

152 HIGHWAY & N.E. BARRY ROAD

KANSAS CITY, MISSOURI 64156

est. 1879

KH

KESSINGER HUNTER
commercial real estate

LAND FOR SALE 54.4± ACRES

Sale Price: \$2,151,022.30 or \$39,540.85/Acre



PROPERTY FEATURES

- Fastest growing sector of KC Metro
- 45,000+ cars per day on 152 Highway
- All utilities to site
- Great access for commuters
- Rolling, elevated topography for views
- Blocks from Maple Woods Community College
- R-80 Zoning (feasible to rezone)
- Recent apartment developments outperformed absorption forecast
- I-435 is one mile east
- US-69 is .75 miles west
- High performing North Kansas City Schools (Staley HS zone)

For more information, please contact:

PAT MCGANNON

Principal, Director of Industrial Brokerage

816.936.8514

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ANDY TAYLOR

Industrial Brokerage

816.936.8503

ataylor@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

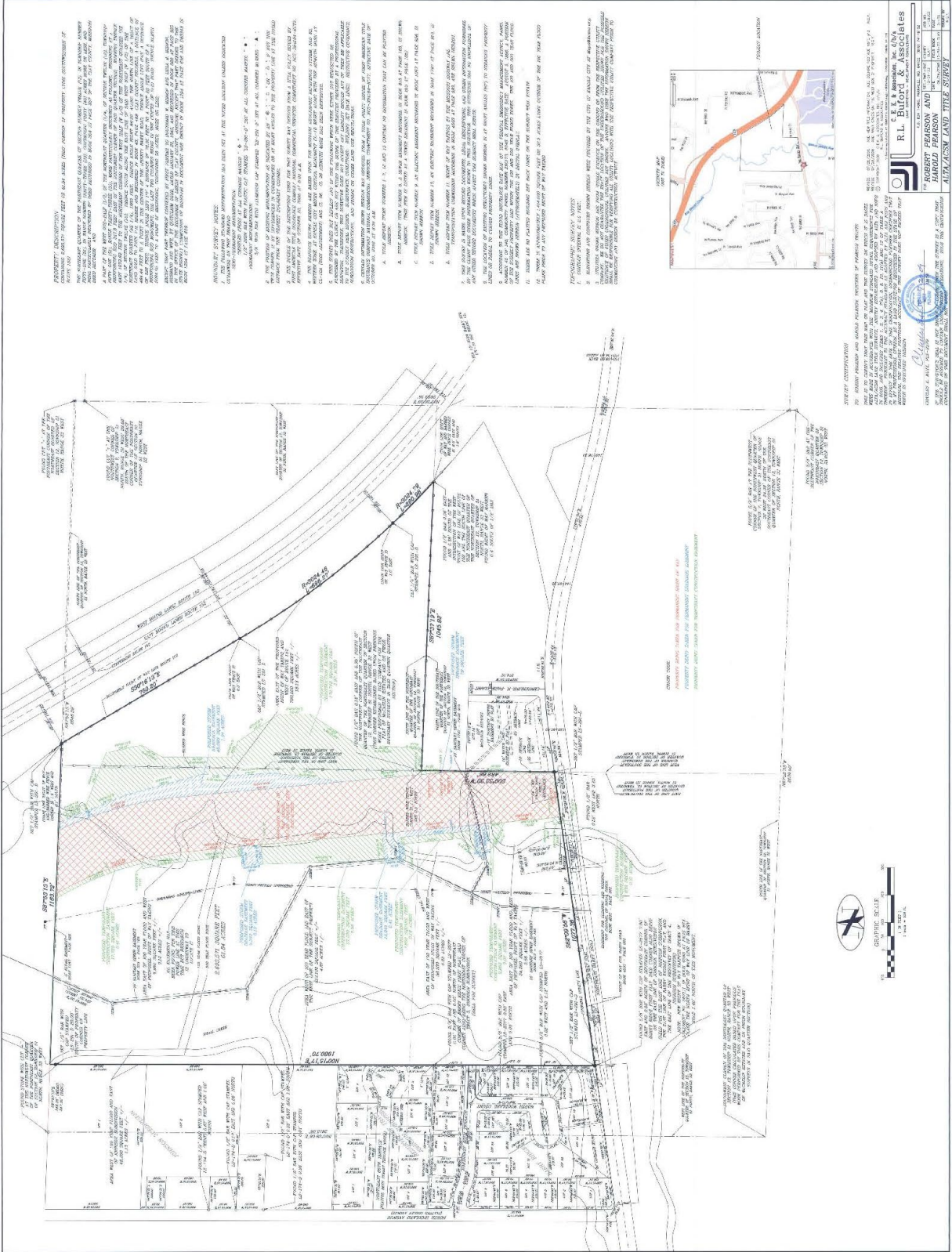
www.kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. Updated 8/12/20.

