

±90.43 ACRES | KANSAS CITY, MO

NW Cookingham Dr

NE Cookingham Dr

Subject

Staley Farms
Golf Club

NE 100th St

Hodge Park

CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY

LOCATION

Adjacent to the north side of Staley Farms at 10501 NE Staley Road.

PROPERTY DESCRIPTION

The property is in the middle of a new home development area with nearby Executive homes, upscale townhomes, an elementary school and Staley High School. Access to Highway 169 is two miles to the west and less than two miles from I-435 to the east. The rolling topography allows for many golf course views.

SIZE

±90.43 Acres

SCHOOL DISTRICT

North Kansas City

LIST PRICE

\$3,160,850

ZONING

Existing = R-80, Proposed = R-6 and/or R-5

LAND USE CONSIDERATIONS

The property should be rezoned to accommodate single-family homes on ±60% of the area and the rest for townhomes. Both uses are consistent with existing surrounding land uses.

UTILITIES

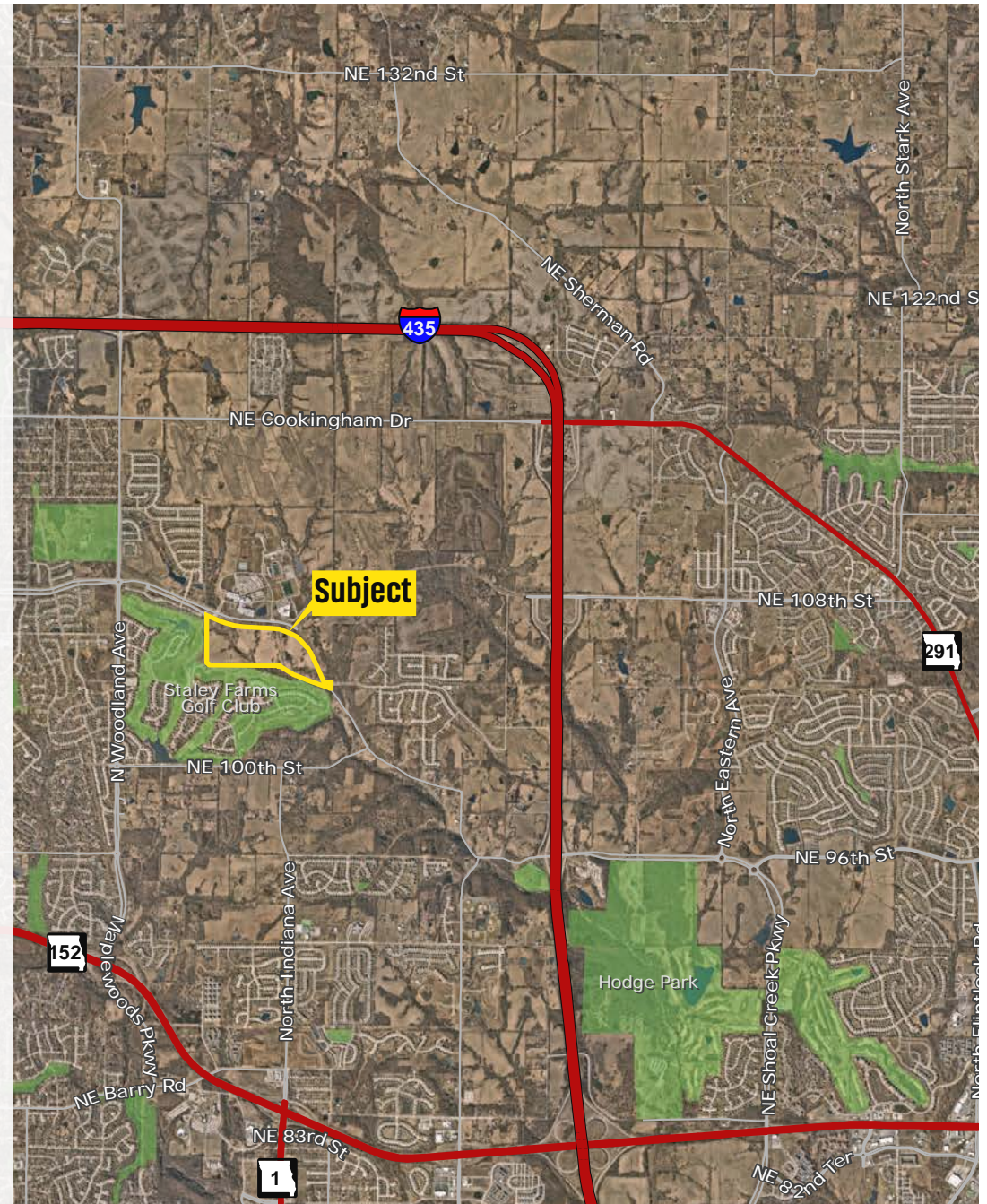
A 15" sewer main runs through a ravine in the property as well as along Staley Road to the south. Water is available adjacent to Shoal Creek Parkway on the north and at the southwest corner of the property.

