

FOR SALE 125 ACRES +/-

SHOAL CREEK VALLEY, KANSAS CITY, MISSOURI



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REECE COMMERCIAL REAL ESTATE

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Selling Land & Farms Since 1976

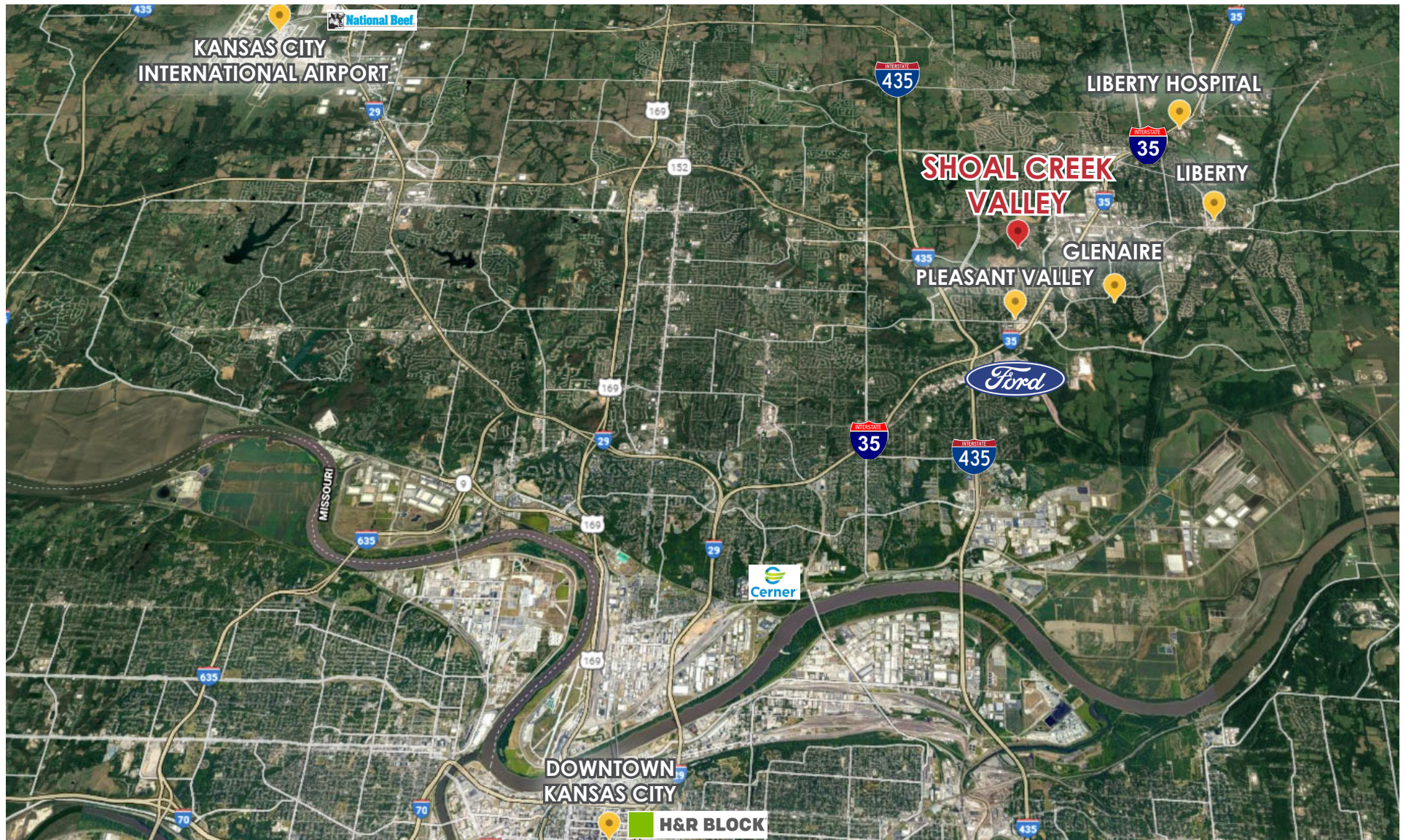


LOCATION	Along southwestern corner of 82nd Terrace and N. Booth Avenue in Kansas City Missouri
ACRES	125 +/-
PRICE	\$3,618,000 total for Tracts I, II, and III - Will sell tracts separately
ZONING	MPC-2, Medium Density Residential (up to 8 dwelling units per acre)
HOUSING PERMITS	616 new housing permits issued in 2020. Second largest in Kansas City Metro area
UTILITIES	All utilities available on site or adjacent to the property
MUNICIPALITY	City of Kansas City, Missouri