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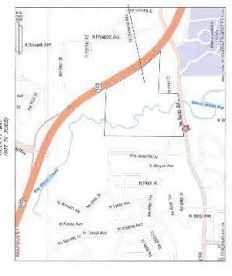
Land for Sale | 54.4± Acres



PROPERTY DESCRIPTION
 THE HIGHEST GRANTOR OF THE ABOVE DESCRIBED PROPERTY IS THE CITY OF KANSAS CITY, MISSOURI, BY AND THROUGH THE CITY CLERK, MISSOURI, AS EVIDENCED BY THE RECORDS OF THE CITY OF KANSAS CITY, MISSOURI, IN BOOK 117, PAGE 307, OF THE CITY CLERK'S RECORDS.

PROPERTY NOTES
 1. THE PROPERTY IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS DESCRIBED IN THE PLAT OF THE CITY OF KANSAS CITY, MISSOURI, IN BOOK 117, PAGE 307, OF THE CITY CLERK'S RECORDS.

GENERAL NOTES
 1. THE PROPERTY IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS DESCRIBED IN THE PLAT OF THE CITY OF KANSAS CITY, MISSOURI, IN BOOK 117, PAGE 307, OF THE CITY CLERK'S RECORDS.



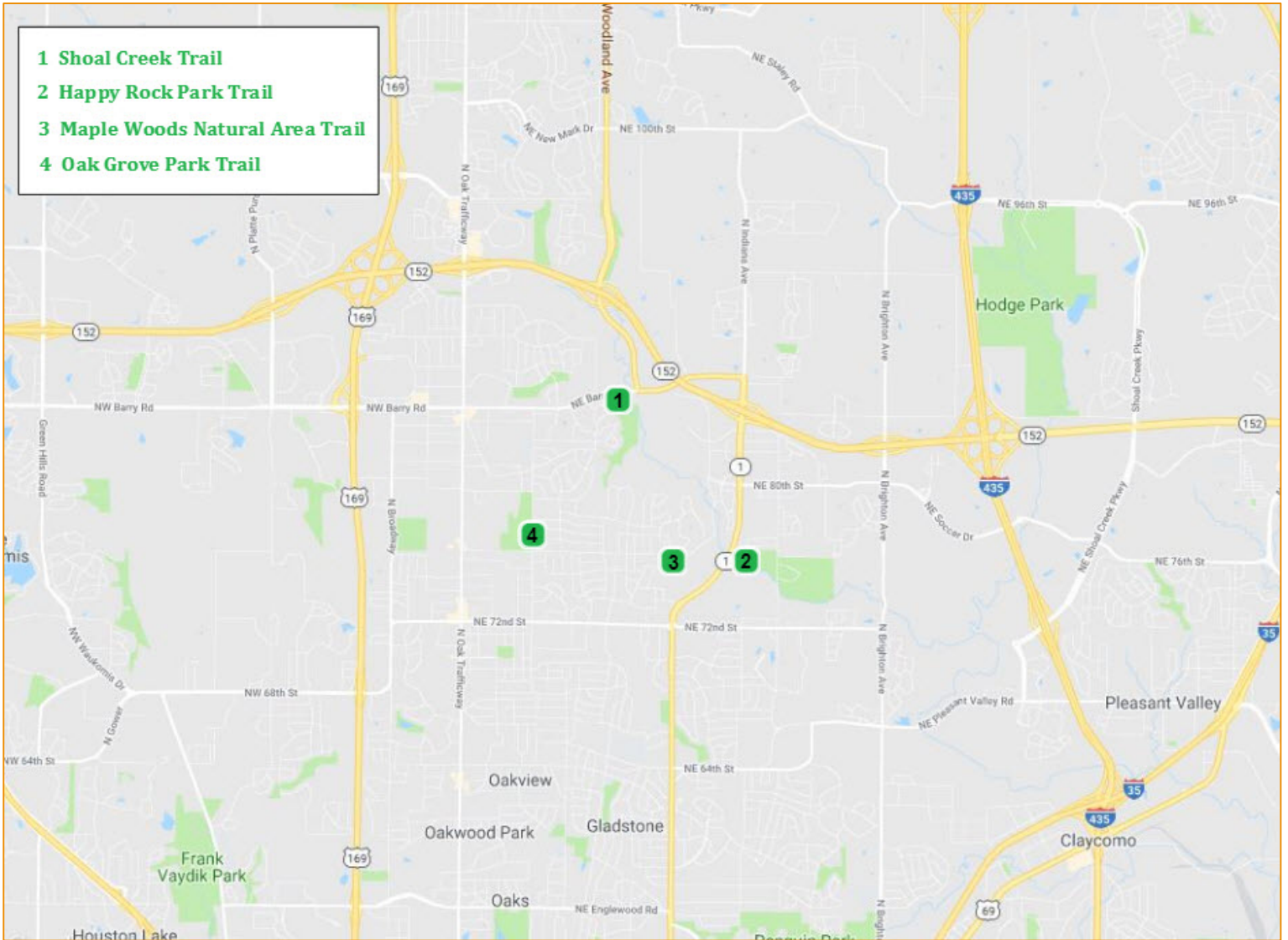
PROFESSIONAL CERTIFICATE
 I, ROBERT PEARSON AND HAROLD PEARSON, REGISTERED PROFESSIONAL SURVEYORS OF MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI.

ROBERT PEARSON AND HAROLD PEARSON
 R.P. & H.P. SURVEYORS, INC.
 1515 N. W. 10TH ST., SUITE 100
 KANSAS CITY, MISSOURI 64116
 TEL: 816.452.1234
 FAX: 816.452.1235
 WWW.RPANDHP.COM

PLAT OF THE CITY OF KANSAS CITY, MISSOURI, IN BOOK 117, PAGE 307, OF THE CITY CLERK'S RECORDS.

