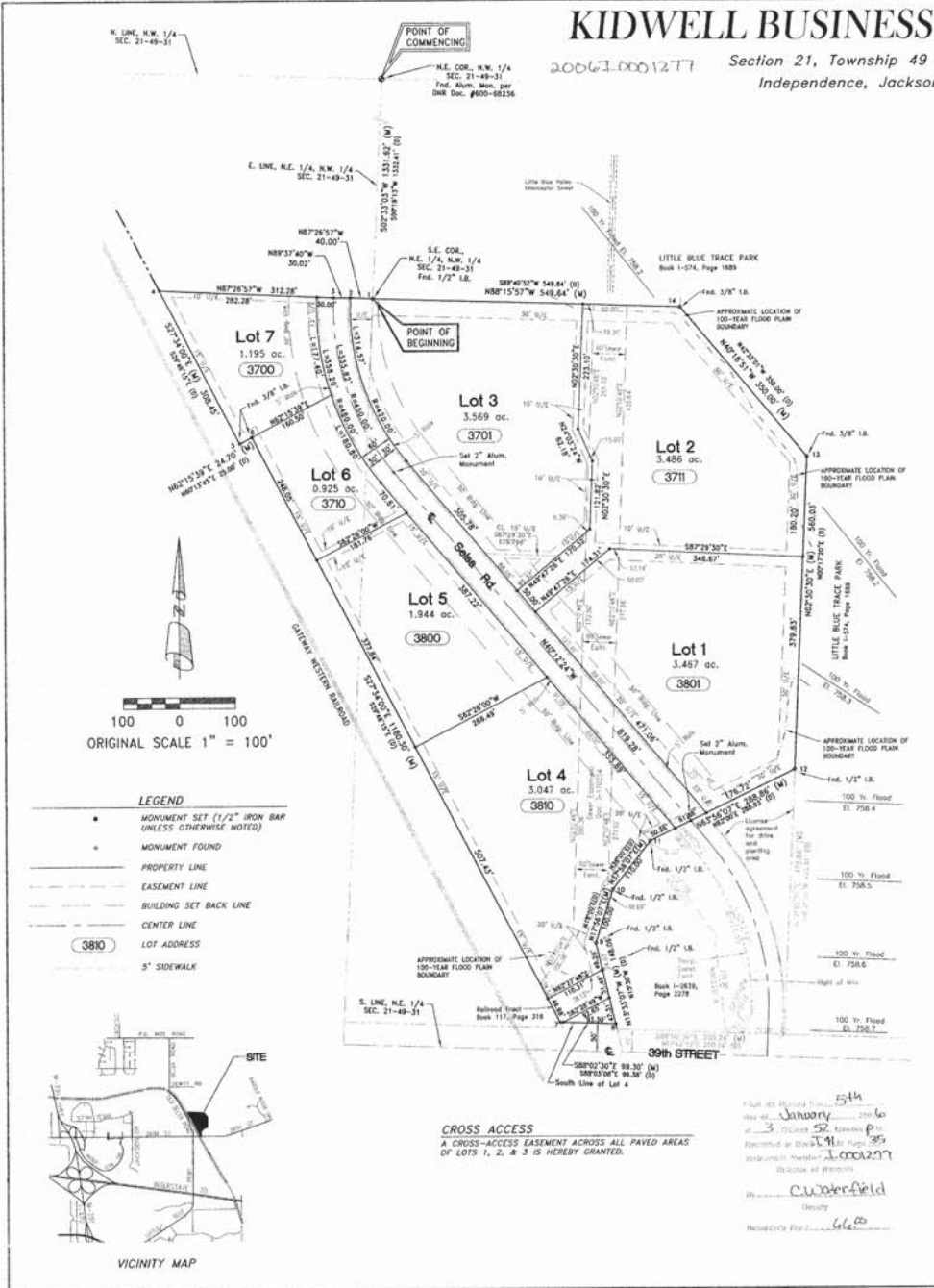
3801 Selsa Road, Independence, Missouri



3801 Selsa Road, Independence, Missouri

KIDWELL BUSINESS PARK - FIRST PLAT

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



STATE PLANE COORDINATE TRAVERSE TABLE

POINT	GRID BEARING	GRID DIST.	NORTHING	EASTING
EUREKA SLSA 1912	S27°57'26" W	756.584	N 301320.574	E 885474.572
PT A	S52°21'56" W	2143.024	N 309650.604	E 845027.139
PT B	N07°02'18" E	1492.341	N 318647.116	E 843860.254
PT C	S19°58'04" W	87.459	N 318684.256	E 844829.347
PT D	S82°15'35" W	107.901	N 318915.284	E 844605.685
PT E	N05°05'33" W	155.252	N 319702.486	E 844605.918
PT F	S89°28'33" W	351.800	N 319756.561	E 844558.61
PT G	N13°13'37" W	454.411	N 318741.883	E 845003.989
1	N07°28'37" W	112.192	N 320135.076	E 845009.180
2	N09°37'40" W	9.350	N 320135.602	E 843796.052
3	N07°28'37" W	95.174	N 320135.683	E 843937.351
4	S13°14'00" E	64.605	N 320135.912	E 843693.752
5	N01°12'00" E	7.520	N 320060.084	E 843741.816
6	S17°14'00" E	359.721	N 319741.302	E 843909.381
7	S00°00'00" E	30.163	N 319740.148	E 843576.837
8	N13°13'37" W	45.720	N 319784.657	E 843929.063
9	N17°54'00" E	30.477	N 319855.613	E 843938.448
10	N03°56'00" E	65.570	N 319838.474	E 843938.008
11	N02°14'00" E	68.036	N 319919.156	E 844038.141
12	N02°30'00" E	170.681	N 320048.873	E 844024.811
13	N40°18'51" W	104.630	N 320135.010	E 843976.568
14	N07°15'00" W	161.514	N 320135.079	E 843909.185

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 02°31'00" West (Deed - South 0°19'13" West) along the East line of said Northwest Quarter of said Section 21, a distance of 1311.62' (Deed - 1312.41') to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 21 and the Point of Beginning; thence North 87°28'57" West a distance of 48.04'; thence North 87°37'40" West a distance of 301.2'; thence North 87°28'37" West a distance of 312.28' to the Easery right-of-way line of the Illinois Central Gulf Railroad; thence (the following three courses along