REAL ESTATE TAXES

\$3.66 Average/Acre

PARCEL NUMBERS

10701000100101, 10703000100200

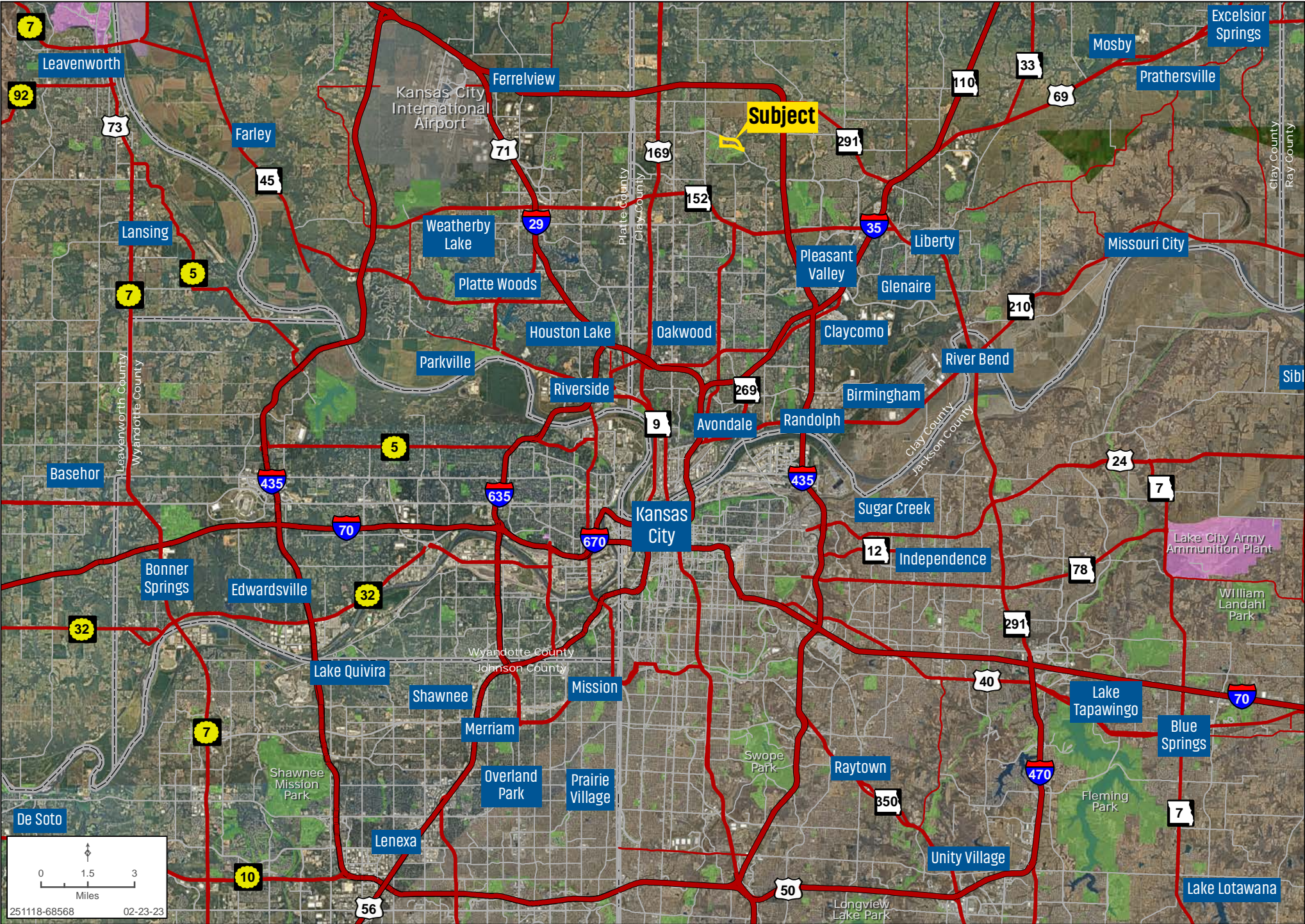