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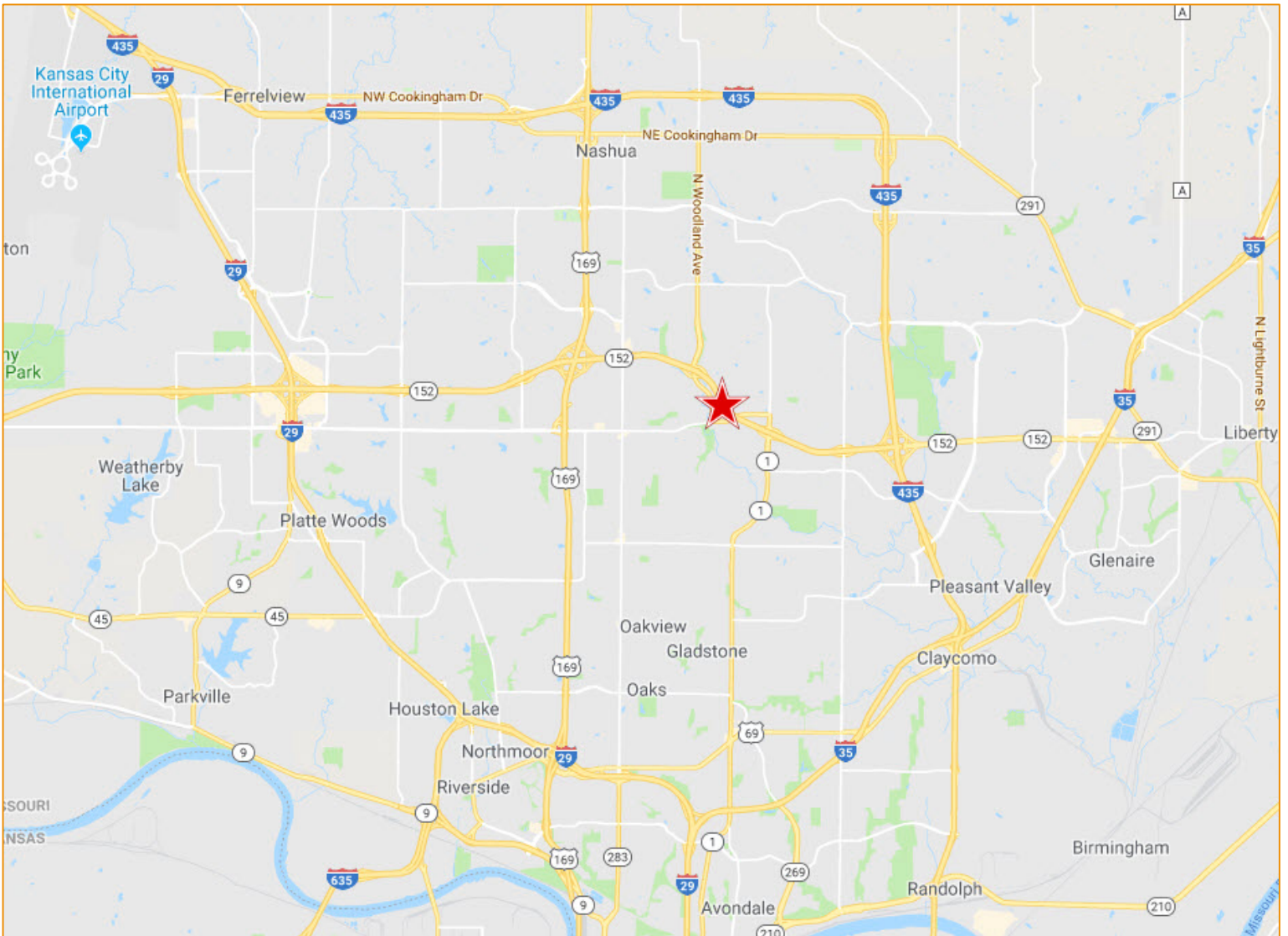
Land for Sale | 54.4± Acres



	1 mile	3 miles	5 miles
2018 Total Population	5,491	52,366	134,896
2018-2023 Annual Rate	1.43%	1.41%	1.33%
2018 Total Daytime Population	3,286	34,767	89,179
Median Household Income (2018)	\$78,504	\$65,030	\$68,698
2018 Employed Population 16+ White Collar	70.9%	66.4%	66.7%

152 Highway & N.E. Barry Road, Kansas City, Missouri 64156

Land for Sale | 54.4± Acres



Liberty	5 miles east
I-29 & Barry Road	5 miles west
Downtown KCMO	10 miles south

For more information, please contact:

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ANDY TAYLOR

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LAND FOR SALE 24.3± ACRES

Sale Price: \$2.25/SF (\$2,381,643)



