

FOR SALE OR BTS

AMBASSADOR TRAILS

NWC of Skyview Ave & N Ambassador Dr. | Kansas City, MO 64153



PROPERTY OVERVIEW

- Highly desirable 1st tier pad sites for sale or build-to-suit
- 60 Acres of development land; divisible down to 1-acre pad sites
- Excellent Highway visibility and access
- Platted and zoned B3-3
- Adjacent to Northland's main shopping area including major retailers; Guitar Center, Home Depot, Aldi, Target, Marshalls, JCPenney, Academy Sports, Whataburger and more

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income	\$90,510	\$103,651	\$98,764
2023 Total Population	12,380	49,360	116,400
2022 Median Age	36.9	38.8	38.6
2023 Households	5,257	20,817	47,393

JOHN NOLAN

jnolan@Crossroads-KC.com

M (913) 486-9129

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204

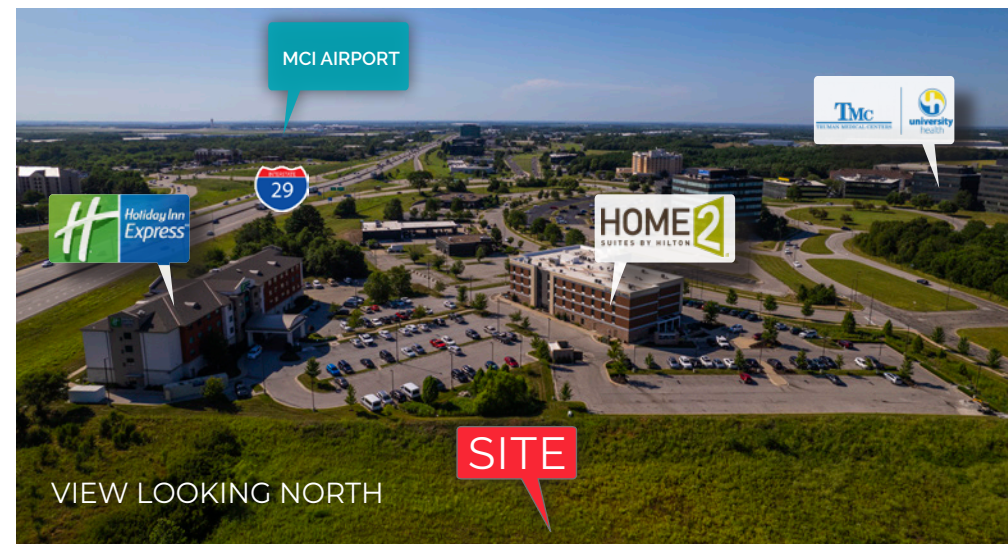


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The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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