

37.4 ACRES FOR DEVELOPMENT

8800 E 107TH STREET, KANSAS CITY, MO 64134



MAJOR PRICE REDUCTION!



HIGHLIGHTS

- » \$200,000 Price Drop
- » 37.4 Acres for Development or Personal Estate
- » Beautiful 12 Acre Stocked Spring Fed Lake
- » Previous Sunny Shores Recreation Facility
- » R-80 Zoning
- » KCP & L, KC Water, Septic (Sewers Close for Development)
- » House + Out Buildings, Not Inhabitable
- » Corner of James A. Reed Road & 107th Street
- » Close to Crittenton Hospital Main Campus, Crittenton
- » Children's Center and Clark Ketterman Ballpark

FOR SALE

\$550,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 POPULATION	3,721	47,508	108,657
2018 MED HOUSEHOLD INCOME	\$45,208	\$47,241	\$53,300

Jim Thome

Office: 913.548.8700

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Email: jimthome@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2018

PHOTOS

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AERIAL PHOTOS

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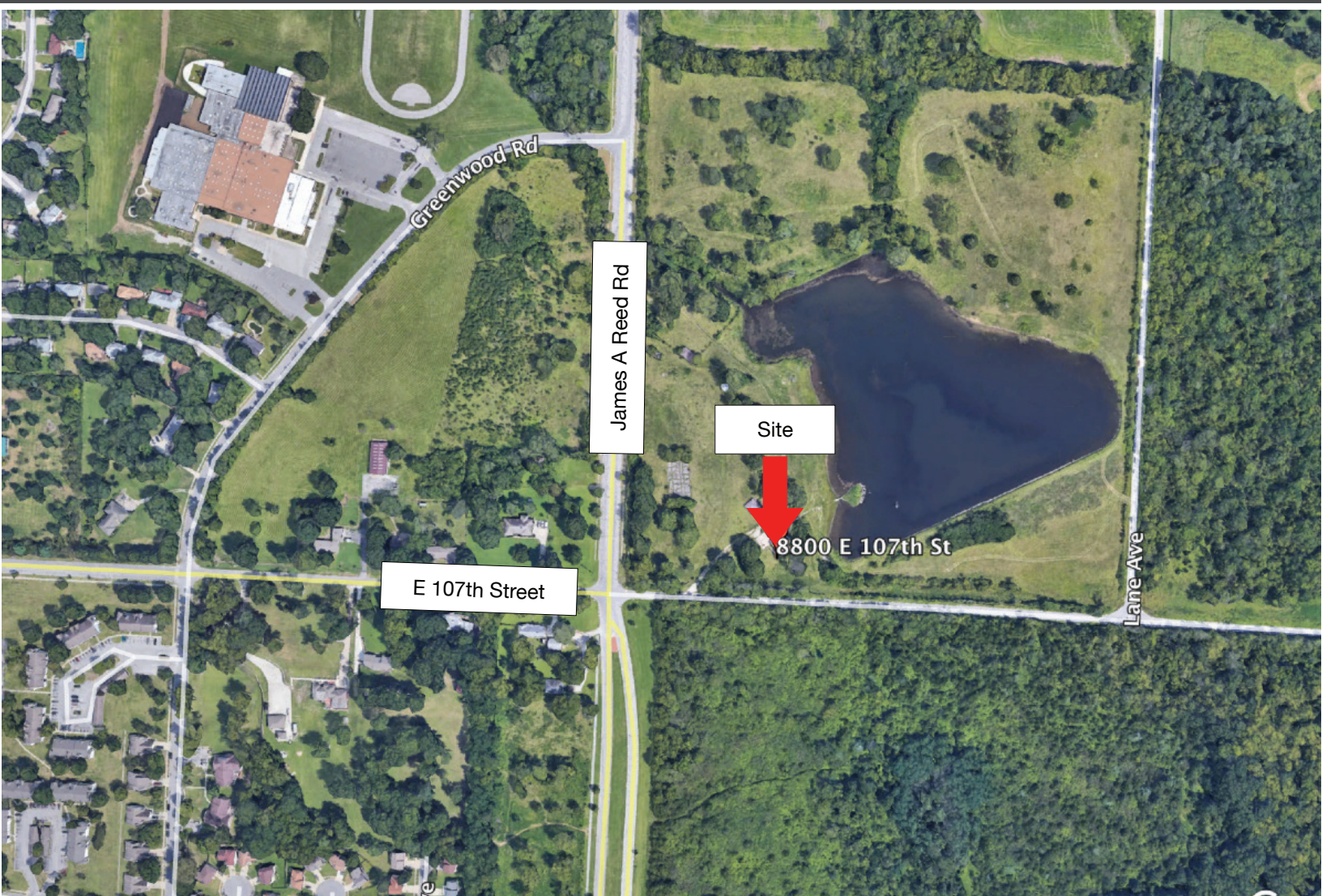
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AERIAL MAP

