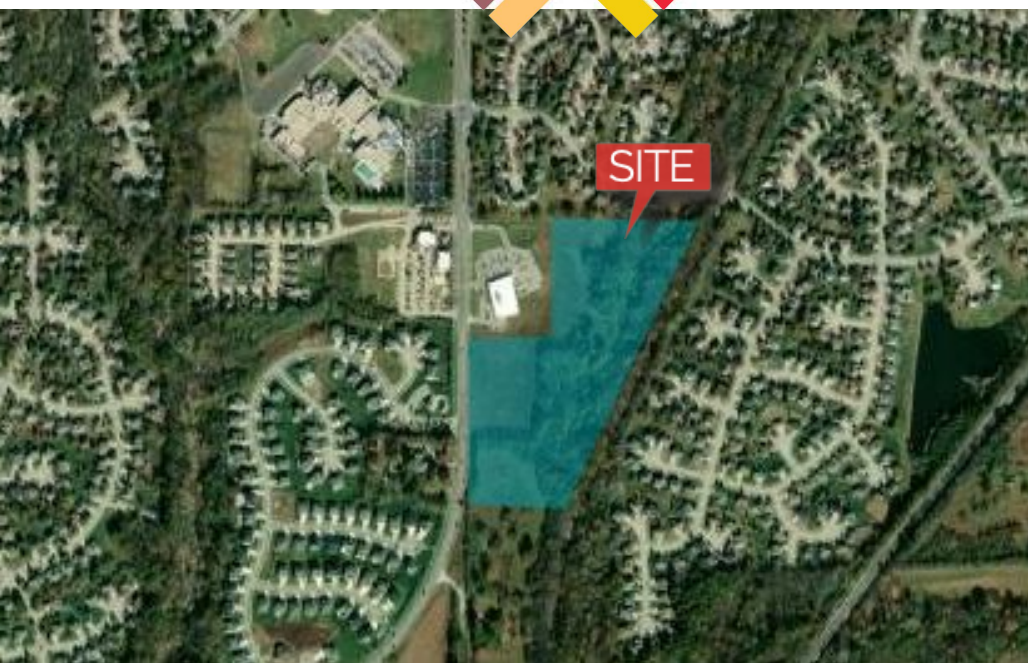


FOR SALE



PROPERTY HIGHLIGHTS

- Infill Location on Established Residential Corridor
- < 1 Mile from Grocery Store & National Retailers
- Very Limited Supply of New Construction
- 5 Minutes from Charming Historic Downtown Square
- Affluent Suburban Demographics
- Top Performing School District
- Amenities: Community Center, Trails, New Library

PROPERTY OVERVIEW

Save On Amenities: This incredible infill location includes an 18.9 acre land parcel in a high growth area of Liberty, MO. The parcel is adjacent to the new Mid Continent Library and immediately across from the perennially popular Liberty Community Center, which draws over 150,000 patron visits per year.

Withers Road is the most-travelled north-south thoroughfare connecting high traffic 291 to the north and region connector South Liberty Parkway. The lion's share of Liberty's future growth will span southward along Withers Road and then east-west on either side of the 4-mile South Liberty Parkway.

ASKING PRICE: \$1,450,000 (\$1.75 PSF)

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CROSSROADS
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FOR SALE



