# FOR SALE

## ±8 ACRES DEVELOPMENT LAND (DIVISIBLE)

12420 South US Hwy 71 | Grandview, MO 64030




### PROPERTY DESCRIPTION

- Development land: 8.05 acres (zoned C-2) for retail, office, and hotel
- Next to grocery-anchored Regional Power Center, Truman Marketplace (300,000 SF)
- I-49 Exposure (104,097+ cars per day)
- Average household income within 5 miles is $80,000+


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| AREA DEMOGRAPHICS | 1 mile | 3 mile | 5 mile |
|---|---|---|---|
| Population (2025) | 7,827 | 47,558 | 105,707 |
| Employee | 10,360 | 136,420 | 291,321 |
| Avg. Household Income | $61642 | $72,745 | $84,638 |

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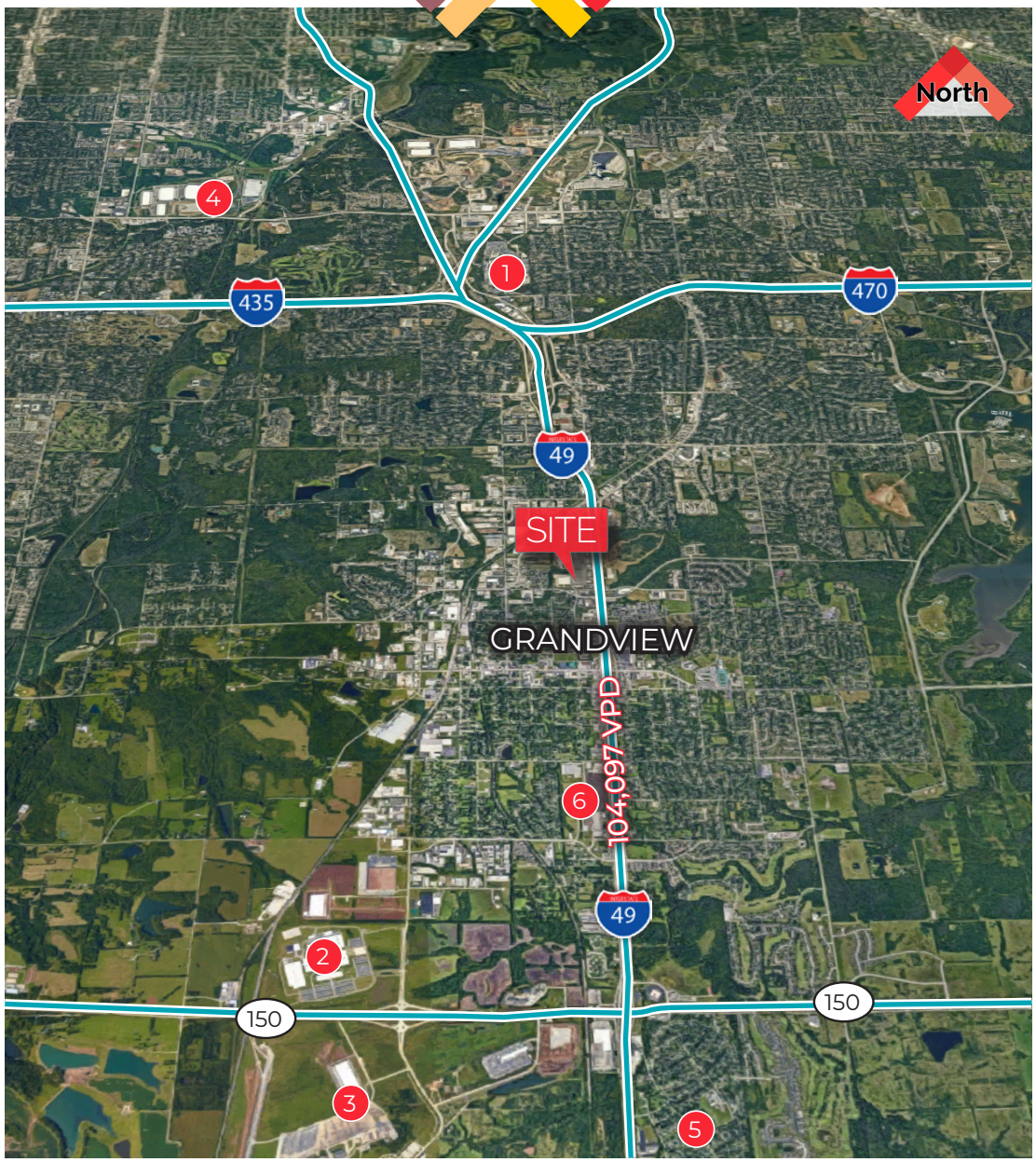
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### I-49 CORRIDOR/MAJOR EMPLOYERS

The South Kansas City area, along the I-49 Corridor is currently experiencing a boom in industrial development. The area has 3.8 million square feet of industrial development under construction or review.

1. **Oracle Campuses –** Major healthcare technology employer in South Kansas City. The corporate campus is located five minutes north on I-49 from Truman's Marketplace and Uplift Self Storage in the former Sam's Club building.

2. **Department of Energy** - National Security Campus – Over 5,000 employees, including some 2,800 scientists, engineers & technicians, work at the Campus managed by Honeywell.

3. **I-49 Industrial Center** — Platform Ventures has active plans for six industrial buildings, ranging from 67,600 to 770,640 square feet, at the 410-acre park off Interstate 49 and Missouri Highway 150 in the Kansas City Southern Intermodal facility.