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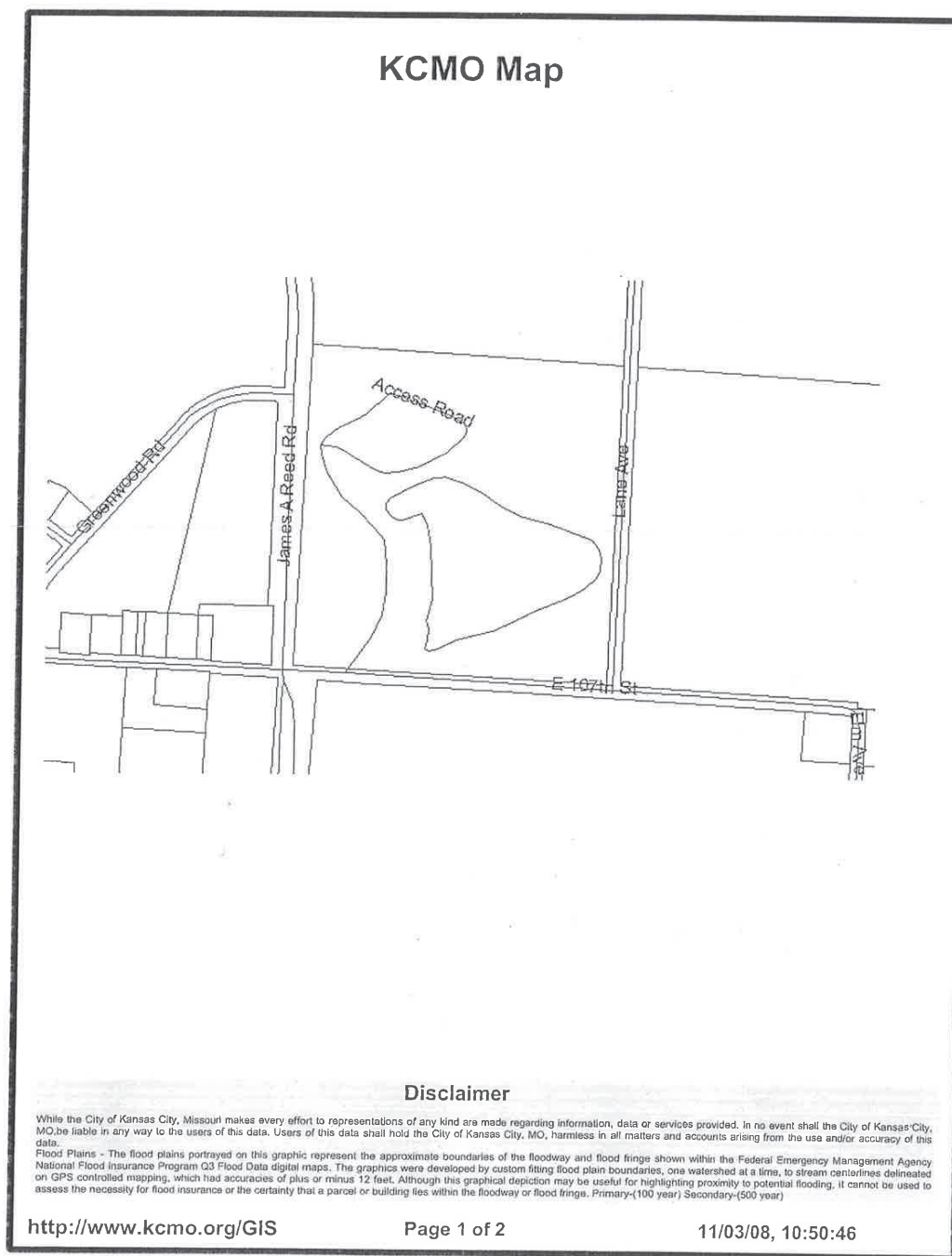
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KCMO MAP