MULTIFAMILY DEVELOPMENT SITE | 18.92 Acres

South Withers Road | Liberty, MO 64068

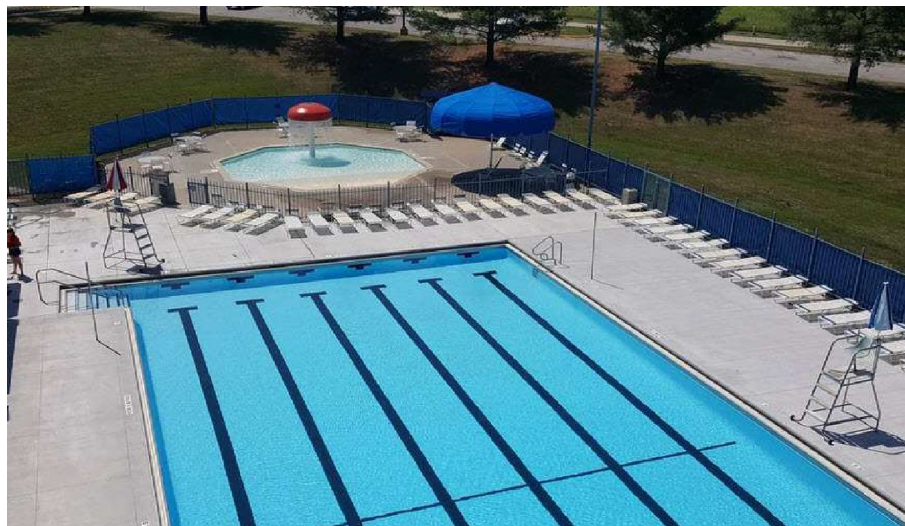


RESIDENTIAL DEVELOPMENT POTENTIAL

The 18.92 acre site is situated on the East side of Withers Road, immediately south of the new Mid-Continent Library and catty-cornered from the Liberty Community Center. Tree-lined eastern boundary line is conducive to attractive views.

Zoning is currently R1-A which permits up to 6 units per acre. Recent actions by the city included zoning for greater densities. Subject to the final approval by city officials, the parcel may be feasibly rezoned for greater density.

The Liberty Community Center accommodates over 150,000 visits per year. The center includes: Wellness Center | Multipurpose Gymnasium | Pickleball Courts | 4 Swimming Pools | Locker Rooms | Hot Tub | Sauna | Performing Arts Theatre | Meeting & Banquet facilities



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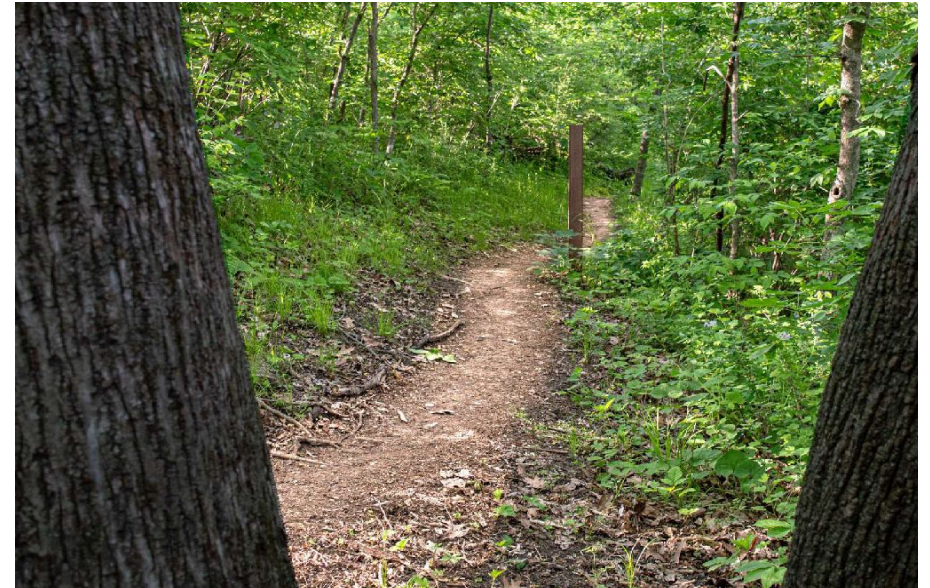
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LIBERTY, MISSOURI – A HIGH-GROWTH HOMETOWN

A suburb within the Kansas City MSA, the City of Liberty has forged an impressive identity all its own. The city is home to five local historic districts, seven nationally recognized districts and seven individual properties on the National Register of Historic Places, a thriving historic downtown business district, three museums, and many notable sites of interest.