SCHOOLS	Liberty Oaks Elementary School adjacent & minutes from South Valley Middle and Liberty High School
ADDITIONAL INFO	- One of the last large available tracts of land for single family development in Shoal Creek Valley - St. Luke's Urgent Care just to the north of the property, with Liberty Hospital just 10 minutes away - Clayview Country Club, Hodge Park, and Shoal Creek Golf Course within 5 minutes - Nearby amenities such as Liberty Commons, Big Box Stores, The Park House, The Gate House, and Village Meadow Park - Quick entry to I-435, I-35, and 152 Highway

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AREA MAP

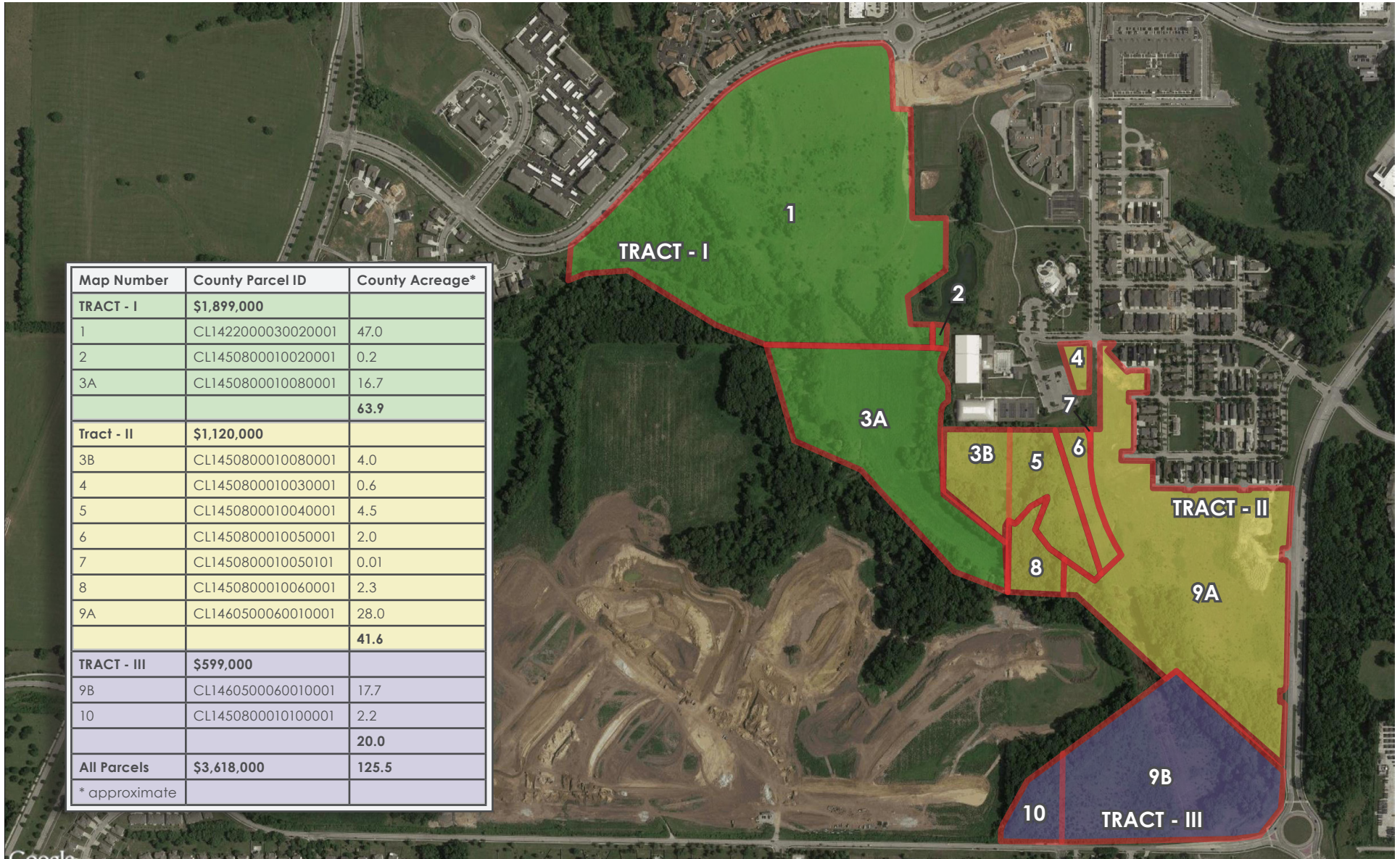
PROPERTY INFORMATION



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PROPERTY PRICING AND DESCRIPTION

