

OFFICE BUILDING FOR SALE

10,220 +/- Square Feet



I-70 Visibility

1353 NW Jefferson Street, Blue Springs, Missouri



- +/- 10,220 sq ft building on +/- 1.45 acres
- Excess ground for expansion
- Excellent parking and easy access
- Visibility from I-70 with 75,000 cars per day
- Currently has 120 +/- seat sanctuary
- Could be 10 individual office suites
- Multiple kitchenettes



Estimated Population
74,070

Average Household Income
\$72,035

Five Mile Radius



BLOCK & COMPANY, INC., Realtors
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Lee's Summit, Missouri 64064

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Exclusive Agent

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1353 NW Jefferson Street, Blue Springs, Missouri



Property Data Sheet

Harvest Baptist Church of Blue Springs
1353 NW Jefferson Street
Blue Springs, Missouri 64015

Building Size: 10,220 +/- sq. ft. (Sanctuary - Nursery - Meeting Rooms/Offices)

Total Land Area: 63,300 +/- sq. ft. (1.45 +/- acres)

Construction: Concrete foundation, Steel Frame and Stucco

Zoning: GB – General Business

Parking: 35 Paved Parking Spaces – Plenty of Expansion Area

Sale Price: \$1,200,000.00

Real Estate Taxes: Partially Exempt

Comments:

The property is a beautifully maintained Church facility owned and occupied by the Harvest Baptist Church of Blue Springs. The property is ideal for a small or growing congregation to continue its ministry and hold worship services. The sanctuary will seat approximately 120 people with a large and welcoming entrance lobby, adjacent nursery rooms, multiple restrooms, fellowship meeting rooms, business offices and several kitchenette facilities.

The site is +/- 1.45 acres with plenty of room for future expansion of the Church building and/or parking area. The existing site provides ample area for outside activities and playground area.

The property was originally a ten-suite office/professional building with ten individual entrances, and could easily be converted back to the original configuration and used by an owner user, or as an investment property.

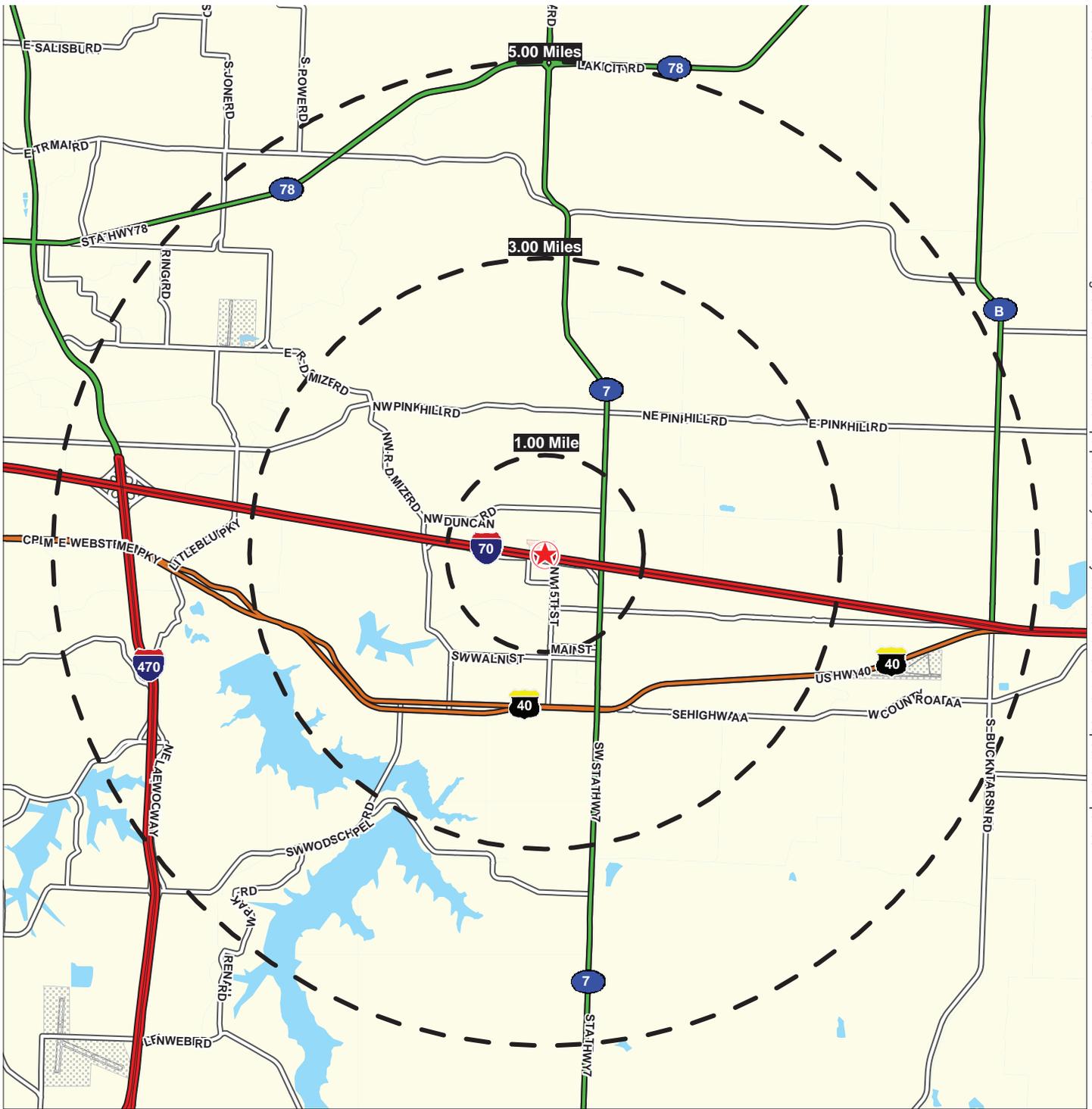
For additional information or to arrange a viewing contact:

Shannon Simmermon or William Glasgow

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1353 NW Jefferson St
Blue Springs, Missouri

October 2007

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.03205/-94.28245

October 2007

RS1

1353 NW Jefferson St Blue Springs, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	7,110	43,712	74,070
	2011 Projected Population	7,053	44,074	77,672
	2000 Census Population	7,208	43,301	69,019
	1990 Census Population	6,965	36,638	51,822
	Historical Annual Growth 1990 to 2006	0.1%	1.2%	2.7%
	Projected Annual Growth 2006 to 2011	-0.2%	0.2%	1.0%
	2006 Median Age	36.0	34.5	34.6
HOUSEHOLDS	2006 Estimated Households	2,786	15,922	27,301
	2011 Projected Households	2,769	16,060	28,702
	2000 Census Households	2,821	15,779	25,364
	1990 Census Households	2,510	12,583	17,950
	Historical Annual Growth 1990 to 2006	0.7%	1.7%	3.3%
	Projected Annual Growth 2006 to 2011	-0.1%	0.2%	1.0%
POPULATION BY RACE	2006 Estimated White	90.4%	90.8%	90.9%
	2006 Estimated Black or African American	5.0%	4.7%	4.6%
	2006 Estimated Asian & Pacific Islander	1.7%	1.4%	1.4%
	2006 Estimated American Indian & Native Alaskan	0.3%	0.3%	0.2%
	2006 Estimated Other Races	2.7%	2.8%	2.7%
	2006 Estimated Hispanic	4.3%	4.5%	4.4%
INCOME	2006 Estimated Average Household Income	\$ 68,925	\$ 70,104	\$ 72,035
	2006 Estimated Median Household Income	\$ 57,772	\$ 63,836	\$ 65,661
	2006 Estimated Per Capita Income	\$ 27,306	\$ 25,874	\$ 26,879
EDUCATION (AGE 25+)	2006 Elementary	0.5%	0.6%	0.6%
	2006 Some High School	4.1%	4.1%	4.1%
	2006 High School Graduate	29.2%	27.2%	27.6%
	2006 Some College	27.6%	26.8%	26.7%
	2006 Associates Degree Only	9.0%	10.8%	9.9%
	2006 Bachelors Degree Only	20.5%	20.9%	21.2%
	2006 Graduate Degree	9.1%	9.6%	10.0%
BUSINESS	Number of Businesses	510	1,775	2,931
	Total Number of Employees	3,996	16,567	29,398
	Employee Population per Business	7.8	9.3	10.0
	Residential Population per Business	13.9	24.6	25.3

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DESCRIPTION (Second Building Tract)

Part of Lot 14, WEATHERSTONE VILLAGE, 2ND PLAT, Blue Springs, Jackson County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of said Lot 14; thence North $83^{\circ} 29' 15''$ West along the South line thereof 43.00 feet to the true point of beginning; thence continue North $83^{\circ} 29' 15''$ West along said South line 225.79 feet to the Southwest corner thereof; thence North $6^{\circ} 30' 45''$ East along the West line thereof 192.82 feet to the Northwest corner thereof; thence South $50^{\circ} 36' 04''$ East along the Northerly line thereof 78.00 feet; thence South $56^{\circ} 06' 58''$ East along the Northerly line thereof 101.96 feet; thence South $86^{\circ} 29' 52''$ East along the Northerly line thereof 69.83 feet; thence South $6^{\circ} 30' 45''$ West 107.26 feet to the true point of beginning.