Liberty's Sports Complex offers sporting events on the 146-acre site. The complex also includes baseball/softball fields, six soccer fields, eight stocked ponds, more than two miles of walking/jogging trails; playgrounds; and concession stands.

Liberty's multi-use trail system covers more than 17 miles of trails through parks and greenways across the city. Trails range from less than 1/4 mile to 2 1/4 miles. Many of the trails connect with neighborhood sidewalks and can offer walkers, bikers, and runners miles recreation and fitness.



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APARTMENT LIVING IN LIBERTY – BY THE NUMBERS

Liberty has been a notoriously tight rental market for more than 25 years. Copper Ridge, a 292 unit Class A project built in 2020, is the only project to have been developed since the 1980s. Attesting to the significant pent-up demand, stabilization was achieved well ahead of schedule and rental growth surpassed projections.

When describing specific locations within the Liberty area, locals note either the "Liberty side" or the "Kansas City side" to indicate which side of I-35 a site can be found. Several high-performing apartment complexes were constructed on the "Kansas City side" between 2001 and 2015. All are reported to have continually maintained high occupancy levels since construction. The table below includes property details for competing Liberty area complexes according to CoStar as of October 2024.

Apartment Complexes >20 Units - Liberty, Missouri

Copper Ridge	2020	292	Liberty
The Wellington (Seniors Only)	2022	153	Liberty
Residences (Seniors Only)	2008	42	Liberty
Jefferson Park	1988	207	Liberty
Liberty Court	1987	64	Liberty
Crestview Village	1979	48	Liberty
Landmark Towers	1978	65	Liberty
Crossroads Village	1973	96	Liberty
Cherokee Village	1971	96	Liberty
Skyline	1971	93	Liberty
Wilshire	1964	357	Liberty
		Total Units	1513

Property Name	Year Built	City	Occupancy	Number Of Units	Building Class	Star Rating	Avg Unit SF	Avg Asking/Unit	Avg Asking/SF
Wild Oak Apartment Homes	2001	Kansas City	96.00%	348	B	3	1,173	\$2,072	\$1.77
Cordillera Ranch Apartments	2009	Kansas City	96.30%	324	B	4	1,327	\$1,863	\$1.40
Copper Ridge Apartments	2019	Liberty	97.30%	292	A	4	1,212	\$2,099	\$1.73
The Haven at Shoal Creek	2015	Kansas City	95.60%	273	B	4	1,343	\$2,156	\$1.61
Carrington Place at Shoal Creek	2008	Kansas City	96.10%	270	A	4	1,472	\$2,552	\$1.73
Clay Terrace	2008	Kansas City	100.00%	210	B	4	1,283	\$1,071	\$0.83
Jefferson Park Apartments	1987	Liberty	92.79%	208	C	3	795	\$1,273	\$1.60
Liberty at Shoal Creek Senior Living	2017	Kansas City	99.46%	185	A	5	983	\$2,390	\$2.11
The Wellington Senior Living	2022	Liberty	92.31%	91	B	3	732	\$4,267	\$4.56
Oakcrest Duplexes	2000	Kansas City	96.12%	70	B	3	1,450	\$1,621	\$0.98
Liberty Court Apartments	1987	Liberty	97.14%	64	C	2	798	\$994	\$1.24
Pleasant Valley Oaks Apartments	1986	Pleasant Valley	100.00%	52	C	3	1,004	\$891	\$0.89
The Residences at Liberty Place Senior Living	2008	Liberty	100.00%	42	C	4	879	\$790	\$0.90

*As of September 2025 (CoStar Survey)