said right-of-way line) South 27°34'00" East (Deed - South 29°48'15" East) a distance of 308.43'; thence North 02°15'39" East (Deed - North 09°17'45" East) a distance of 14.79' (Deed - 24.09'); 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 39th Street (50.00' from the centerline thereof) as established by Dec. 97-1-26029 in Book J-3000 at Page 2116, Jackson County Records; thence South 89°07'30" East (Deed - South 89°03'00" East) along said North right-of-way line a distance of 99.39' (Deed - 99.25') to the West line of the tract described in Book 1574 at Page 2278, Jackson County Records; thence North 17°17'00" West (Deed - North 15°50'00" West) a distance of 148.00'; thence North 17°56'00" East (Deed - North 16°00'00" East) a distance of 100.00'; thence North 37°56'00" East (Deed - North 36°00'00" East) a distance of 110.00'; thence North 67°56'00" East (Deed - North 67°00'00" East) a distance of 288.86' (Deed - 288.87') to the West line of the tract described in Little Blue Tracts and described in Book 1574 at Page 1689, Jackson County Records; thence North 03°56'00" East (Deed - North 01°17'00" East) along said West line a distance of 560.00'; 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 - 549.84') to the point of beginning.

And subject to the terms and provisions of the Warranted 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 Quarter 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 is 25 feet on each side of a pipe line now located thereon extending from the tract but described in an Easery direction to and across Little Blue Creek, 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.P.
WILLIAM R. KIDWELL
3660 E. PUECKA
SCOTSDALE, AZ 85260

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

ACKNOWLEDGMENTS
IN WITNESS WHEREOF, KIDWELL ENTERPRISES LIMITED LIABILITY PARTNERSHIP, L.P., AN ARIZONA LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS MANAGING PARTNER THIS 12th DAY OF DECEMBER, 2004.

