

I-70 Industrial Building with Excess Ground

401 E. South Outer Belt Road, Grain Valley, MO



Sale Price: \$3,650,000 | 25,000 SF Building on 12.51 Acres

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,963	23,140	65,190
Avg. Household Income	\$99,590	\$127,008	\$119,431

- Great Interstate 70 visibility
- Kansas City Southern Railroad Spur on the south end of the property
- Zoned M1 - Light Industrial
- Industrial-flex-distribution users
- Currently operates as an entertainment venue



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

Exclusive Agent



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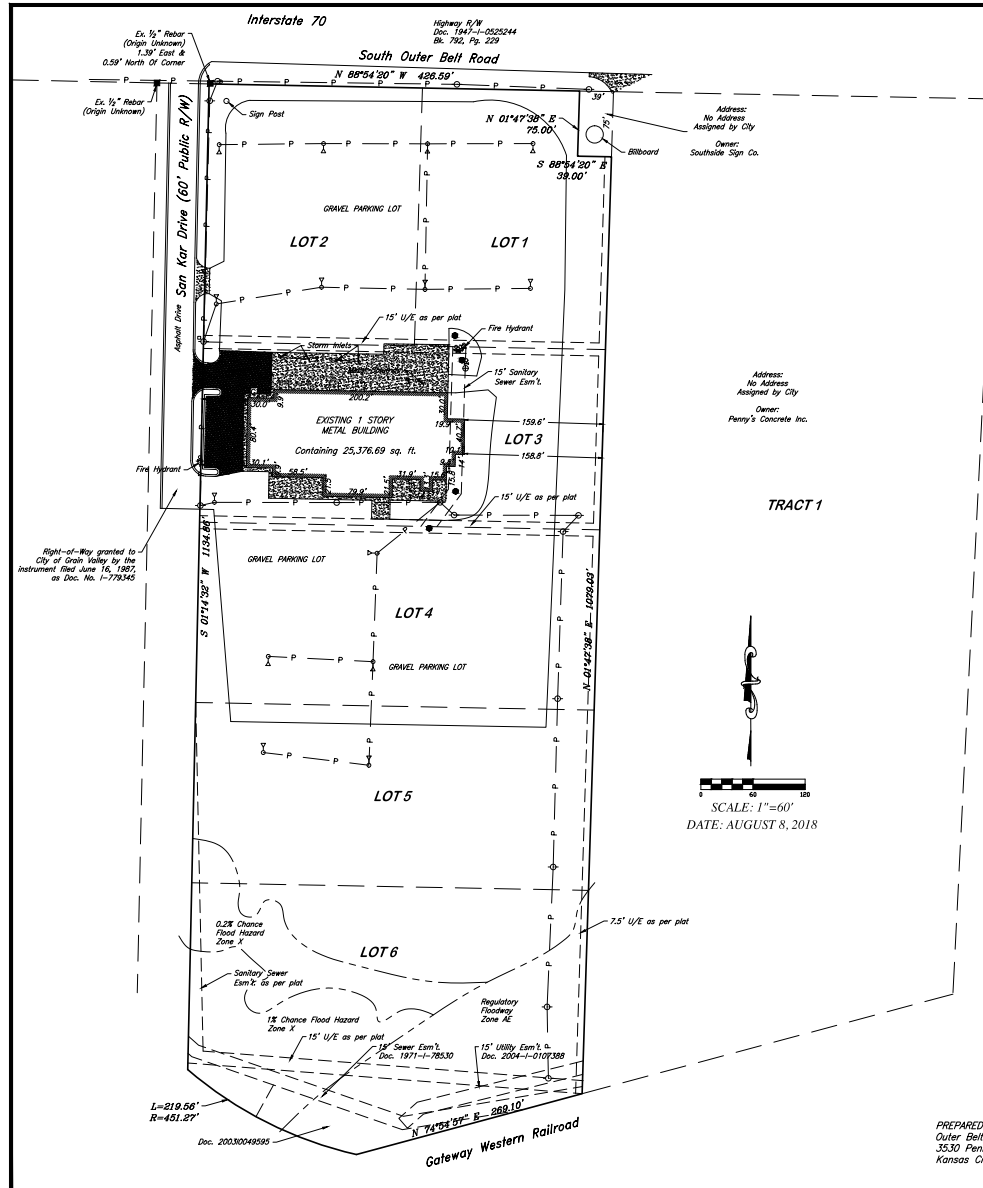
PHOTOS