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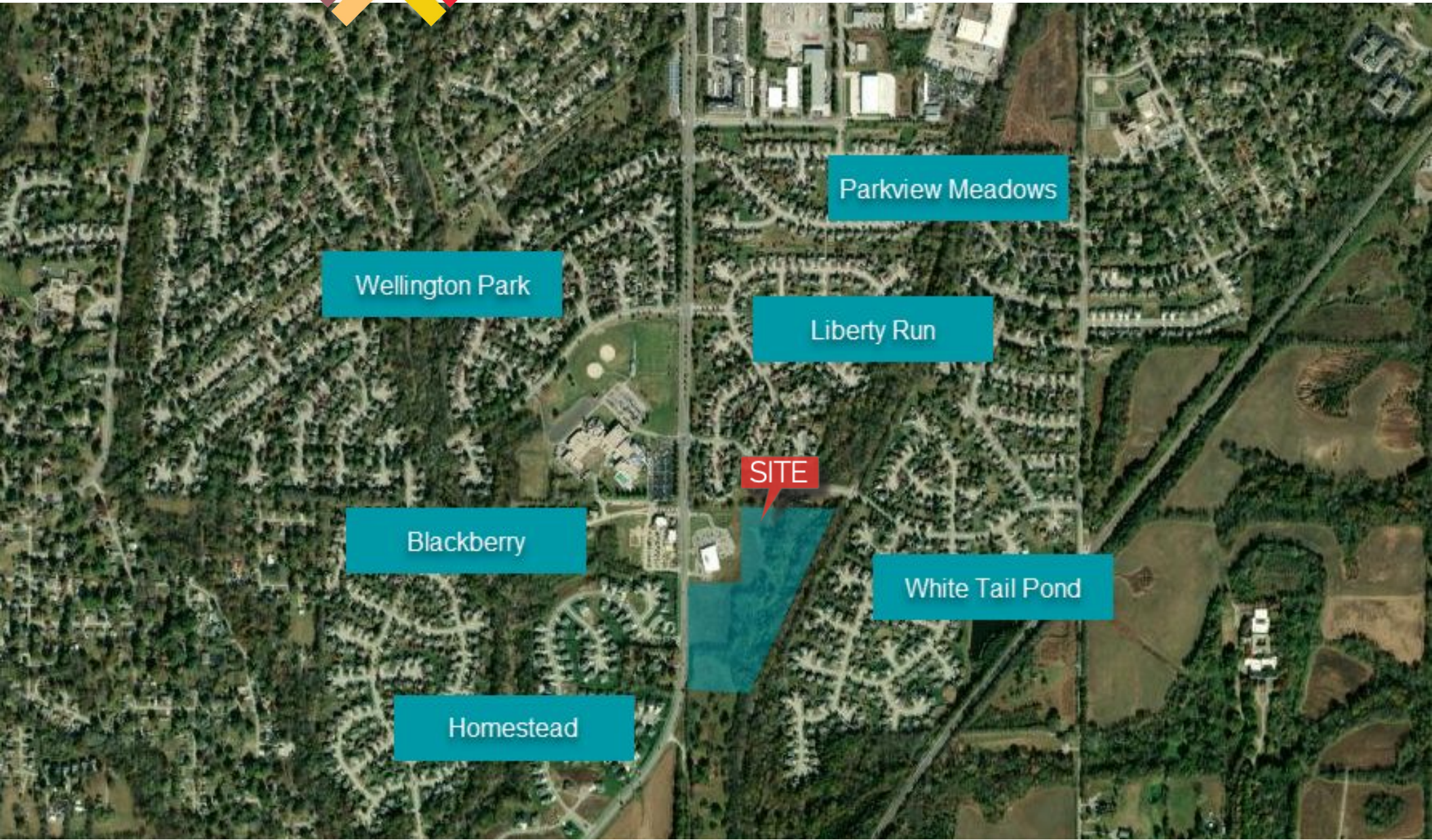
