

FOR SALE > 17.93 ACRES

SEC NE 80th Street & N Spruce Avenue

KANSAS CITY, MISSOURI



LOCATION SUMMARY

The existing community project plan was approved in 2004 for the area bounded by N Spruce to the west, N 80th to the north, and Brighton to the east, collectively referred to as Kings Gate. This plan provides for multiple phases of residential, including single-family, townhomes, and high-density apartments.

Development thus far has included single-family residences with an average value of \$300,000. The surrounding area has experienced significant development, including the 286-unit Brighton Creek Apartments, which were delivered in 2016 with plans to expand the project by another 80 units within the next year.

The retail northeast of the site continues to develop as a 10,000 SF retail center is under construction, supported by a 3-mile population growth of nearly nine percent within the last six years. The 3-mile population exceeds 48,000 people with an average household income of \$86,000.

SITE

17.93 acres

PRICE

\$1.45 PSF (\$1,132,495)

CURRENT ZONING

R-2.5 (allows 17.4 units per acre)

ELECTRIC

KCP&L

GAS

Missouri Gas Energy

WATER

Main located at southern edge of property along NE 78th Street

SEWER

Gravity Sanitary & Storm at southern edge of property along NE 78th Street

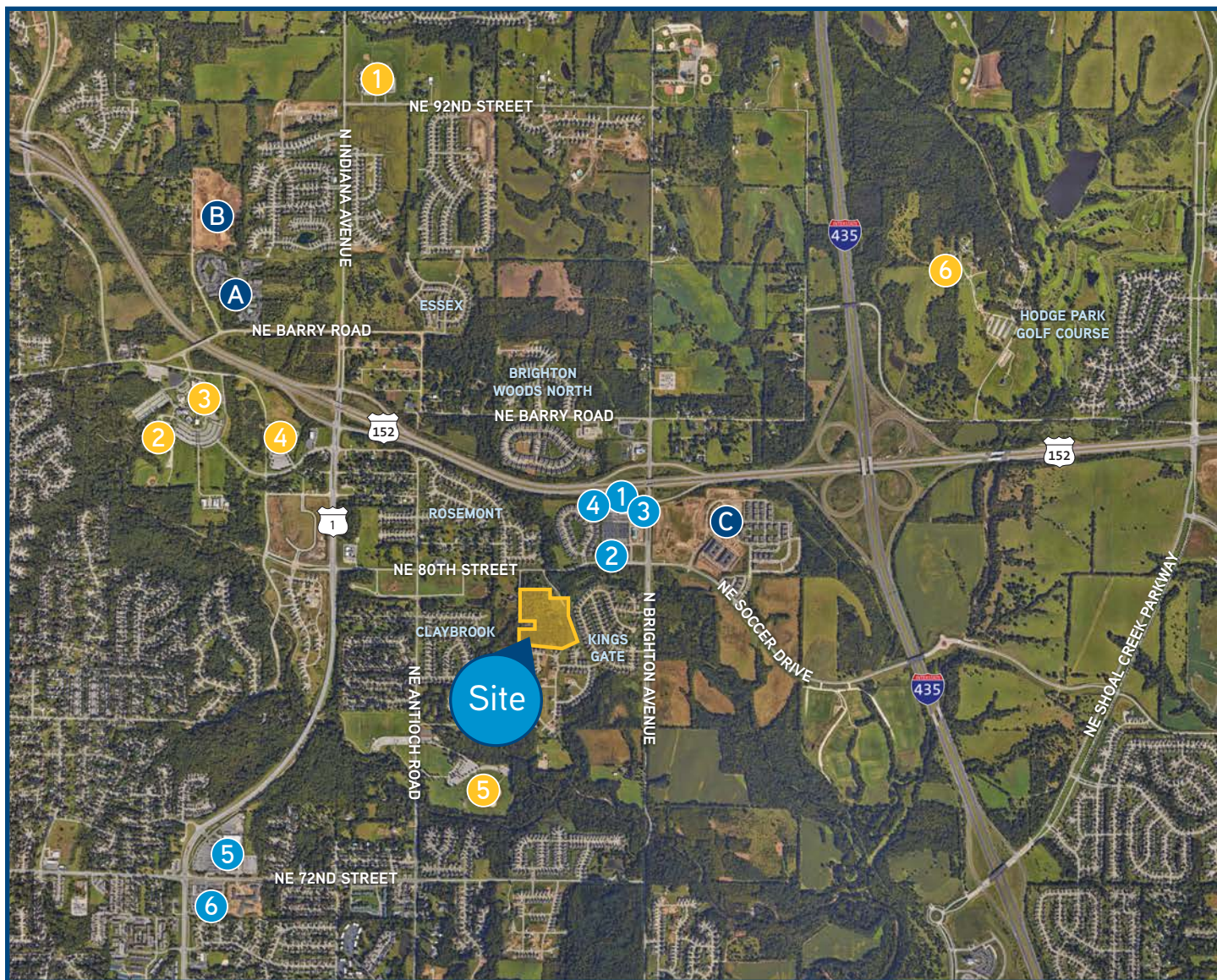
BOB GALAMBA SIOR, CCIM
+1 816 556 1152
bob.galamba@colliers.com