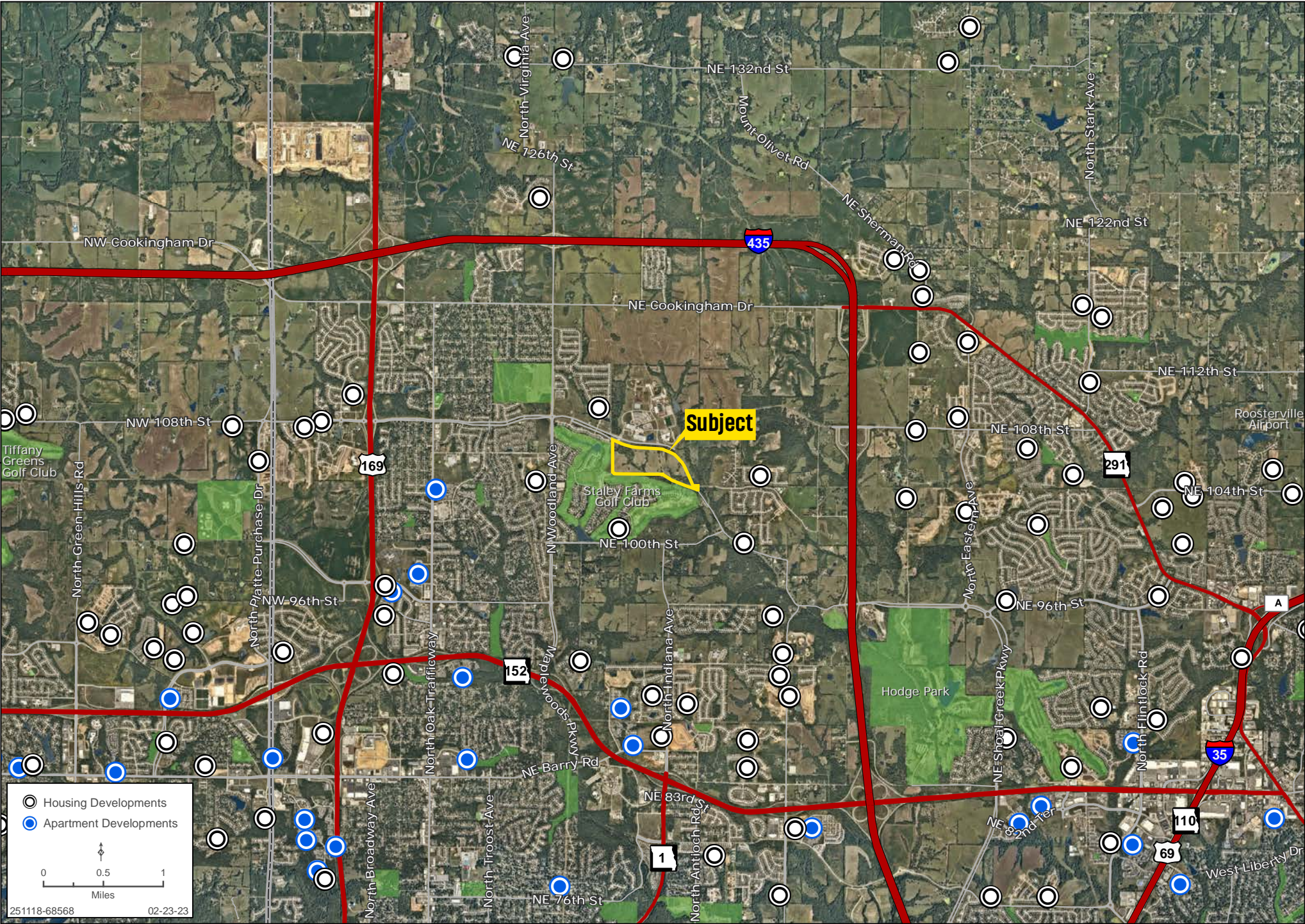
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LAND ADVISORS ORGANIZATION

