



FOR SALE › UP TO 12.48± ACRES

AREA *of* TUDOR ROAD & DOUGLAS STREET

LEE'S SUMMIT, MISSOURI

BOB GALAMBA SIOR, CCIM
bob.galamba@colliers.com
DIR+1 816 556 1152

Accelerating success.



AREA *of* TUDOR ROAD & DOUGLAS STREET

UP TO 12.48± ACRES *of* LAND

SITE DETAILS

Gross Total Acreage:

12.48±; divisible into 2.0± acres, 2.90 acres and 2.78 acres, and 4.8± acres

Topography:

Generally level with slight roll

Current Zoning:

P1 and P0; Planned Industrial and Planned Office

Land-Use Vision:

Industrial, office and service uses

Accessibility:

> [7.68± Acres](#) | Across from Tudor Road and Douglas Road

> [4.8± Acres](#) | Intersection of NW Main Street and Commerce Drive

UTILITIES

Water:

Along Tudor Road to the north; water main on the east side of Douglas Road

Sanitary Sewer:

27" main north of Tudor Road

Storm Sewer Outlets:

Along Tudor Road and Douglas Road

Gas:

Missouri Gas Energy

Electricity:

Kansas City Power & Light

Fiber:

Comcast, Spectrum (Time Warner Cable), AT&T U-verse, possibly Google Fiber

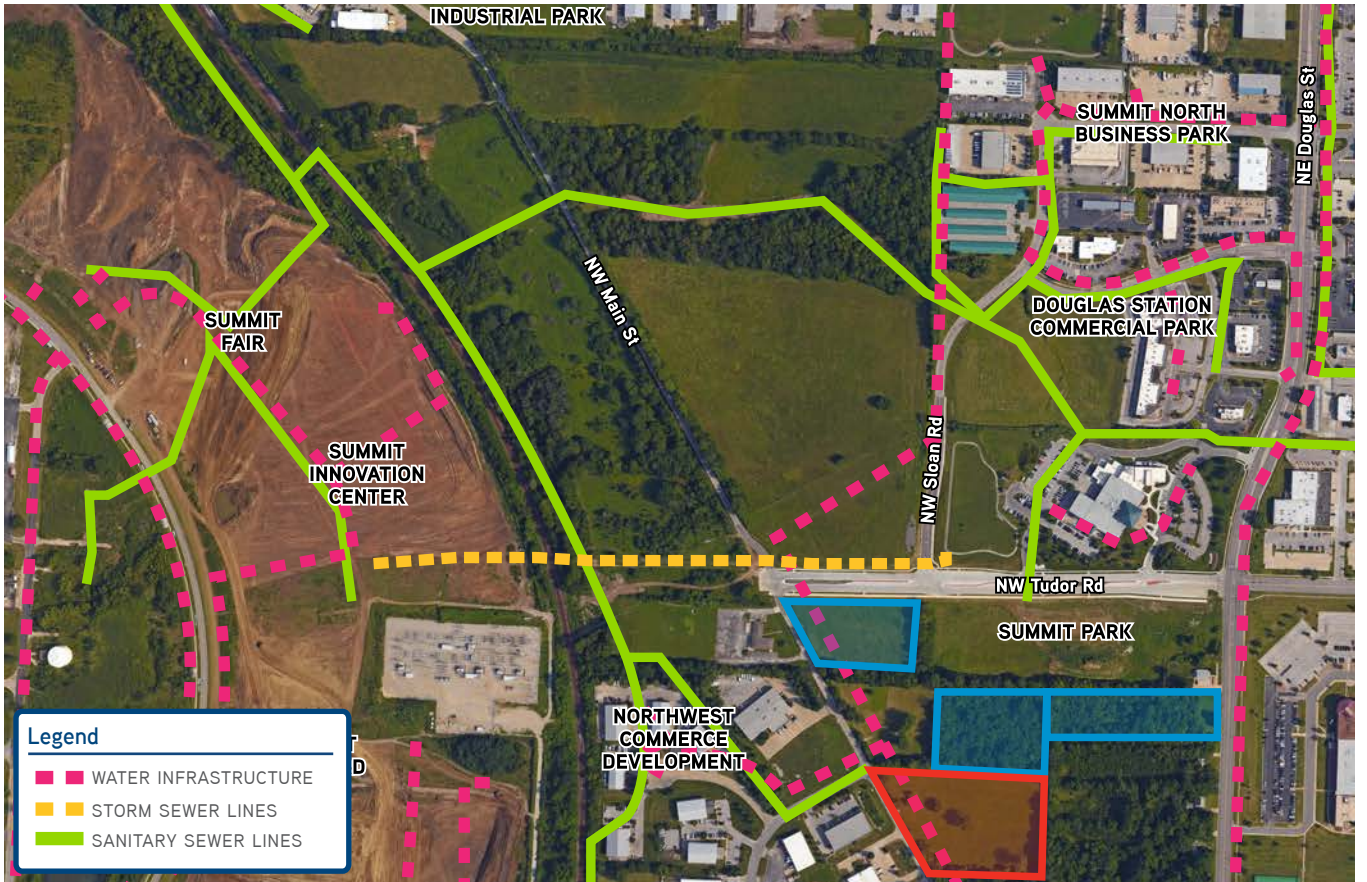
DEMOGRAPHICS

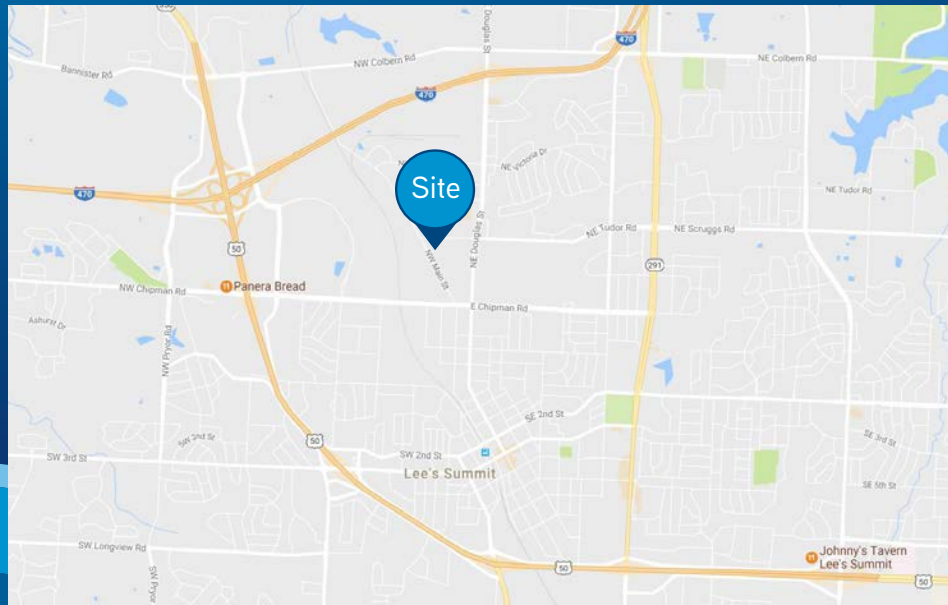
2016 Demographics Report			
	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population	49,311	88,286	364,763
Population Change 2010 to 2021	5.2%	10.6%	7.3%
Household Change 2016 to 2021	2.0%	4.5%	2.7%
Owner-Occupied Housing Units	66.7%	74.3%	69.6%
Renter-Occupied Housing Units	33.3%	25.7%	30.4%
Estimated Median Age	38.0	38.1	37.7
Per Capita Income	\$33,152	\$35,449	\$28,454
Median Income	\$67,338	\$74,752	\$60,247

DEVELOPMENT PROJECTS



UTILITY MAP





RESIDENTIAL & POPULATION GROWTH