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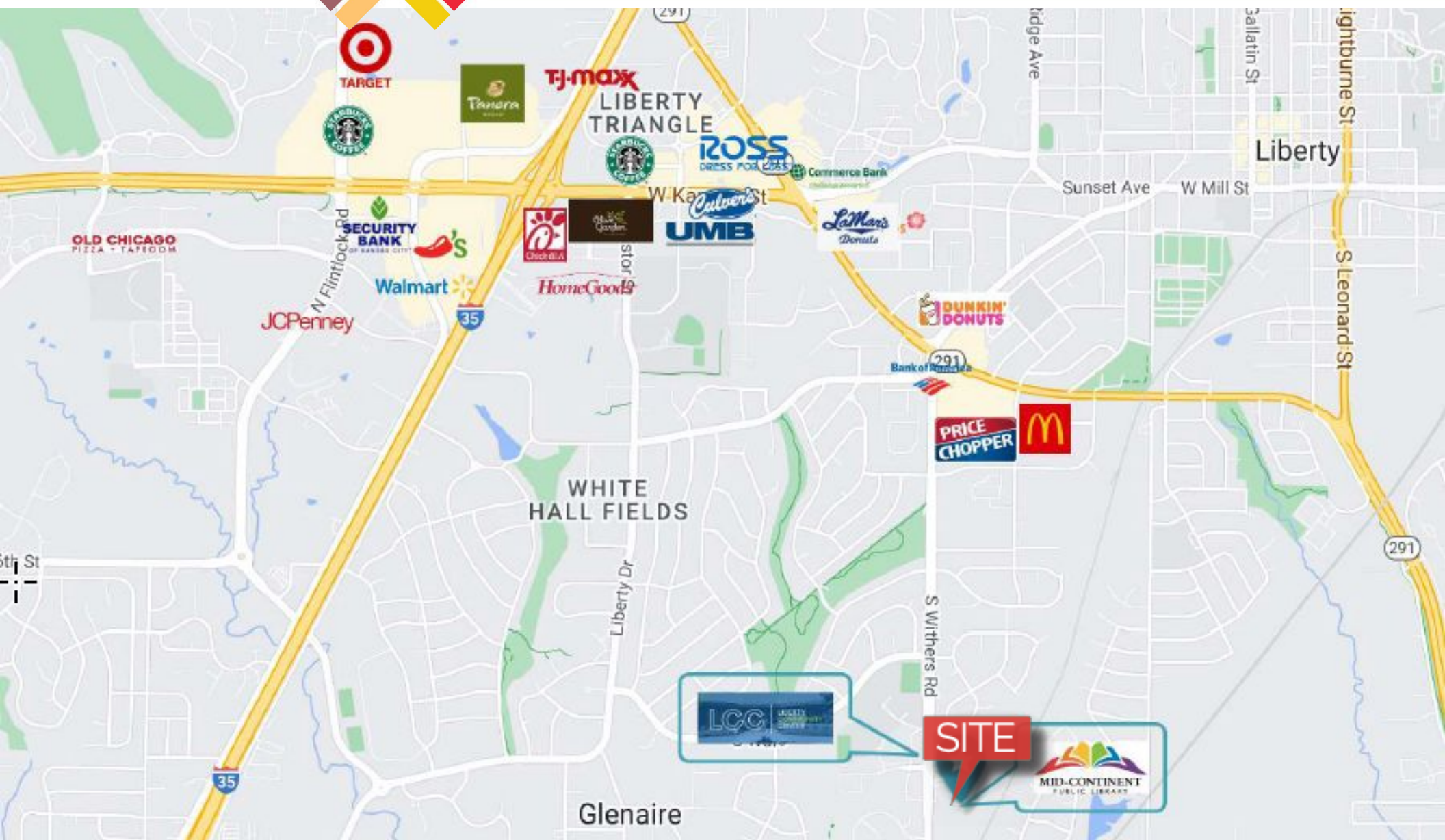