William R. Kidwell
WILLIAM R. KIDWELL, MANAGING PARTNER

STATE OF MISSOURI } SS:
COUNTY OF JACKSON

BE IT REMEMBERED THAT ON THIS 12th 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.

Fred Byam
FRED BYAM, Notary Public
1000 W. MISSOURI AVENUE, SUITE 100
INDEPENDENCE, MISSOURI 64052

MY COMMISSION EXPIRES: _____

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 ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER 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, AND 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, ON OR 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 SETBACKS 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. 19-26226, 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 SLSA", USING A GRID FACTOR OF 0.9999056.

FLOOD PLAIN ELEVATIONS ARE FROM FEMA FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL 29017Z 0025 E AND FEMA FLOOD INSURANCE STUDY COMMUNITY NUMBER - 29017Z, BOTH REVISED MARCH 21, 2000. FLOOD PLAIN LIMITS ARE BASE ON GROUND ELEVATIONS MEASURED IN JULY, 2005. MINIMUM FLOOR ELEVATIONS ON ALL LOTS SHALL BE A MINIMUM OF 2 (TWO) 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 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*
FRED BYAM, ILS-2579

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

BY ORDINANCE NO. 14529

BY *Bruce Lowrey*
BRUCE LOWREY
CITY CLERK

BY *Howard B. Penrod*
HOWARD B. PENROD
DIRECTOR OF PUBLIC WORKS/ENGINEERING

BY *Stuart A. Borchers*
STUART A. BORCHERS
PLANNING MANAGER

JACKSON COUNTY APPROVALS
APPROVED

BY *James Byam*
JAMES BYAM, COUNTY CLERK

DATE: 12-12-04

FILED FOR RECORD THIS 12th DAY OF DECEMBER, 2004, AT _____ O'CLOCK _____ MINUTES

RECORDED IN BOOK _____ AT PAGE _____

RECORDER'S FEE \$ _____

BYAM ENGINEERING, INC. 3501 STERLING, SUITE "G" (616)-252-3519 INDEPENDENCE, MO 64052	
FOR: William R. Kidwell	
FINAL PLAT OF KIDWELL BUSINESS PARK - FIRST PLAT	
DATE	JOB NO. 24122
9/12/05	ISSUE
SHEET 1 OF 1	1



3801 Selsa Road, Independence, Missouri

GENERAL NOTES

- THE CONTRACTOR SHALL PROVIDE AND SUBMIT THE FOLLOWING:
 - COMPLETE PLANS FOR THE AUTOMATIC FIRE SUPPRESSION SYSTEM SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13.
 - ALL FIRE SPRINKLER VALVES MUST BE SUPERVISED. THIS WOULD INCLUDE SAFETY SWITCHES ON THE BACKFLOW PREVENTER.
 - THE CONTRACTOR SHALL OBTAIN AND SUBMIT THE FOLLOWING SPECIAL INSPECTION REPORTS TO THE CITY OF GARDNER PRIOR TO ANY OCCUPANCY OF THE BUILDING:
 - PREPARED FILL.
 - OBSERVATION OF REINFORCING STEEL PLACEMENT.
 - OBSERVATION AND TESTING OF PORTLAND CEMENT CONCRETE, SECTION 05144.
 - FINAL INSPECTION REPORT.
 - THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT HIS INSURANCE MEETS THE REQUIREMENTS OF THE CITY OF INDEPENDENCE MUNICIPAL CODE.
 - THE CITY OF INDEPENDENCE MUNICIPAL CODE IS INCORPORATED HEREIN BY REFERENCE.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE RIGHT-OF-WAY AND IS RESPONSIBLE FOR ANY DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHTS AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEADS AND SIGNAL POLES, ETC., TO BE REPLACED.

