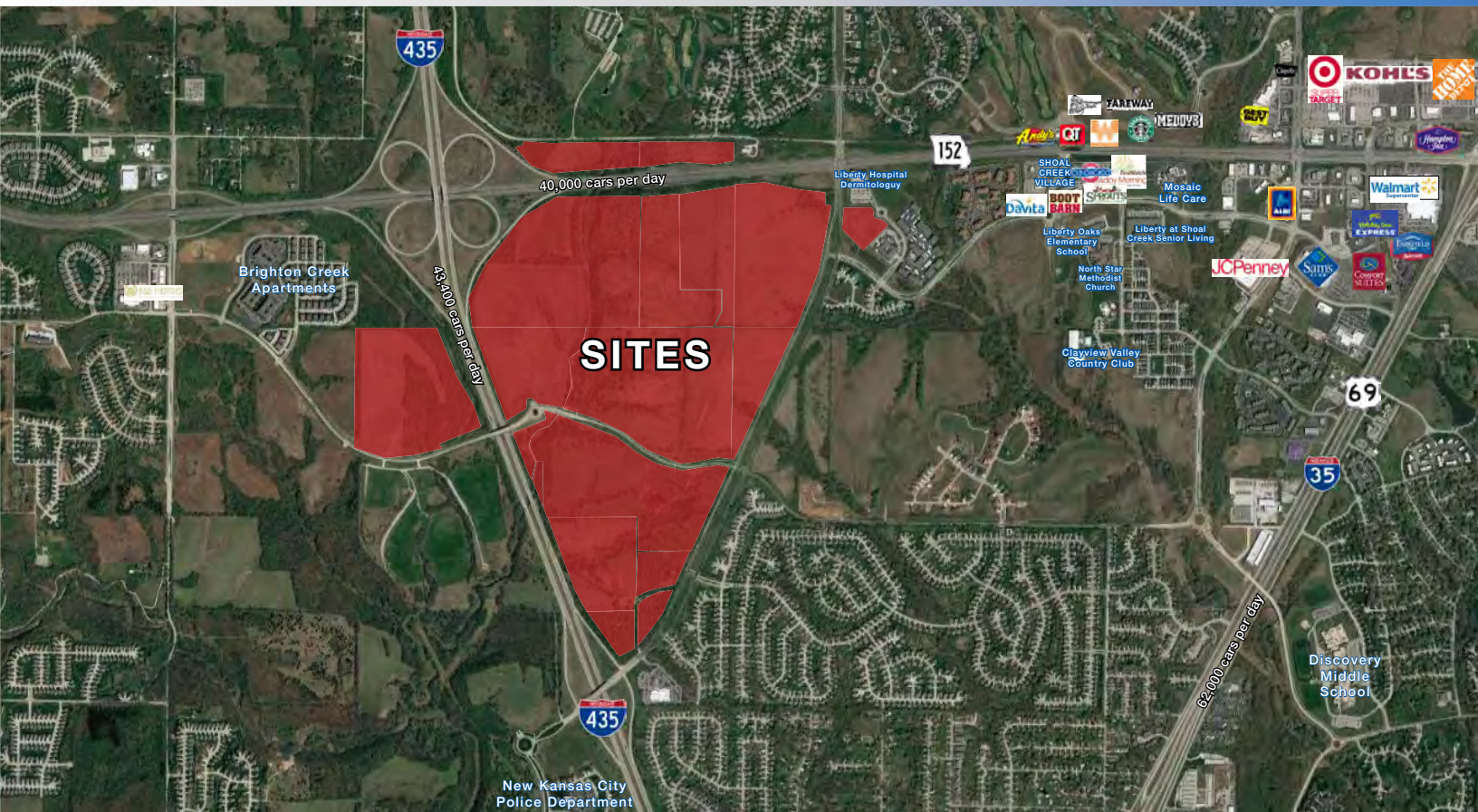




Pioneer Crossings | First Time on the Market!

PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO



Multiple Parcels For Sale | 10 to 500 Acres Available

533.45 Acres Total

DEMOGRAPHICS

Drive Time	5 min	10 min	15 min
Estimated Population	10,479	98,636	223,307
Avg. Household Income	\$108,770	\$120,260	\$111,785



VIEW FULL ENGINEERING
DEVELOPMENT STUDY

- Located off 152 Highway between I-435 & Shoal Creek Pkwy, just outside Liberty, MO - one of the fastest growing cities in the Kansas City Metro Area
- Site is located in the very desirable Shoal Creek Valley which is one of the best places to live in Missouri with many parks, families and young professionals, highly rated schools, and high income and home values
- Kansas City address within the award winning Liberty, MO public school district
- 15 minutes from downtown Kansas City
- Mixed-Use opportunity - great for apartments, offices, retail, restaurant, entertainment, automotive or medical
- EDC'S 587 Project targets world class development for Clay County - [CLICK HERE TO READ FULL ARTICLE](#)



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agents



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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

DRONE PHOTOS





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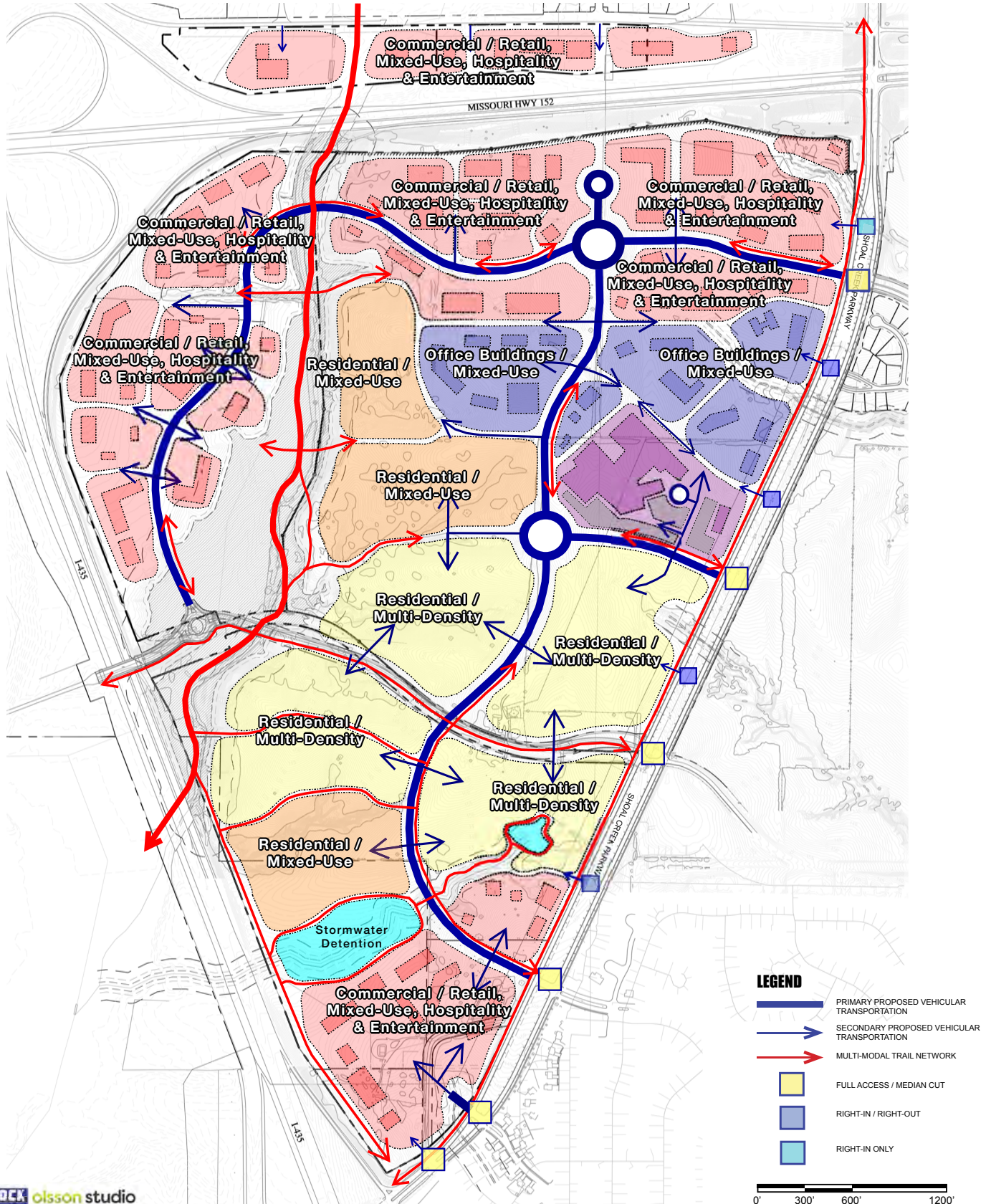
PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

AERIAL



CONCEPT BUBBLE DIAGRAM





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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

CONCEPTUAL PHOTOS | POTENTIAL USES



EAT-ENTERTAINMENT



LIFESTYLE CENTER



URBAN HOTEL & CONFERENCE CENTER



THE DISTRICT MIXED-USE DEVELOPMENT



MULTI-SPECIALTY FREE-STANDING CLINIC



SPECIALTY FREE-STANDING CLINIC



WALKABLE PLAZA DESIGN



PUBLIC GATHERING PLACE



Pioneer Crossings | First Time on the Market!

PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

CONCEPTUAL PHOTOS | POTENTIAL USES



CAMPUS 244 DEVELOPMENT



MULTI-MODAL TRAIL WITH BUS STOP



D31 MIXED-USE COMMUNITY



DOWNTOWN TRAIL AND PARK SYSTEM



COMMUNITY SPACE



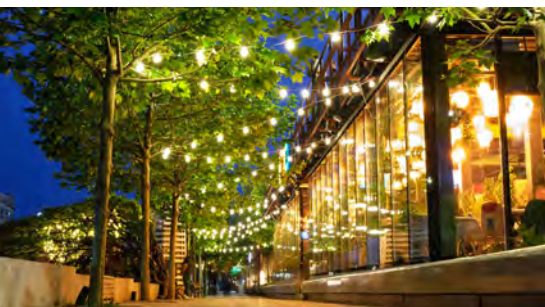
PUBLIC GREEN SPACE



MULTI-FAMILY



HALF ACRE LOT CUSTOM SINGLE FAMILY HOMES



SIDEWALK OVERHEAD STRING LIGHTING



RESIDENTIAL AMENITY SPACE



PRELIMINARY

PROPOSED CUT AREA FOR CPO-2
SITE FILL 388,000± CY OVER 60 AC.

The Commons, Crossroads and Creekside Neighborhood Plan
A Portion of the Shoal Creek Valley Community
Kansas City, Missouri
Infrastructure - Utility Plan
Sheet XX of XX
MAY 24, 2022

LEGEND

- PROPOSED CUT AREA FOR CPO-2
- SITE FILL 388,000± CY OVER 60 AC.
- EXISTING 18" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING 10" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 6" WATER MAIN
- EXISTING 4" WATER MAIN
- EXISTING 3" WATER MAIN
- EXISTING 2" WATER MAIN
- EXISTING 1" WATER MAIN
- EXISTING 0.5" WATER MAIN
- EXISTING 0.25" WATER MAIN
- EXISTING 0.125" WATER MAIN
- EXISTING 0.0625" WATER MAIN
- EXISTING 0.03125" WATER MAIN
- EXISTING 0.015625" WATER MAIN
- EXISTING 0.0078125" WATER MAIN
- EXISTING 0.00390625" WATER MAIN
- EXISTING 0.001953125" WATER MAIN
- EXISTING 0.0009765625" WATER MAIN
- EXISTING 0.00048828125" WATER MAIN
- EXISTING 0.000244140625" WATER MAIN
- EXISTING 0.0001220703125" WATER MAIN
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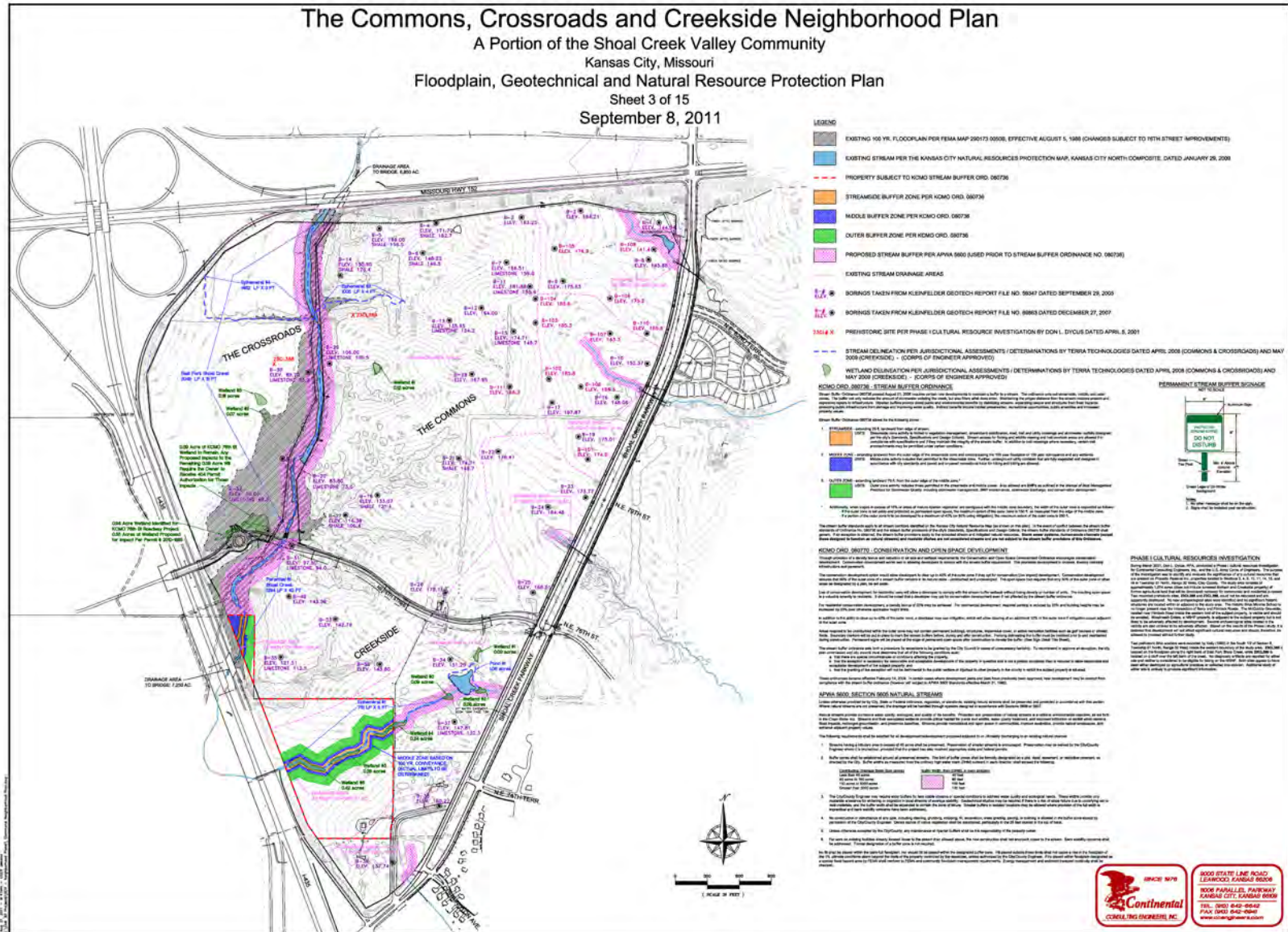