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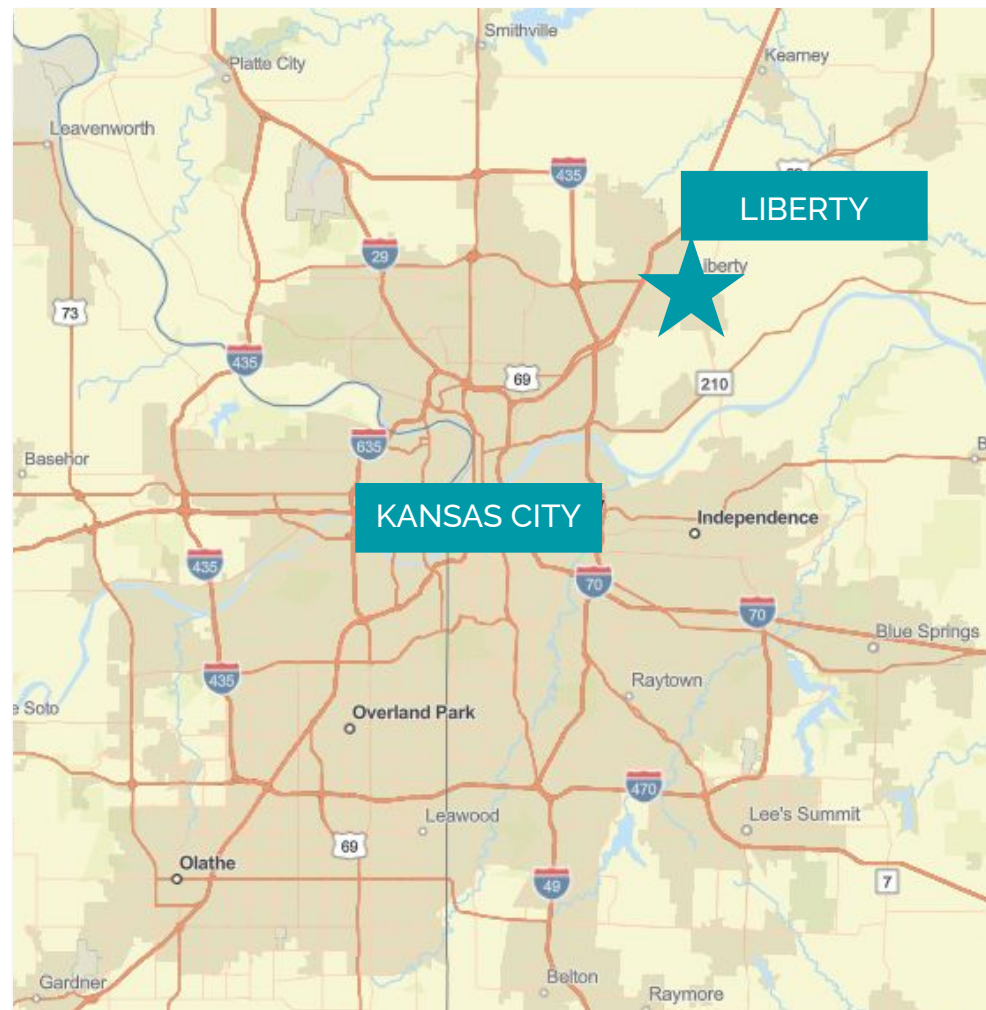
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Trade Area Demographic Profile

	3 Mile	Trade Area	KC Metro
Total Population	38,881	72,992	2,254,391
2025-2030 Growth	0.33%	0.59%	0.42%
Median Age	38.3	37.8	38.6
Daytime Population			
Workers	23,021	32,717	1,220,132
Residents	17,244	32,774	1,043,148
Households & Income			
Total Households	15,441	26,795	905,412
Bachelor's Degree+	41.8%	46.2%	41.3%
Median HH Income	\$94,522	\$112,858	\$95,478
Median House Value	\$338,659	\$361,974	\$370,091
Daytime Employment			
Number of Businesses	1,617	1,991	79,435
Number of Employees	23,220	29,443	1,103,025

The Trade Area statistics correspond to the geographic area that equates to the Liberty Public School District boundaries.



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