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SURVEY



ALTA/NSPS LAND TITLE SURVEY

822 San Kar Drive,
Grain Valley, Jackson County,
Missouri 64029

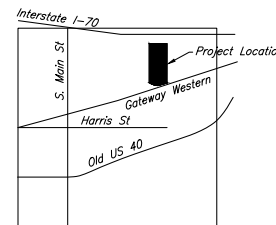
DESCRIPTION:
Lots 3, 4, 5 and 6, PHASE TWO—I-70 EAST INDUSTRIAL PARK, a subdivision in Grain Valley, Jackson County, Missouri, and Lots 1 and 2, PHASE ONE—I-70 EAST INDUSTRIAL PARK, subdivision in Grain Valley, Jackson County, Missouri, except that part in roads and further except that part of said Lot 1 described as follows: Beginning at the Northeast corner of Lot 1; thence South along the East line of said Lot 1 a distance of 75.00 feet; thence South 89°29'15" West a distance of 39.00 feet; thence North parallel to and 39 feet West of the East line of said Lot 1 a distance of 75.00 feet to a point on the North line of said Lot 1; thence North 89°29'15" East along the North line of said Lot 1 a distance of 39.00 feet to a point of beginning of this description.
Containing 545,037.18 sq. ft. or 12.51 acres more or less.

NOTES:
1. Title Commitment used in preparation of this survey was prepared by First American Title Insurance Company. Commitment No. 1495623. Effective Date June 18, 2018.

SCHEDULE BII EXCEPTIONS:
Item 8: Easement, setback per plat Book 1-38, Page 93, shown on survey
Item 9: Right of way U.S. 40 Highway, Doc. 1947-1-0525244, Book 792, Page 229, shown on survey
Item 10: Access to U.S. 40 Highway limited to SAN KAR DRIVE on the West of the property, Book 792, Page 229, revised in Book 1318, Page 603, shown on survey
Item 11: Missouri Public Service Company, Doc. 1958-1-0709382, Book 1264, Page 116, blanket easement, not plottable.
Item 12: Sewer Easement to City of Grain Valley, Doc. 1971-1-78530, shown on survey
Item 13: Road Right of way dedication, Doc. 1979-1-404484, Book 1 972, Page 1639, in SAN KAR DRIVE, shown on survey
Item 14: Ingress/egress easement, Book 1-1427, Page 351, access across property to the 39 X75' excepted tract, not plottable.
Item 16: Right of way dedicating SAN KAR DRIVE Doc. 1-779345, shown on survey
Item 17: Sewer easement, Doc. 20030049595, shown on survey
Item 18: Utility Easement, Doc. 20040107388, shown on survey

2. Flood Certificate: A portion of this property is in the Regulatory Floodway (Zone AE), a portion is in 1% Annual chance Flood Hazard (Zone X) a portion is in 0.2% Annual Chance Flood Hazard (Zone X) and remainder in Zone X, which is "areas determined to be outside the 0.2 % chance floodplain. Flood Insurance Rate Map 29095C03396 Effective Date of January 20, 2017.

- There are no striped parking spaces
- No evidence of recent earth moving, or building construction or additions.
- No known changes in street right of way lines, or recent street or sidewalk construction.
- The bearings shown are in accordance with the State Plane Coordinate System, Missouri West Zone.
- Access to Interstate 70 granted through SAN KAR DRIVE in Book 792, Page 229
- The right-of-way of the Gateway Western Railroad was determined by locating the center of the tracks and doing a best fit. This was done because the Railroad Plans and the calls in the Parent Tract Deed Would Not fit the center of the tracks as laid at this time.



SEC. 35, T-49-N, R-30-W

LEGEND

- POWER POLE
- WATER VALVE
- TRANSFORMER
- WATER METER
- MANHOLE
- ⊙ STREET LIGHT
- ⊙ GAS METER
- ⊙ FIRE HYDRANT
- OVERHEAD POWER LINES
- EXISTING REBAR
- TELEPHONE PEDESTAL
- X EXISTING FENCE
- SS EXISTING SANITARY SEWER
- S EXISTING STORM SEWER
- W EXISTING WATER LINE
- SET 1/2" REBAR & PLASTIC CAP NO PLS #1958

Certification:
To: First American Title Insurance Company, Outer Belt Holding, LLC, Freedom Bank
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16, 17 of Table A thereof. The survey was completed on August 8, 2018.