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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

FLOODPLAIN, GEO-TECHNICAL PLAN



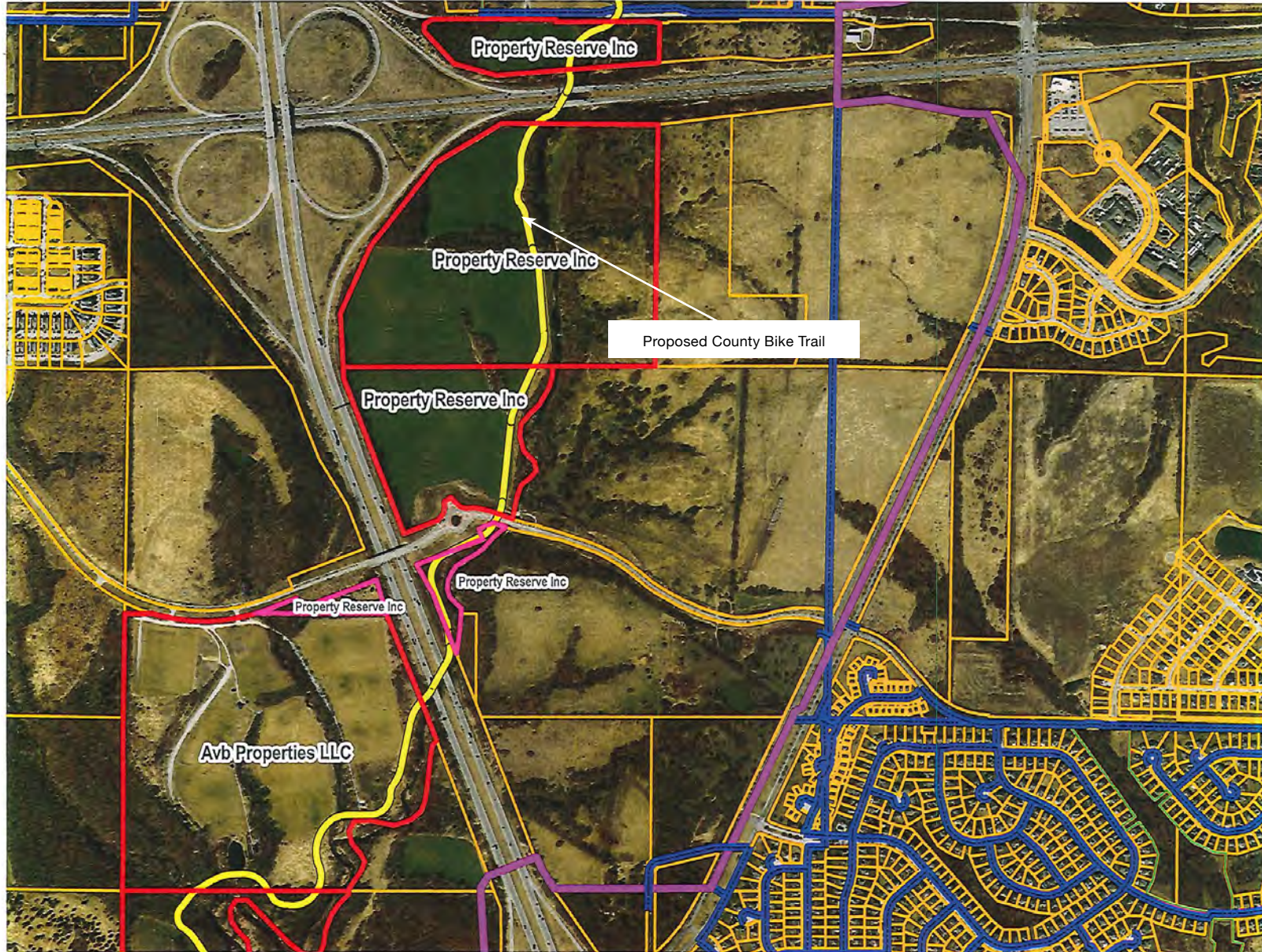


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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

FLOODPLAIN, GEO-TECHNICAL PLAN





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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

CONVENIENT LOCATION





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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

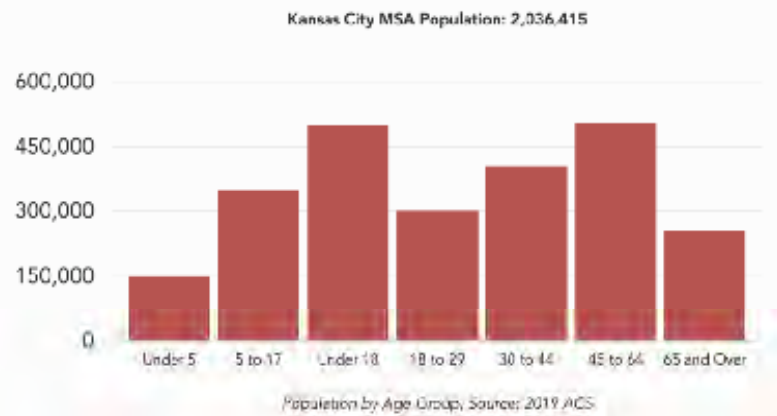
KANSAS CITY, MO ECONOMIC PROFILE

Kansas City, Missouri, is at the center of the Kansas City, MO-KS Metropolitan Statistical Area (MSA) and has a steady local economy that historically weathers economic fluctuations because of its diverse industry segments. Headquarters, technology-based companies, entrepreneurs, freight-based companies and shared-service centers select Kansas City, Missouri, for its central location, educated workforce and access to a strong support network of public and private programs, civic-minded entrepreneurs and competitive incentives.