Lee's Summit has been one of the fastest growing suburban communities in the Midwest, and with accelerated growth, comes significant development. Since 1990, the population of Lee's Summit has more than doubled, growing from 46,000 to 95,100 current residents. In recent years, the city has experienced 33.7% growth between 2000-2015, and anticipates an additional 6.7% growth between 2015-2020.

From a residential development standpoint, the City of Lee's Summit has added 2,022 single-family homes since 2008. Lee's Summit has added 3,712 single-family permits and 1,302 multifamily permits during this timeframe.

COMMERCIAL DEVELOPMENT ACTIVITY

Commercial activity continues to increase in the Lee's Summit area. The total amount of commercial construction activity in 2016 has already surpassed the total of the past four years combined, with 923,002 SF of permits already added. For comparison, in 2015, the City of Lee's Summit added 285,172 SF of commercial inventory, which was the highest annual total since 2008.

2016 included a massive amount of new development in Lee's Summit. Cerner invested \$500 million in a new data center at Summit Technology Campus. Summit Orchards, a mixed-use project, will be a \$85 million development. The Missouri Innovation Campus invested \$50 million, while Paragon Star, a youth sports complex, will be a \$200 million development. Summit Village, adjacent to Unity World Headquarters, will be a 300-acre master planned development and will include an office park and lifestyle shopping centers.

BOB GALAMBA sior, ccim

DIR +1 816 556 1152

FAX +1 816 531 5409

Colliers International |
Kansas City
4520 Main Street, Suite 1000
Kansas City, MO 64111

www.colliers.com

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