REGIONAL MAP

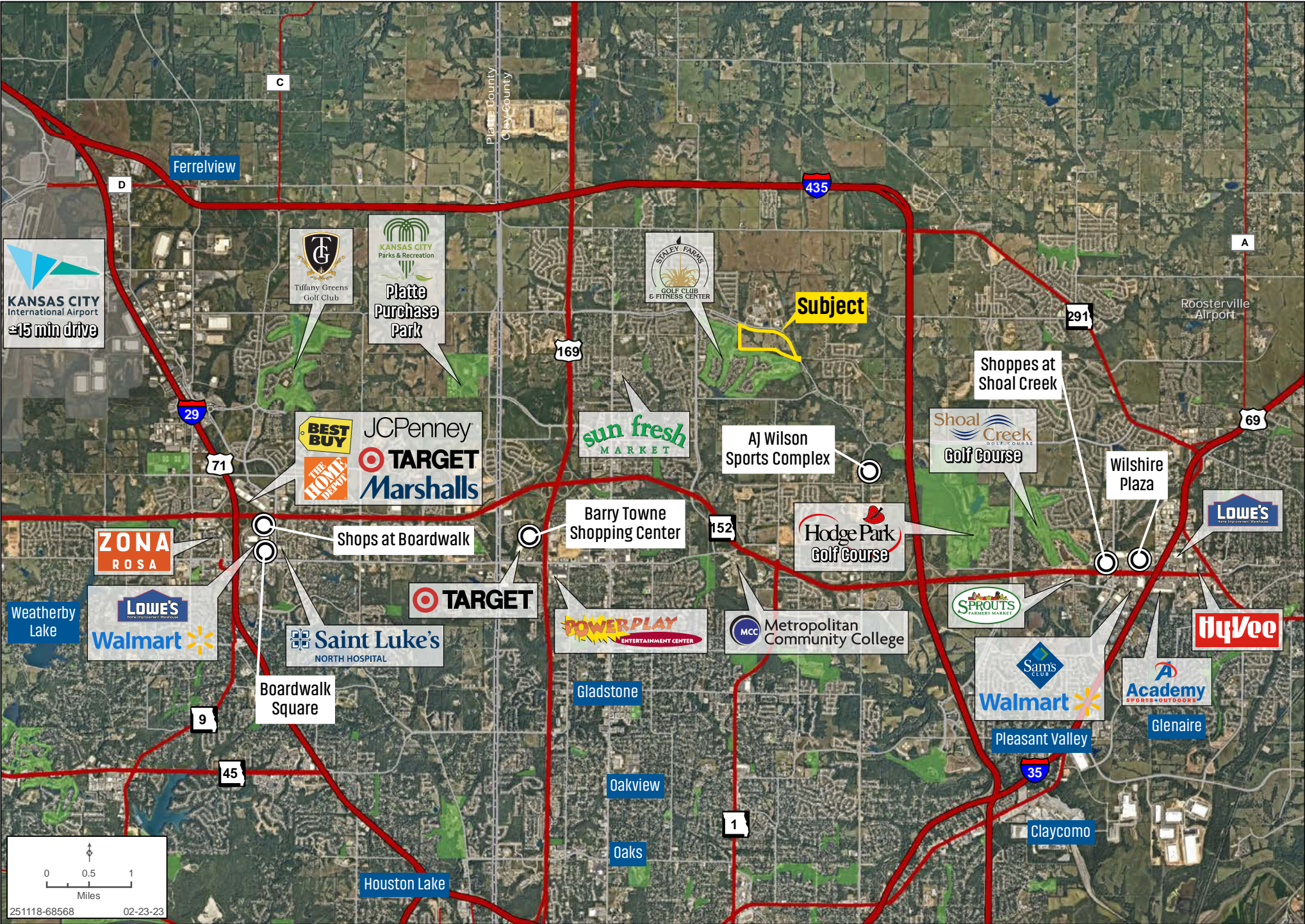
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AREA MAP

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PROPERTY DETAIL, FLOODPLAIN & CONTOUR MAP