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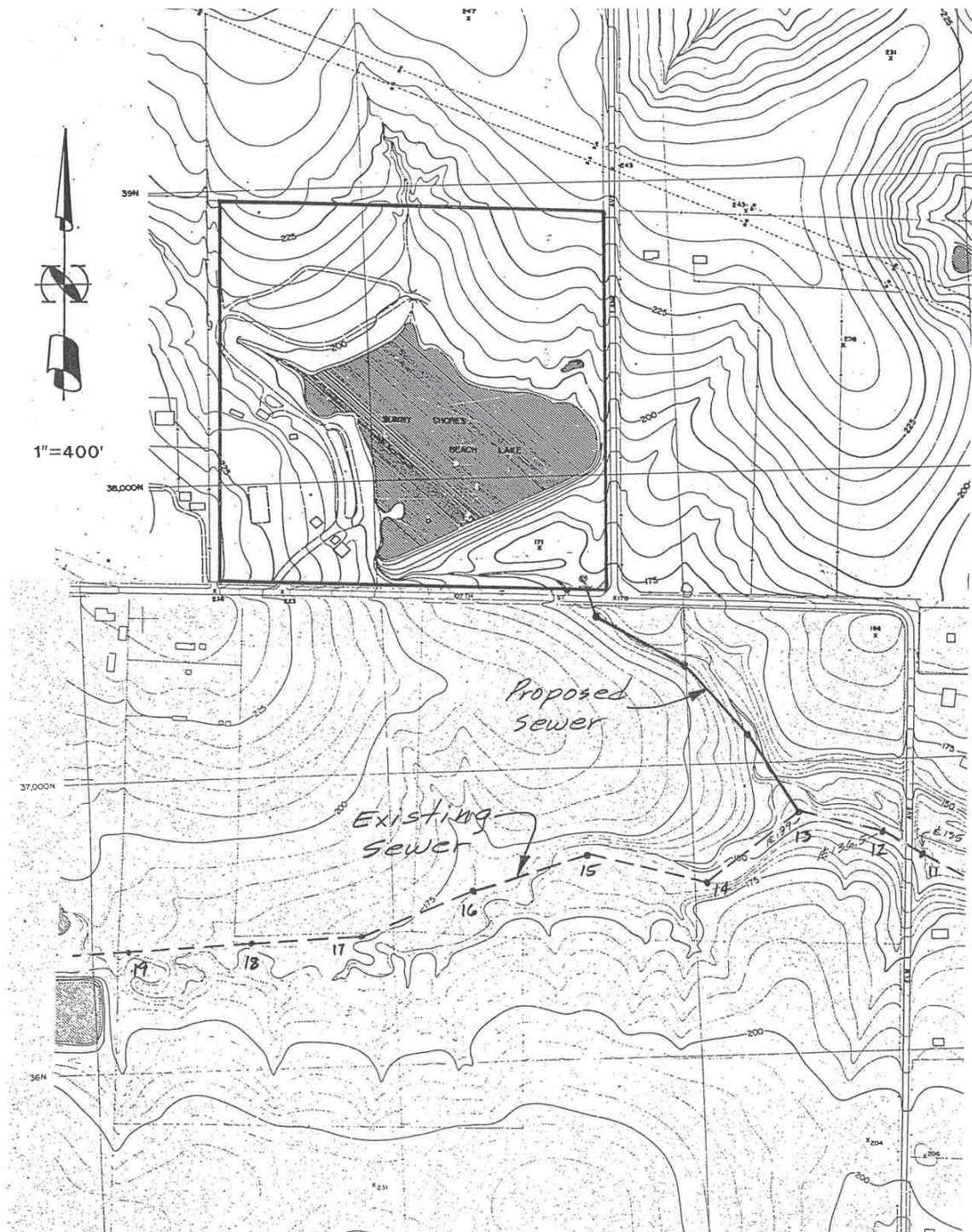
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TOPOGRAPHY MAP