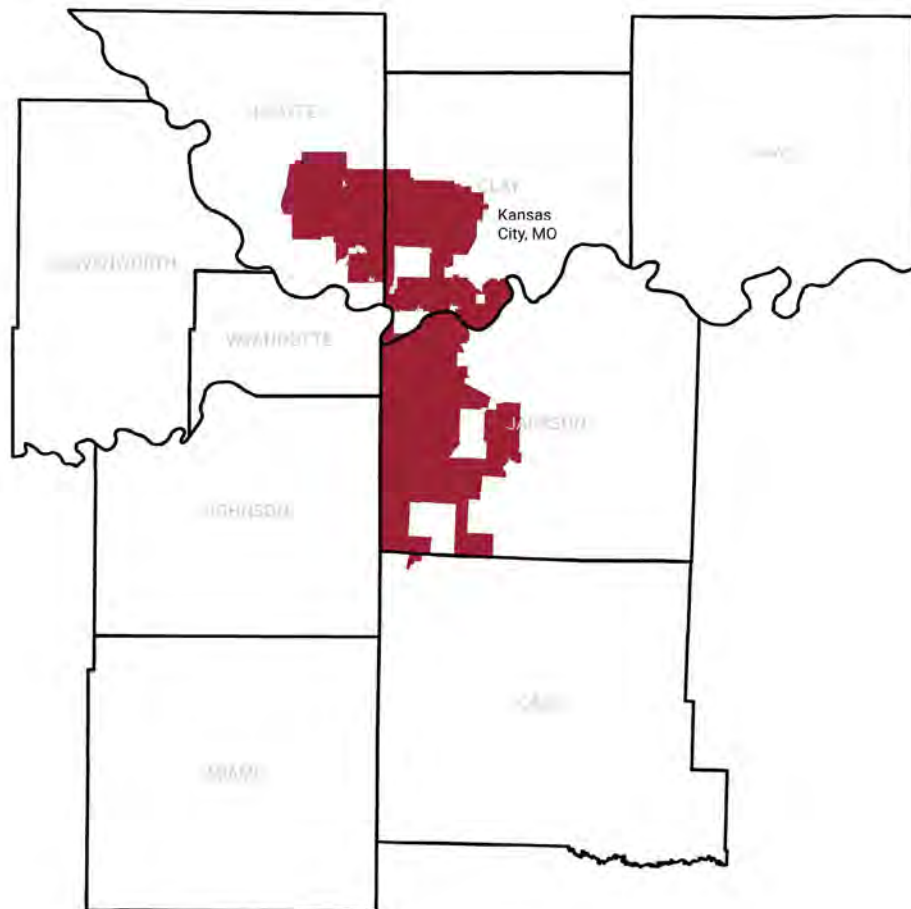
Fiscal year 2020-2021 show results of continued and sustainable growth in Kansas City:

- **Number of Approved Redevelopment Projects: 28**
- **Total Announced Projects: 18**
- **Total Jobs Created & Retained: 3,569**
- **Total Investment from Business Development Projects: \$110B**

Source: <https://edckc.com/why-kcmo/economic-profile/>



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Metropolitan Population	2,010,561	2,025,410	2,036,586	2,052,810	2,069,150	2,085,813	2,102,855	2,120,281	2,144,627	2,175,070
KC, MO Population	480,697	482,360	484,091	487,213	470,629	475,073	461,093	466,339	451,012	493,327



Source: <https://data.marc.org/CommunityViews/>



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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

KANSAS CITY, MO MAJOR EMPLOYERS

Kansas City has a strong pool of educated talent for organizations looking to locate to, start or expand here and the Economic Development Corporation of City of Kansas City, Missouri works in tandem with employers to connect residents to high-quality jobs. Residents thrive on career paths that feature choice, challenge and competitive compensation while employers are able to grow their business with a committed and reliable workforce

Organization Name	Industry	
Federal Government	Government	20846
Children's Mercy Hospital	Health services	8382
Cerner Corporation	Health care information systems-Rockcreek Aviation	6879
Honeywell	Electronic & mech. weapons components mfg.	5000
Saint Luke's Health System	Health services	4638
Internal Revenue Service	Government	4600
City of Kansas City, Missouri	Government	4411
Truman Medical Centers	Health services	3579
SS&C	Healthcare information management services; Insurance Broker	3125
Burns & McDonnell	Architects/Engineering	2907
Research Medical Center	Health services	2496
University of Missouri-Kansas City	Higher education	2427
Commerce Bank	Banking (Hdq.)	2409
Hallmark Cards, Inc.	Greeting card mfg. (Hdq.)	2262
Federal Reserve Bank of Kansas City	Banking (Regional Hdq.)	2218
Kansas City Public Schools	Public education	2018
Park Hill School District	Public education	1868
JE Dunn Construction	Construction (Hdq.)	1800
H&R Block	Tax preparation and financial services (Hdq.)	1750
UMB Financial Corporation	Banking (Hdq.)	1706