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TRACT - I

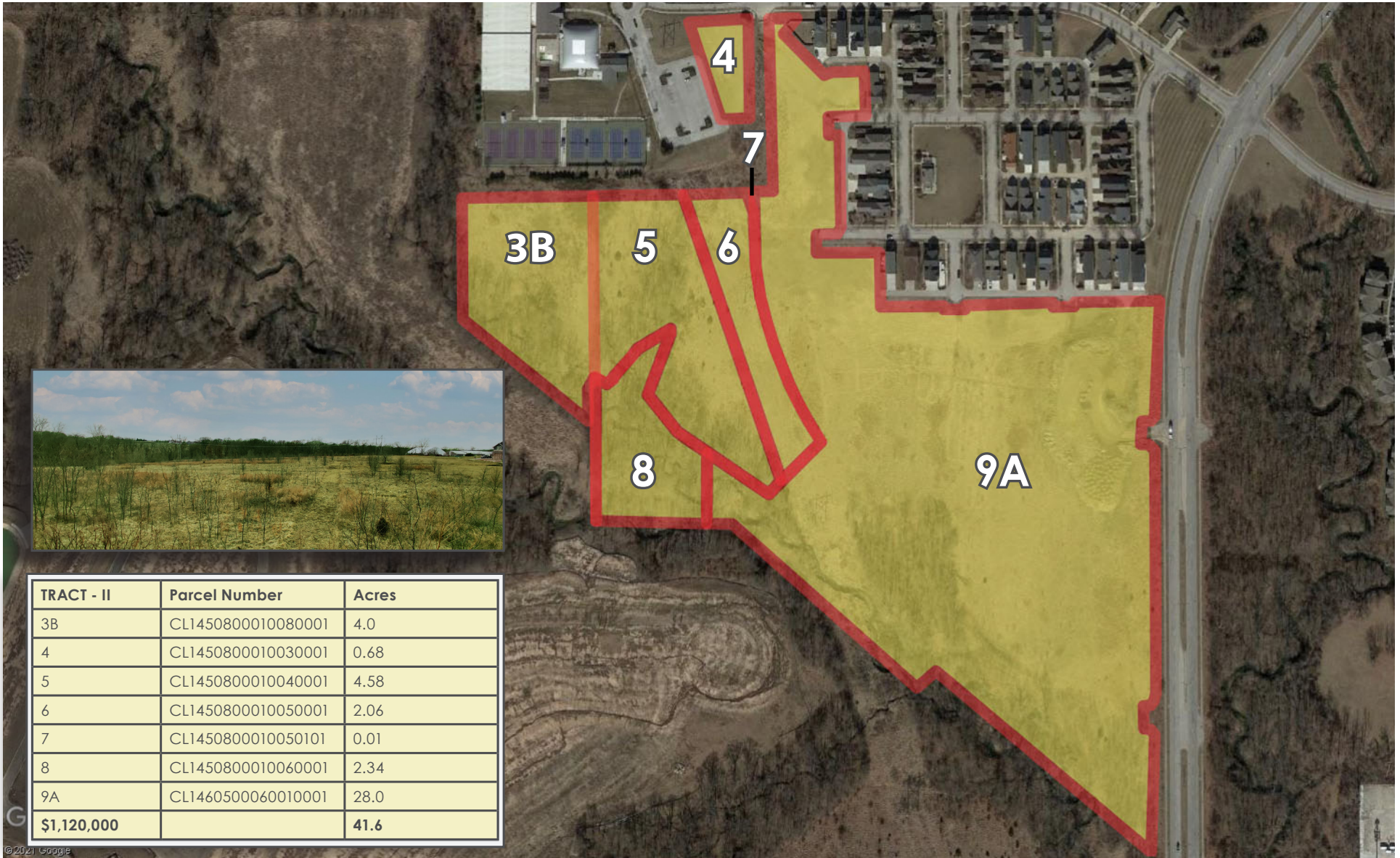
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TRACT - II