PREPARED FOR:
Outer Belt Holdings, LLC
3530 Pennsylvania Avenue
Kansas City, Mo 64111

Thomas Clemons
Area Surveyors

2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 survey@tclemons.com

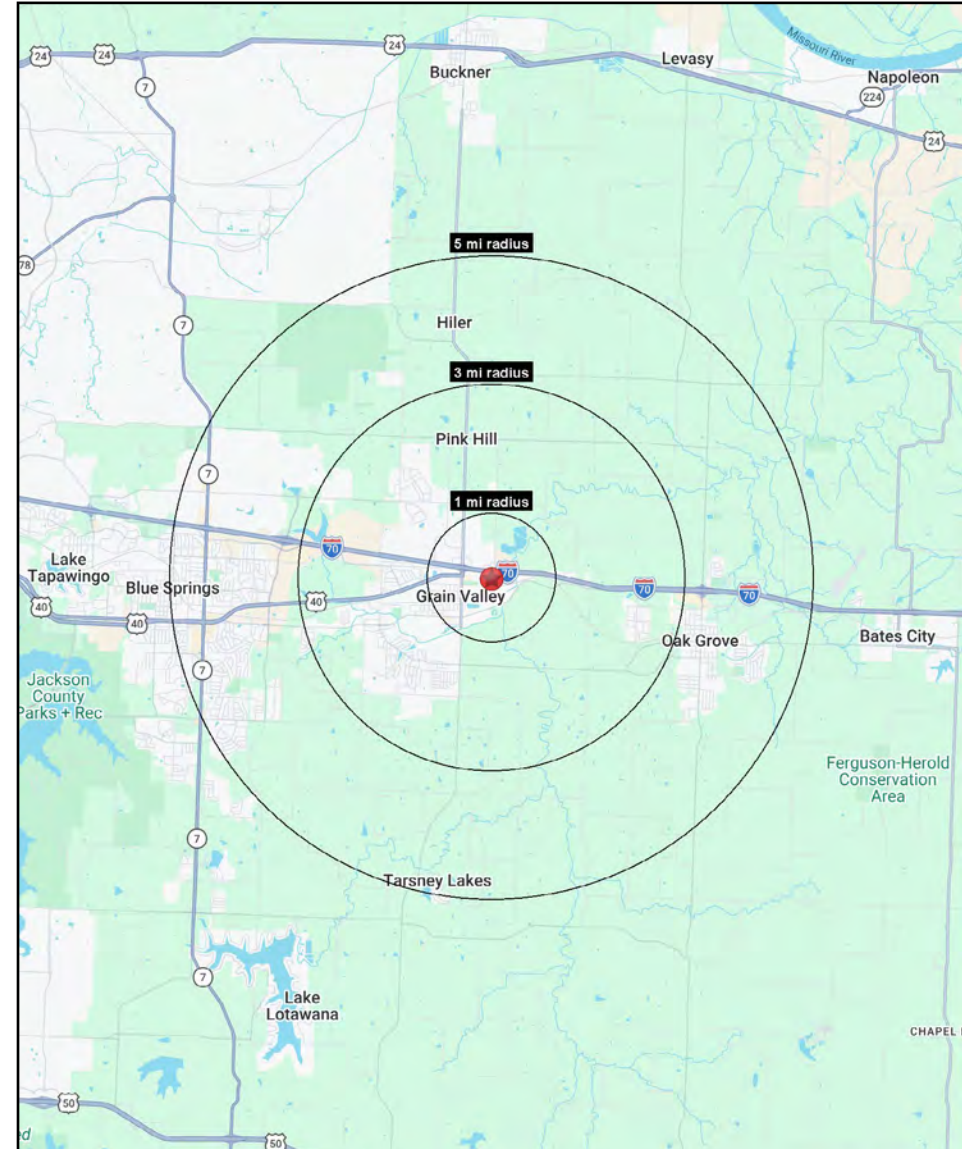
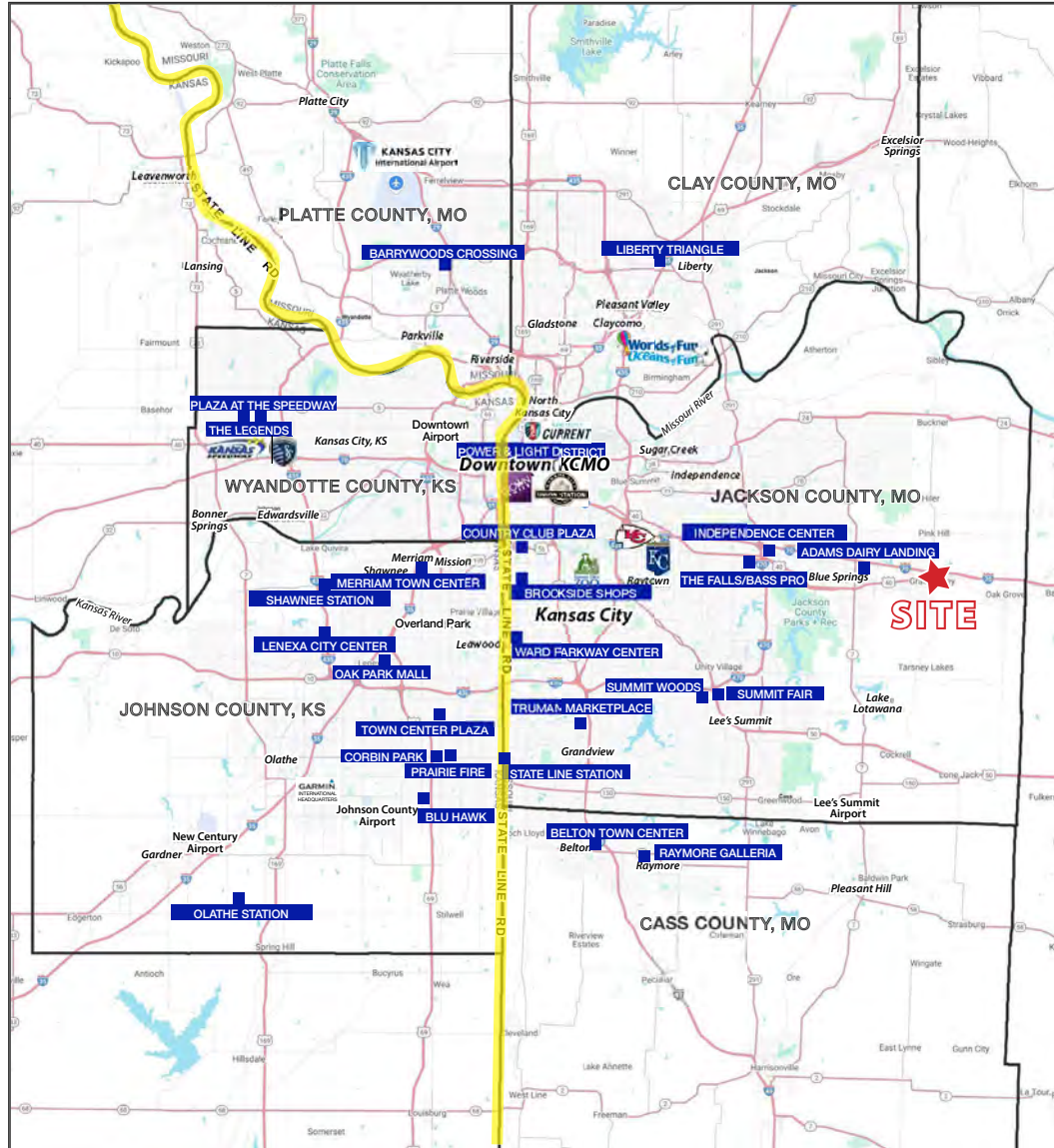
THOMAS W. CLEMONS, P.L.S., NO. 1988