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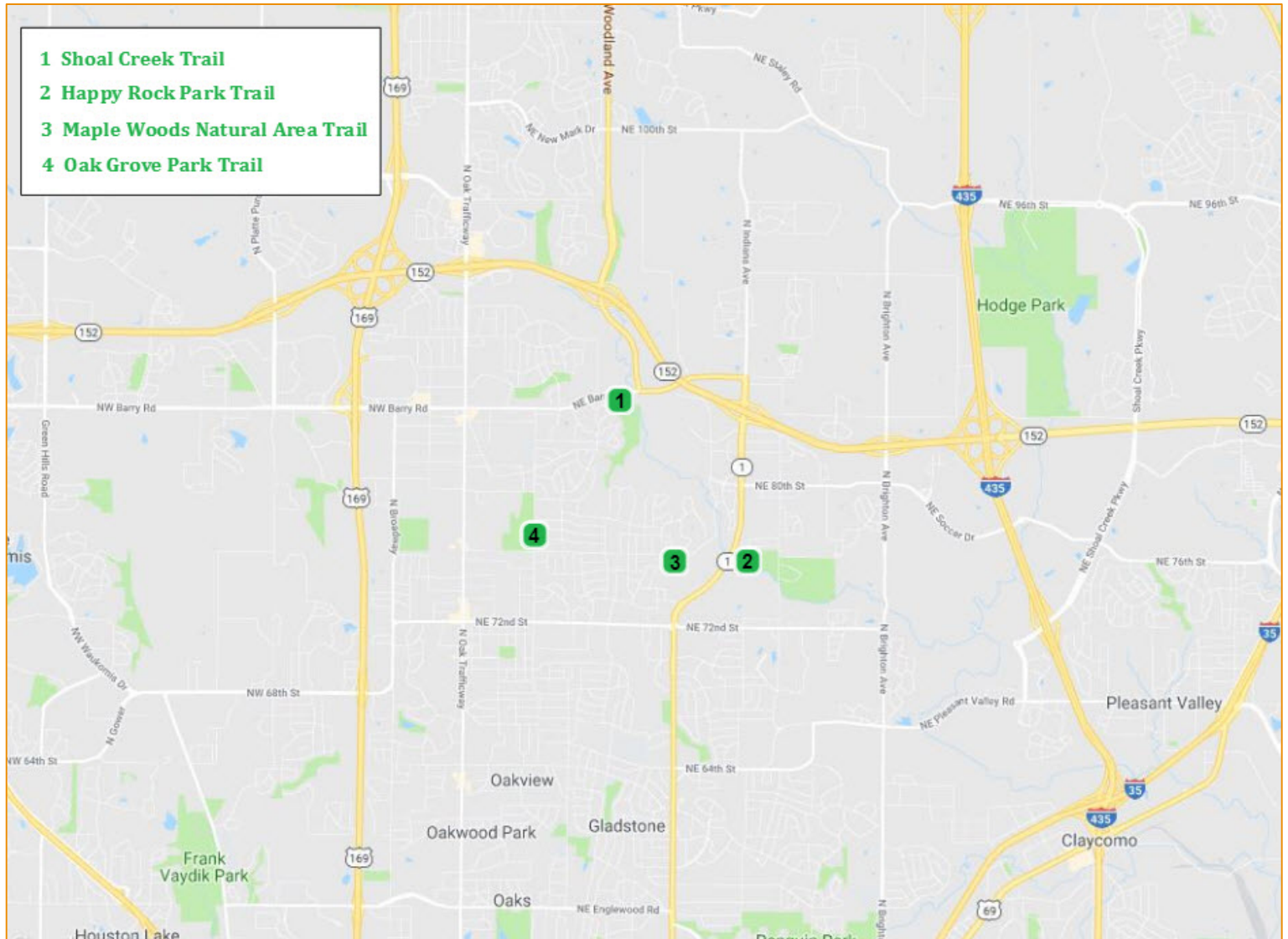
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