- THE CONTRACTOR SHALL ADDRESS TO THE STATE OF MISSOURI (ON-CALL SYSTEM, 1 800 344 7223) THE PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY MUST OBTAIN PERMITS AND OBTAIN INFORMATION FROM UTILITY COMPANIES. THE CONTRACTOR SHALL NOTIFY THOSE COMPANIES WHICH HAVE FACILITIES IN THE WORK VICINITY OF THE CONSTRUCTION TO BE PERFORMED WHEN WORK COMMENCES.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE ALL WORK EXECUTED UNDER THIS CONTRACT WITH MATERIAL AND WORKMANSHIP FOR 12 MONTHS FROM THE DATE OF SUBstantial COMPLETION PRIOR TO FINAL PAVING. EACH CONTRACTOR MUST SUBMIT LIAISON WAIVERS TO THE OWNER.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES.

SITE NOTES

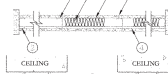
- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SOURED.
- THE CONTRACTOR SHALL PROVIDE BEAMS, SILL FRAMES, STYRE BALLS, OR OTHER MEANS TO PREVENT EROSION FROM BEING TO THE RIGHT-OF-WAY. IF THE EROSION CONTROL MEANS FAIL, THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF THE RIGHT-OF-WAY.
- NO GRADE ELEVATION CHANGES SHALL BE GREATER THAN 1 TO 1.
- SLOPE OF THE ENTRY SIDEWALK WILL NOT EXCEED 1:30.

UTILITY COMPANIES



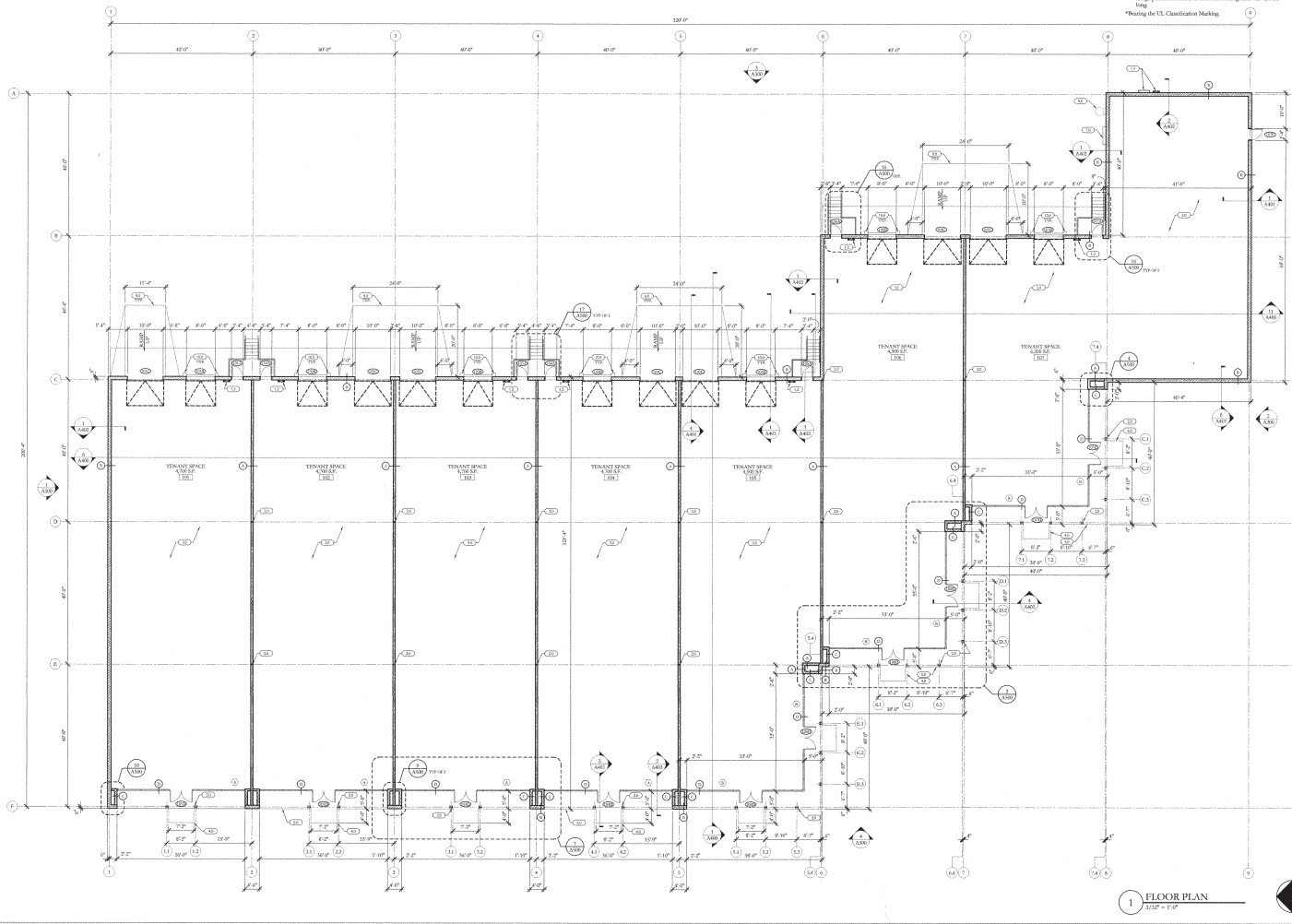
PL KANSAS - 1 800 344 7223
PL MISSOURI - 1 800 344 7420