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KANSAS CITY MARKET REPORT

KCI

MARKET INSIGHTS • 4Q23



2.5%

Kansas City Unemployment Rate



4,349

New Home Permits YTD



3,237

New Home Closings YTD

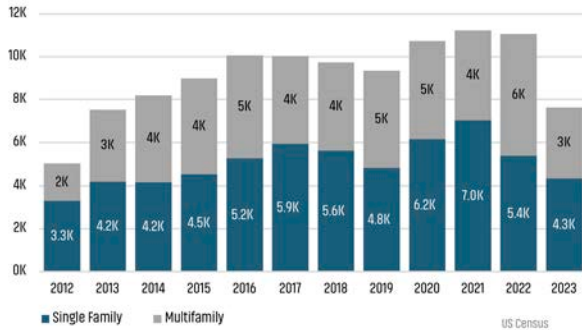


\$503,061

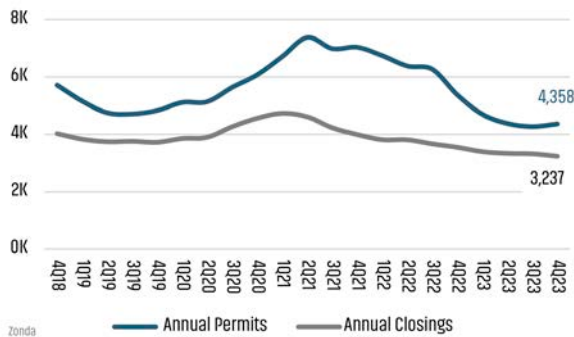
Average New Home Price

NEW HOUSING TRENDS¹

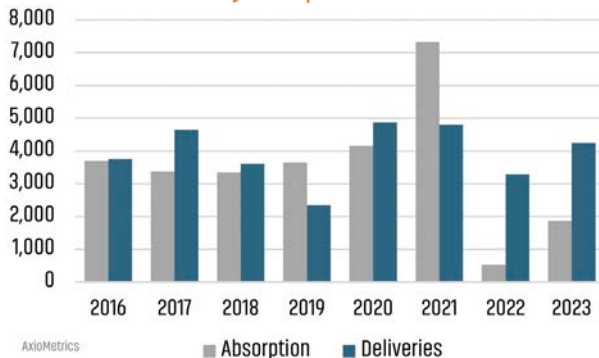
Single & Multi-Family Permits



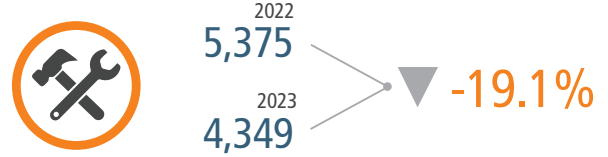
Annual Single Family Permits vs Closings