GABE TOVAR CCIM
+1 816 556 1161
gabe.tovar@colliers.com

COLLIERS INTERNATIONAL
4520 Main Street, Suite 1000
Kansas City, MO 64111
www.colliers.com

surrounding area

KANSAS CITY, MISSOURI



APARTMENTS

	NAME	YEAR BUILT	UNITS
A	Barrewoods	2004	340
B	Savannah West	2016	201
C	Brighton Creek	2016	286

RETAIL

	NAME
1	Brass Rail Sports Bar & Restaurant
2	B&B Theatres Northland 14
3	Clay County Savings Bank
4	Subway, China Hut, Shoal Creek Dental
5	Walmart
6	HyVee

COMMUNITY & EDUCATION

	NAME
1	Northview Elementary School
2	Maple Valley State School
3	Metropolitan Community College
4	YMCA Northland Head Start
5	Happy Rock Park
6	Hodge Park

demographics

NE 80TH STREET & N SPRUCE AVENUE

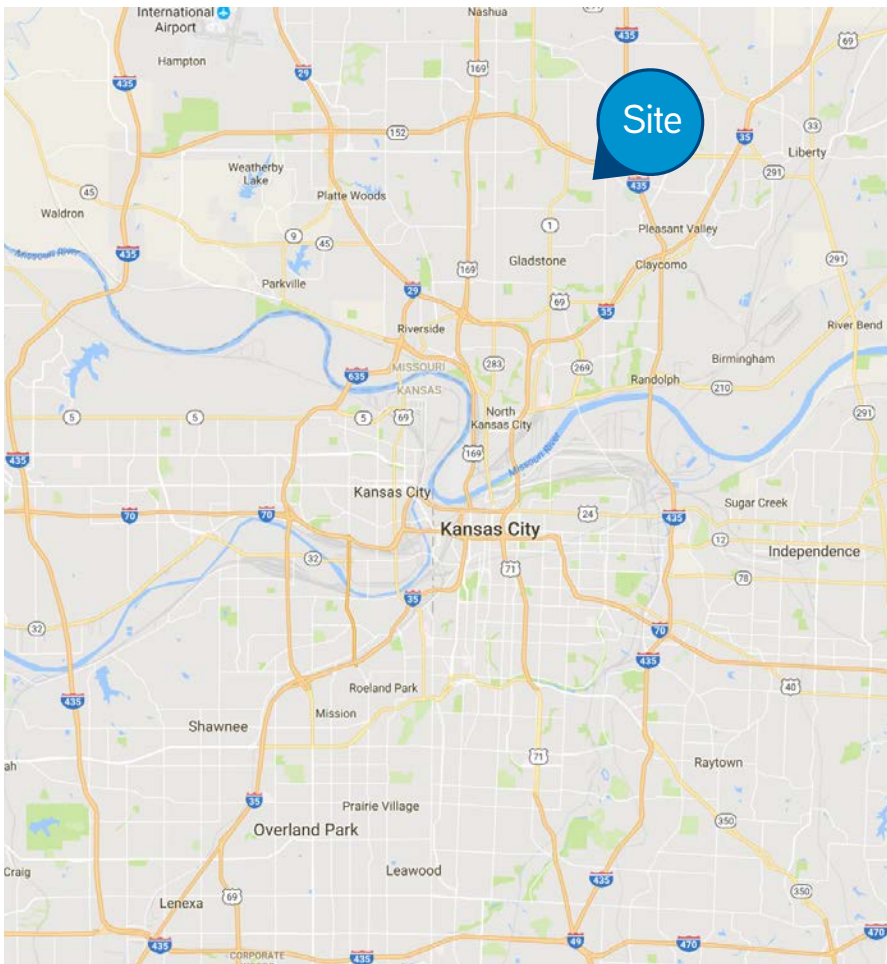
2016 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	3,183	48,900	149,526
POPULATION CHANGE 2000 TO 2010	246.2%	26.1%	24.4%
POPULATION CHANGE 2010 TO 2021	37.3%	16.0%	15.3%
MEDIAN HOUSEHOLD INCOME	\$78,257	\$69,153	\$64,180
MEDIAN INCOME CHANGE 2000 TO 2010	1.5%	21.4%	24.0%
MEDIAN INCOME CHANGE 2010 TO 2021	16.7%	7.8%	8.8%
AVERAGE HOUSEHOLD INCOME	\$96,259	\$86,353	\$80,085
TOTAL HOUSEHOLDS	1,360	19,117	58,355
HOUSEHOLD CHANGE 2000 TO 2010	296.6%	26.9%	23.5%
HOUSEHOLD CHANGE 2010 TO 2021	35.9%	13.6%	12.9%
HOUSEHOLDS: OWNER-OCCUPIED	83.6%	74.5%	71.2%
HOUSEHOLDS: RENTER-OCCUPIED	16.4%	25.5%	28.8%
MEDIAN HOME VALUE	\$167,325	\$159,292	\$148,474
AVERAGE HOME VALUE	\$179,739	\$184,579	\$176,991

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KANSAS CITY METRO



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