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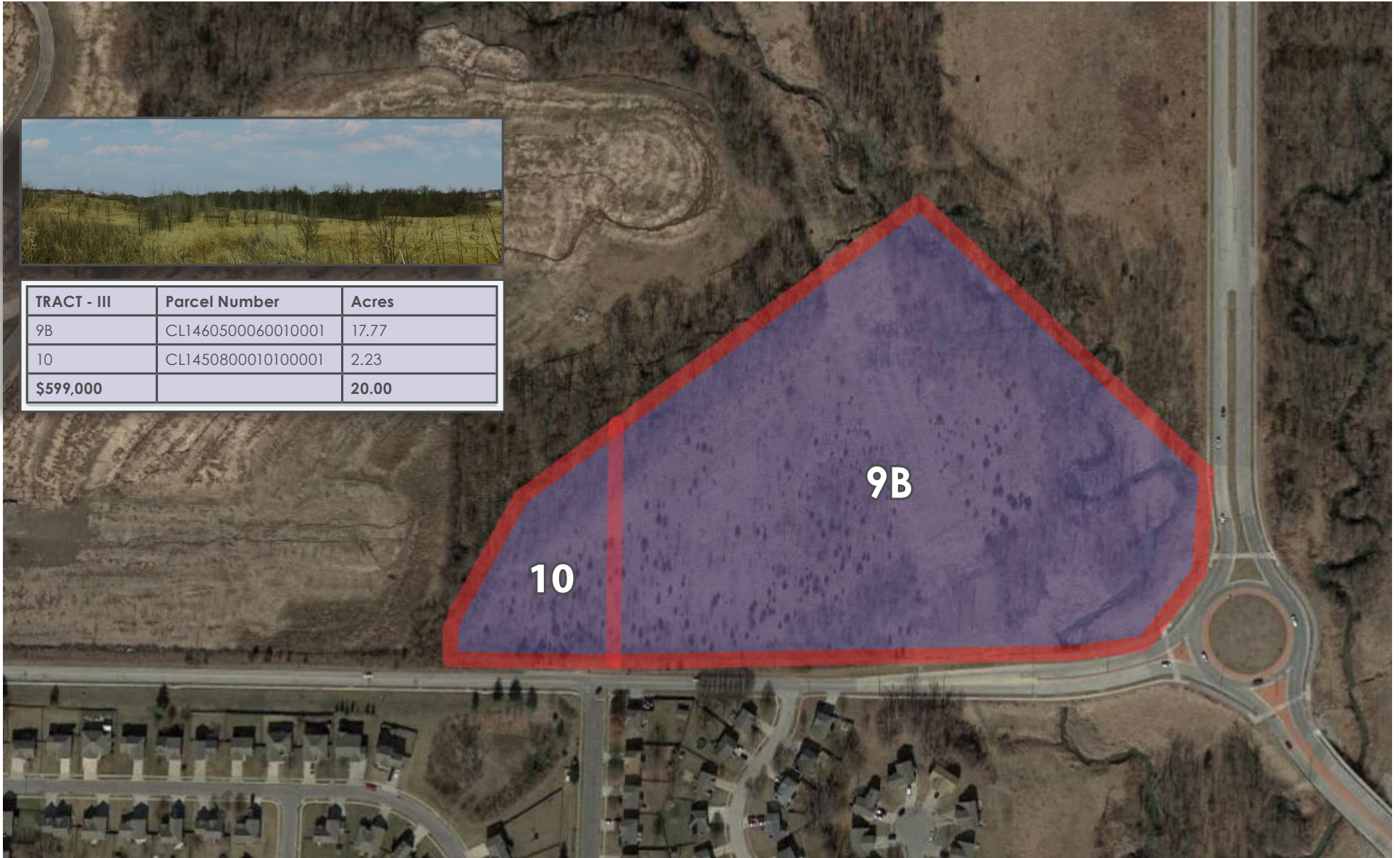
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TRACT - III

PROPERTY INFORMATION



TRACT - III	Parcel Number	Acres
9B	CL1460500060010001	17.77
10	CL1450800010100001	2.23
\$599,000		20.00



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LOCAL AERIAL AND DEMOGRAPHICS

LOCAL



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NEARBY AMENITIES

LOCAL



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TOPOGRAPHIC MAP

MAPS



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