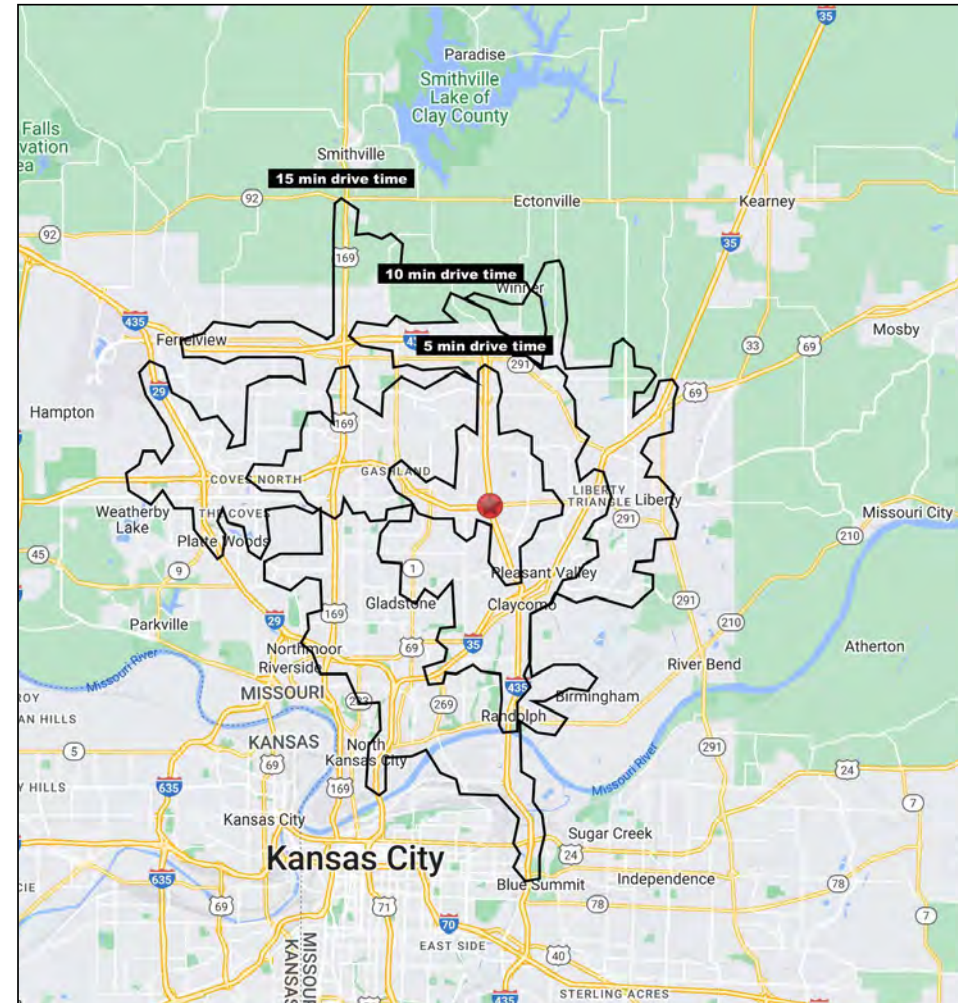
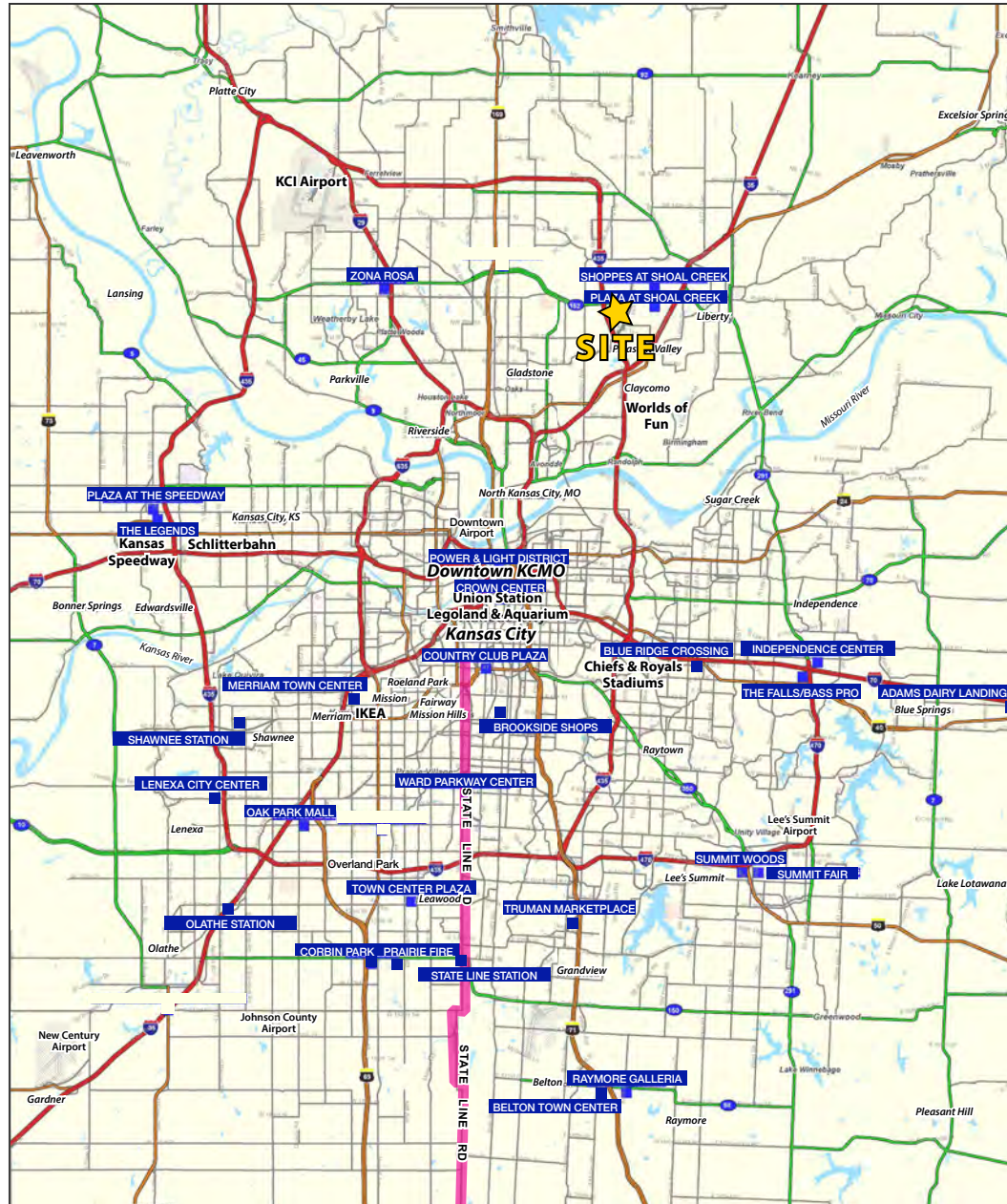
<https://edc.kc.com/info-kcma/major-employers/>