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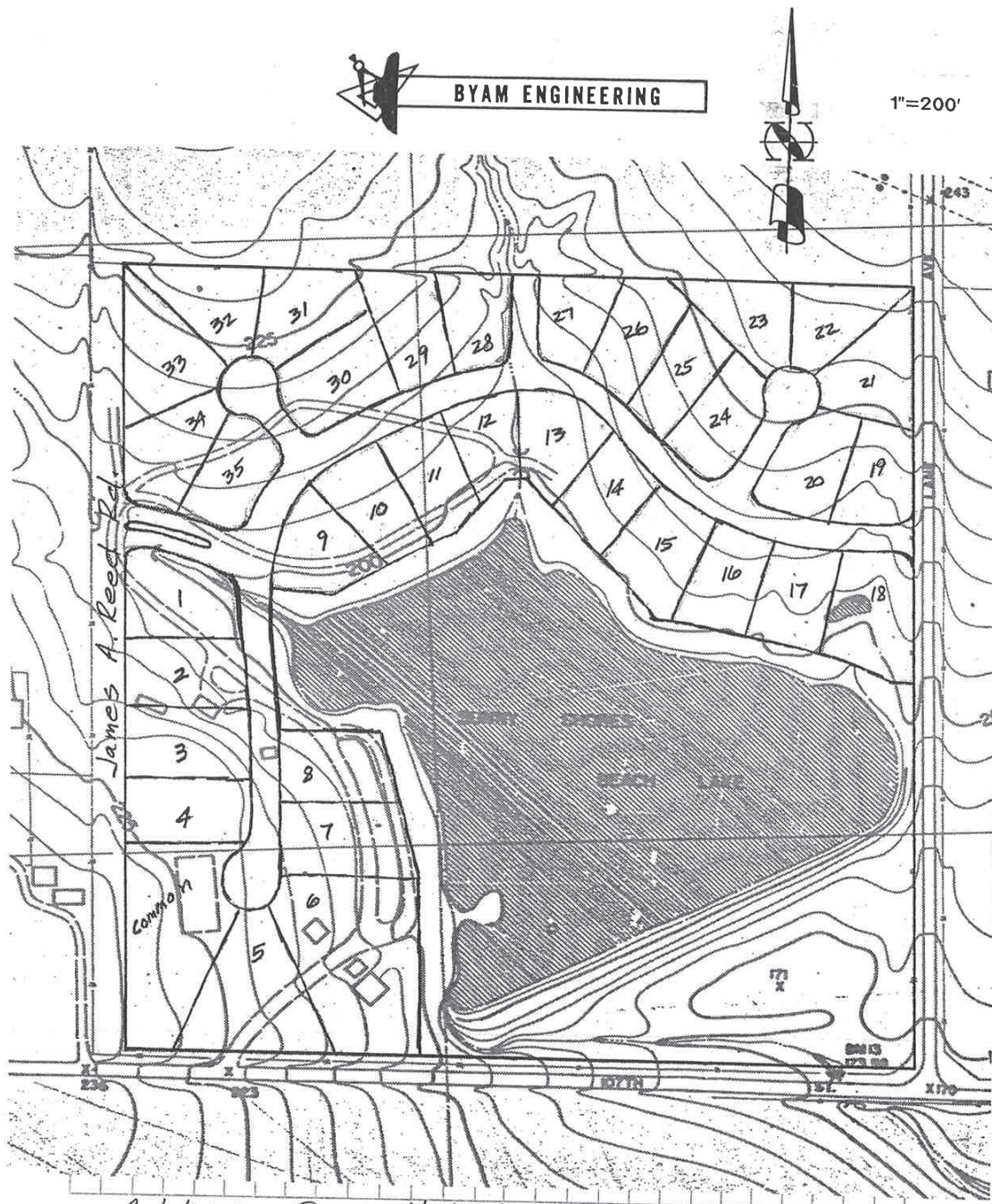
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POTENTIAL RESIDENTIAL DEVELOPMENT