4. **Blue River Commerce Center** — NorthPoint Development recently started work on Blue River 1, a $12.8 million, 242,353-square-foot speculative building at 9311 Troost Ave. in South Kansas City. The company's redevelopment of the former Federal Complex calls for seven buildings totaling 2.6 million square feet of new construction.

5. **Southview Commerce Center** — This 148-acre industrial park in Belton made headlines in late July when Chewy Inc. announced it would build a $143 million dollar, 796,000-square-foot fulfillment center there. Following the Chewy deal, all three buildings in the NorthPoint Development park, totaling 1.8 million square feet, are 100% leased.

6. **Grandview Commerce Center** — North Kansas City-based Logistics Realty Capital plans Grandview Commerce Center, a 10.71-acre office, warehouse and light manufacturing development with a 156,950-square-foot industrial building, west of 15th Street, between 135th and 139th streets in Grandview, MO

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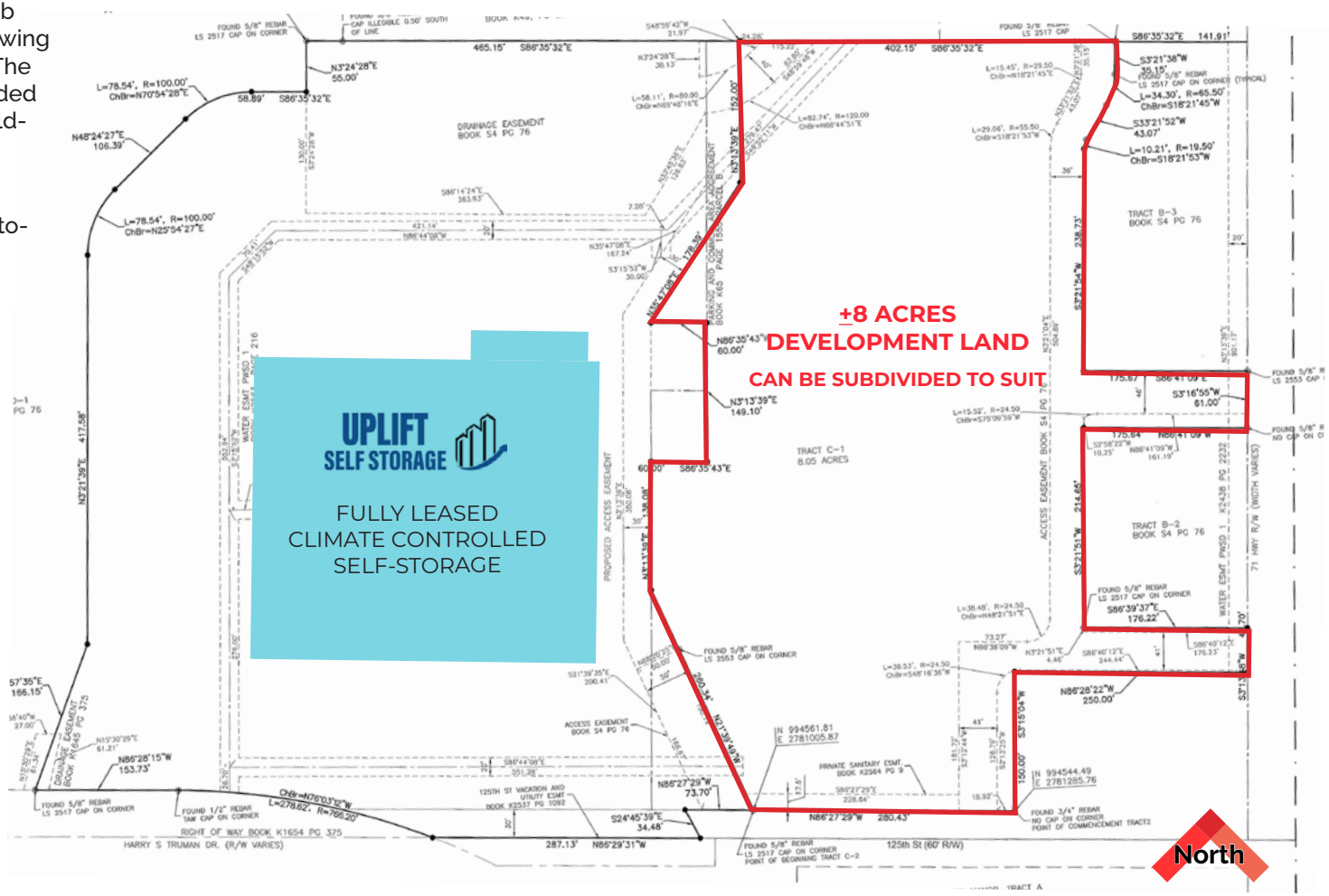
## LOT DESCRIPTION

The former Sam's Club building in Grandview, Missouri, has been redeveloped as Class-A, Climate-Controlled Self-Storage. The former Sam's Club parking area is zoned "C-2, General Retail" allowing a broad range of commercial and office uses. The approximately 8 acre land area will be subdivided into pad-sites available for sale or lease or build-to-suits. All utilities are available at the site.

**Pad Site/Land Area:** Up to 8 acres, can be subdivided to suit. Sale, land lease and build-to-suit options

**Zoning:** C-2, General Commercial District, Grandview, MO

**Utilities:** All utilities available




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