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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com





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PRIME DEVELOPMENT LAND FOR SALE

I-435 & 152 Highway (SEQ), Kansas City, MO

I-435 & 152 Highway	5 min	10 min	15 min
Kansas City, Missouri	drive time	drive time	drive time
Population			
2023 Estimated Population	10,479	98,636	223,307
2028 Projected Population	10,741	102,790	230,446
2020 Census Population	9,892	96,449	218,585
2010 Census Population	6,183	77,940	188,140
Projected Annual Growth 2023 to 2028	0.5%	0.8%	0.6%
Historical Annual Growth 2010 to 2023	5.3%	2.0%	1.4%
2023 Median Age	35.5	37.1	37.5
Households			
2023 Estimated Households	4,597	39,356	92,423
2028 Projected Households	4,692	40,831	95,055
2020 Census Households	4,113	37,411	88,166
2010 Census Households	2,491	30,385	75,984
Projected Annual Growth 2023 to 2028	0.4%	0.7%	0.6%
Historical Annual Growth 2010 to 2023	6.5%	2.3%	1.7%
Race and Ethnicity			
2023 Estimated White	78.0%	79.7%	77.3%
2023 Estimated Black or African American	9.1%	8.6%	10.0%
2023 Estimated Asian or Pacific Islander	5.0%	3.2%	3.7%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2023 Estimated Other Races	7.6%	8.1%	8.6%
2023 Estimated Hispanic	7.7%	7.8%	8.5%
Income			
2023 Estimated Average Household Income	\$108,770	\$120,260	\$111,785
2023 Estimated Median Household Income	\$102,566	\$101,128	\$90,834
2023 Estimated Per Capita Income	\$47,765	\$48,023	\$46,326
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.6%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.2%	3.9%
2023 Estimated High School Graduate	18.1%	23.8%	24.9%
2023 Estimated Some College	18.8%	22.2%	22.0%
2023 Estimated Associates Degree Only	10.0%	9.5%	9.0%
2023 Estimated Bachelors Degree Only	32.1%	25.6%	25.0%
2023 Estimated Graduate Degree	15.4%	14.1%	13.3%
Business			
2023 Estimated Total Businesses	209	2,148	7,091
2023 Estimated Total Employees	1,352	18,730	77,364
2023 Estimated Employee Population per Business	6.5	8.7	10.9
2023 Estimated Residential Population per Business	50.1	45.9	31.5

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