8800 E 107TH STREET, KANSAS CITY, MO 64134



PROJECT Subdivision @ 107th & James A. Reed Rd JOB NO. _____
FOR A.F. Kanan, Dr. Abdul Raji BY Fred Byam DATE _____ PAGE _____

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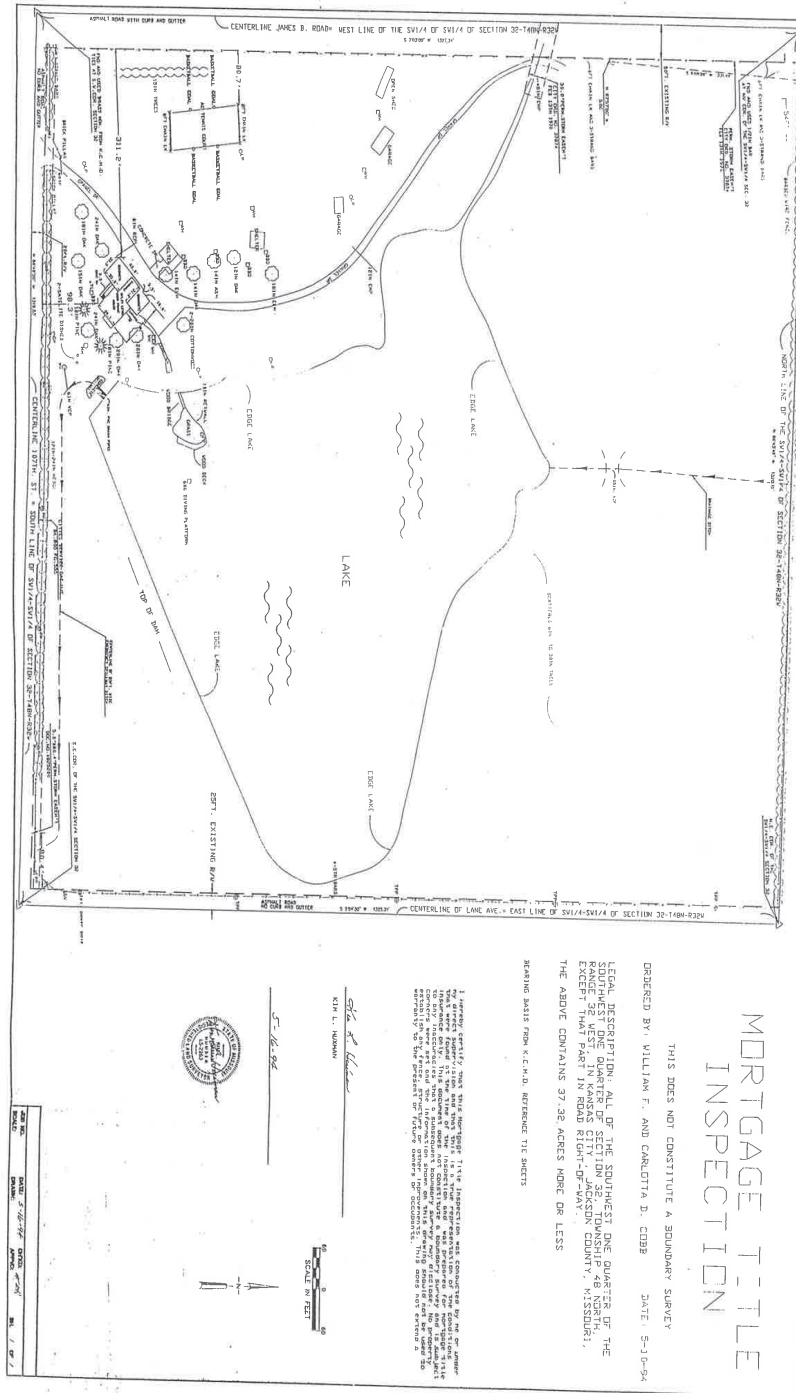
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LEGAL DESCRIPTION & ORIGINAL PLAN

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