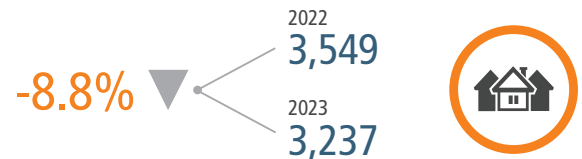
Multifamily Absorption & Deliveries



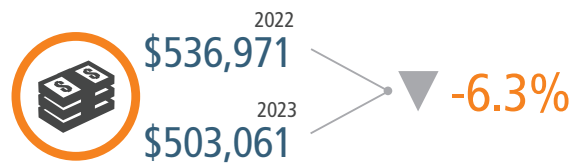
NEW HOME PERMITS ANNUAL



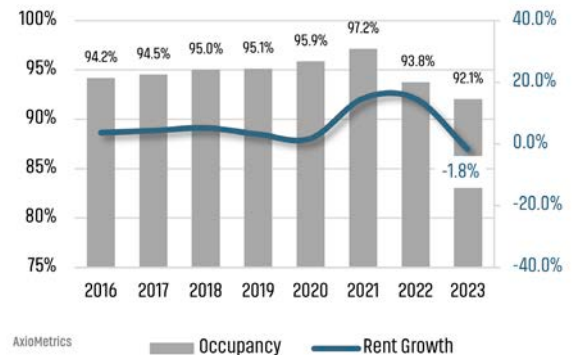
NEW HOME CLOSINGS ANNUAL



MEDIAN NEW HOME PRICE



Multifamily Occupancy & Rent Growth



MLS RESALE STATISTICS - KANSAS CITY MSA SINGLE FAMILY HOMES²

CLOSED SALES YTD



MONTHS OF INVENTORY



MEDIAN SALE PRICE



DAYS ON MARKET



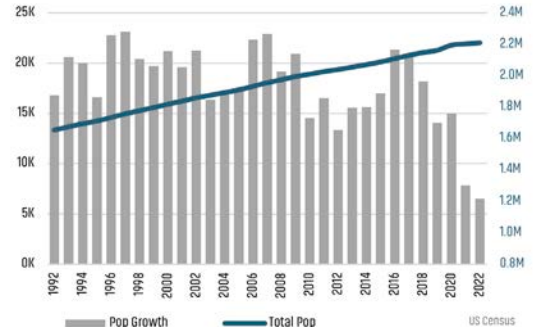
ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

KANSAS CITY		KANSAS		MISSOURI	
2022	2023	2022	2023	2022	2023
2.3%	2.5%	2.9%	2.8%	2.7%	3.3%
▲ 0.2%		▼ -0.1%		▲ 0.6%	



Population Growth & Total Population



TOTAL NONFARM EMPLOYMENT (in thousands)

KANSAS CITY		KANSAS		MISSOURI	
2022	2023	2022	2023	2022	2023
1,128	1,122	1,461	1,473	2,985	3,018
▼ -0.5%		▲ 0.8%		▲ 1.1%	

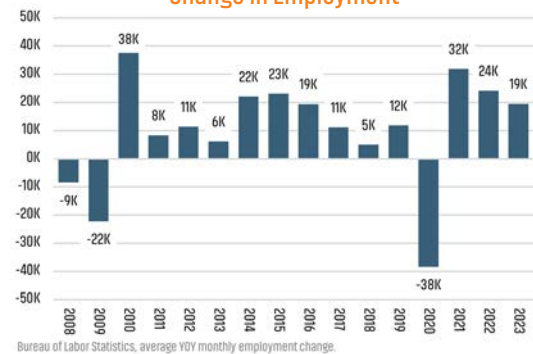


EMPLOYMENT CHANGE

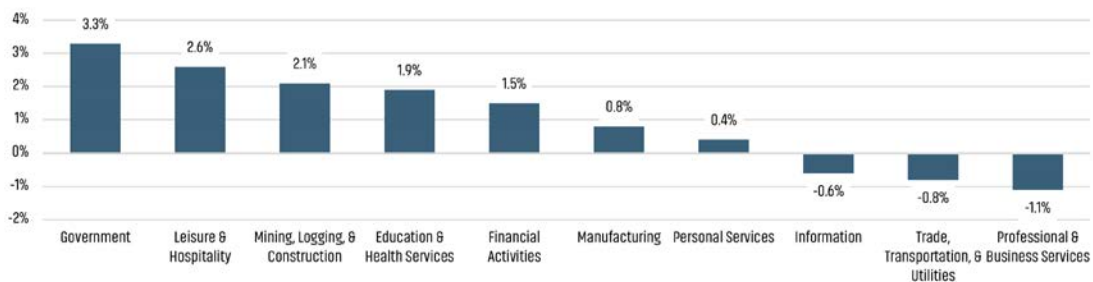
KANSAS CITY		KANSAS		MISSOURI	
Annualized Emp Change		Annualized Emp Change		Annualized Emp Change	
1.7%		0.7%		1.3%	



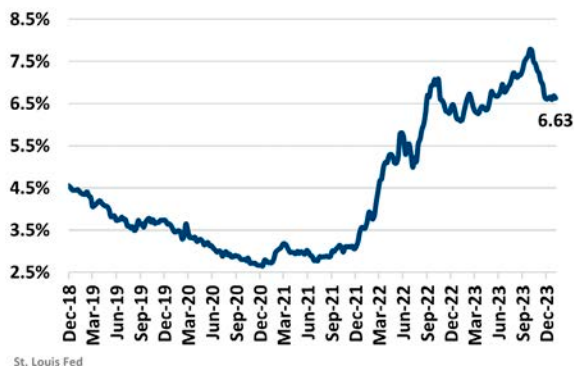
Change in Employment



Change in Employment by Sector



30 Year Fixed Mortgage Rate



US Inflation Rate



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