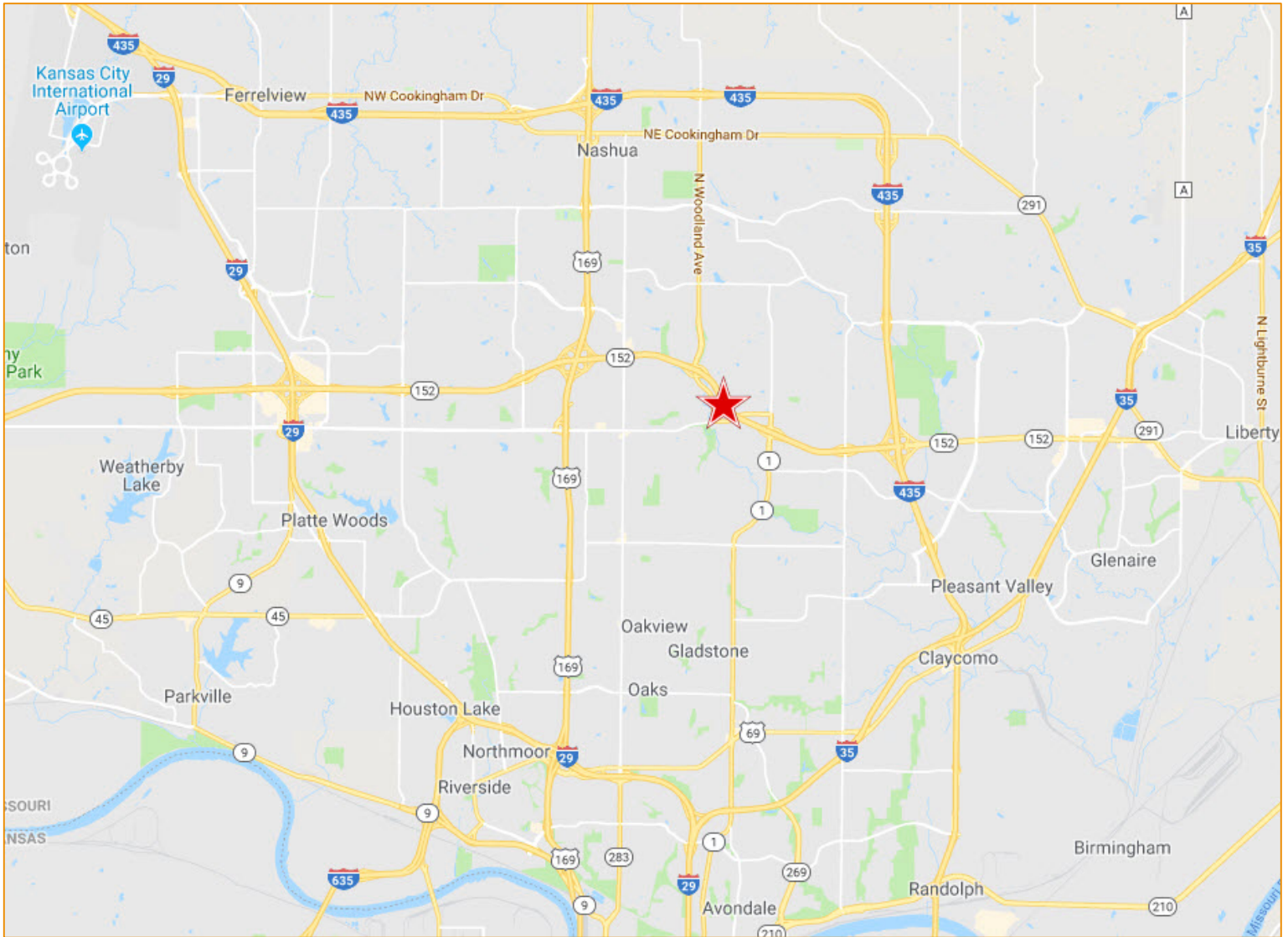
Land for Sale | 24.3± Acres



	1 mile	3 miles	5 miles
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