JOB NO. 3116



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401 E. South Outer Road Grain Valley, MO 64029	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	2,963	23,140	65,190
2031 Projected Population	3,165	24,977	68,993
2020 Census Population	2,496	21,288	63,367
2010 Census Population	2,081	17,886	56,121
Projected Annual Growth 2026 to 2031	1.4%	1.6%	1.2%
Historical Annual Growth 2010 to 2026	2.6%	1.8%	1.0%
2026 Median Age	33.2	36.4	37.0
Households			
2026 Estimated Households	1,178	8,502	24,715
2031 Projected Households	1,254	9,107	26,039
2020 Census Households	949	7,637	23,326
2010 Census Households	786	6,385	20,513
Projected Annual Growth 2026 to 2031	1.3%	1.4%	1.1%
Historical Annual Growth 2010 to 2026	3.1%	2.1%	1.3%
Race and Ethnicity			
2026 Estimated White	83.1%	85.2%	82.8%
2026 Estimated Black or African American	6.5%	5.7%	7.6%
2026 Estimated Asian or Pacific Islander	1.3%	1.1%	1.3%
2026 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2026 Estimated Other Races	8.6%	7.7%	7.9%
2026 Estimated Hispanic	9.0%	7.5%	7.4%
Income			
2026 Estimated Average Household Income	\$99,598	\$127,008	\$119,431
2026 Estimated Median Household Income	\$86,680	\$97,946	\$90,473
2026 Estimated Per Capita Income	\$39,603	\$46,686	\$45,311
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.3%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	7.0%	3.5%	4.2%
2026 Estimated High School Graduate	39.5%	36.1%	30.7%
2026 Estimated Some College	24.4%	19.8%	23.4%
2026 Estimated Associates Degree Only	6.6%	9.6%	9.3%
2026 Estimated Bachelors Degree Only	14.1%	18.5%	20.3%
2026 Estimated Graduate Degree	6.5%	10.2%	10.4%
Business			
2026 Estimated Total Businesses	141	446	2,053
2026 Estimated Total Employees	892	3,352	18,600
2026 Estimated Employee Population per Business	6.3	7.5	9.1
2026 Estimated Residential Population per Business	21.1	51.9	31.8

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1



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