Design No. U465 Nonbearing Wall Rating-1 HR.



- Floor and Ceiling Runners (see detail) Channel shaped runners, 3/8" x 3" wide steel, 3/16" x 1/4" legs, vertical flange No. 25 MISC (see gals. req. attached to floor and ceiling with fasteners spaced 24 in. OC max.
- As an alternate to Item 1 Ceiling Runners 25 MISC run gals. req. with an accessories steel, with 1/2" x 4 in. legs either at right angle 5/8" in. in accessories wall shaking distance. Attached to ceiling with fasteners spaced 24 in. OC. The wall height shall comply with detail U-465 in. W.S.
- Roof Truss: Channel shaped, 2.5/8 in. wide (max), 1 1/2 in. high, 3/8 in. latched back legs, spaced from No. 25 MISC (see gals. req. attached to 24 in. OC max.
- Roof and Rafter: Channel shaped, 2.5/8 in. wide (max) or glass fiber runs partially or completely filling wall cavity.

- Without: Gypsum 5/8 in. thick, 4 ft wide, attached to roof truss and floor and ceiling with 1 in. long, Type 2 self-tapping and screws spaced 16 in. OC. Along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to items 6 (floor channels), without a screw attached to a large cavity with 1 in. long, Type 2 self-tapping screws spaced 16 in. OC.
- Roof Gypsum: See Type B/C, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



SHEET NOTES

- ELECTRICAL SERVICE & METER
- RE: ELEC.
- INTERIOR ELEC. PANEL LOCATION
- RE: ELEC.
- STEEL COLUMN - RE: STRUCT.
- 4\"/>

WALL TYPES

- 08052 5/8 MTL STUDS @ 24\"/>

CODE DATA

DATE REVISION: 11.10.04

CODE USED:

- 2000 IBC
- 2000 IBC
- 2000 IBC
- 1999 NEC

OCCUPANCY TYPES: B & M

CONSTRUCTION TYPE: NONE

SPRINKLER SYSTEM: NONE

BUILDING AREA: 34,000.00 SF.

OCCUPANT LOAD:

GRAPHICS SCALE

0' 1' 2'

SCALE: 3/32\"/>

ROUTE 4 ASSOCIATES, PLLC
ARCHITECTS / PLANNERS
9400 OLDS ROAD, SUITE 100
INDEPENDENCE, MISSOURI 64057
PHONE: 816.352.4217
FAX: 816.352.4217



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ROUTE 4 ASSOCIATES, PLLC. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROUTE 4 ASSOCIATES, PLLC.

SHELL SPACE FOR:
KIDWELL BUSINESS PARK
3801 SELSA ROAD
INDEPENDENCE, MISSOURI

DATE REVISION: 11.10.04

REVISIONS:

MADE REVISIONS TO: 24058

FLOOR PLAN

A200



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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