

NEW MASTER PLANNED COMMUNITY IN HISTORIC LIBERTY, MISSOURI



±138 ACRES SINGLE-FAMILY & TOWNHOME
PREMIER DEVELOPMENT OPPORTUNITY

Montage

LIBERTY

a development by

GaleHart
COMMUNITIES

COMMUNITY CREATORS
PLACE MAKERS

MONTAGELIBERTY.COM


Land Advisors[®]
ORGANIZATION

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Montage

LIBERTY



ABOUT MONTAGE



Montage Liberty shares a modern vision that seamlessly flows from within our hometown USA, to the edge of our nature into a contemporary live/grow/thrive community. [View the guiding principles here.](#)



Nature

From trails and butterfly gardens to orchards and an on-site natural farm with a rich landscape.



Community

Bringing together neighbors, friends, coworkers, and family for a fulfilling vibrant life and hometown values.



Sports & Activities

Amazing experiences and amenities, sports park, integration with regional trails and more.



Living

A beautiful tapestry of residence types for every background from apartment homes to estates.



Working

A wide variety of commercial entities and employment opportunities.



Traffic

Refined, thoughtful and intentional planning for safe and effective improved traffic flow.

PROPERTY OVERVIEW



Size

±15 Acres TH
±30 Acres SFR
±93 Acres SFR



Zoning

Planned Development
Flex District



School District

Liberty 53



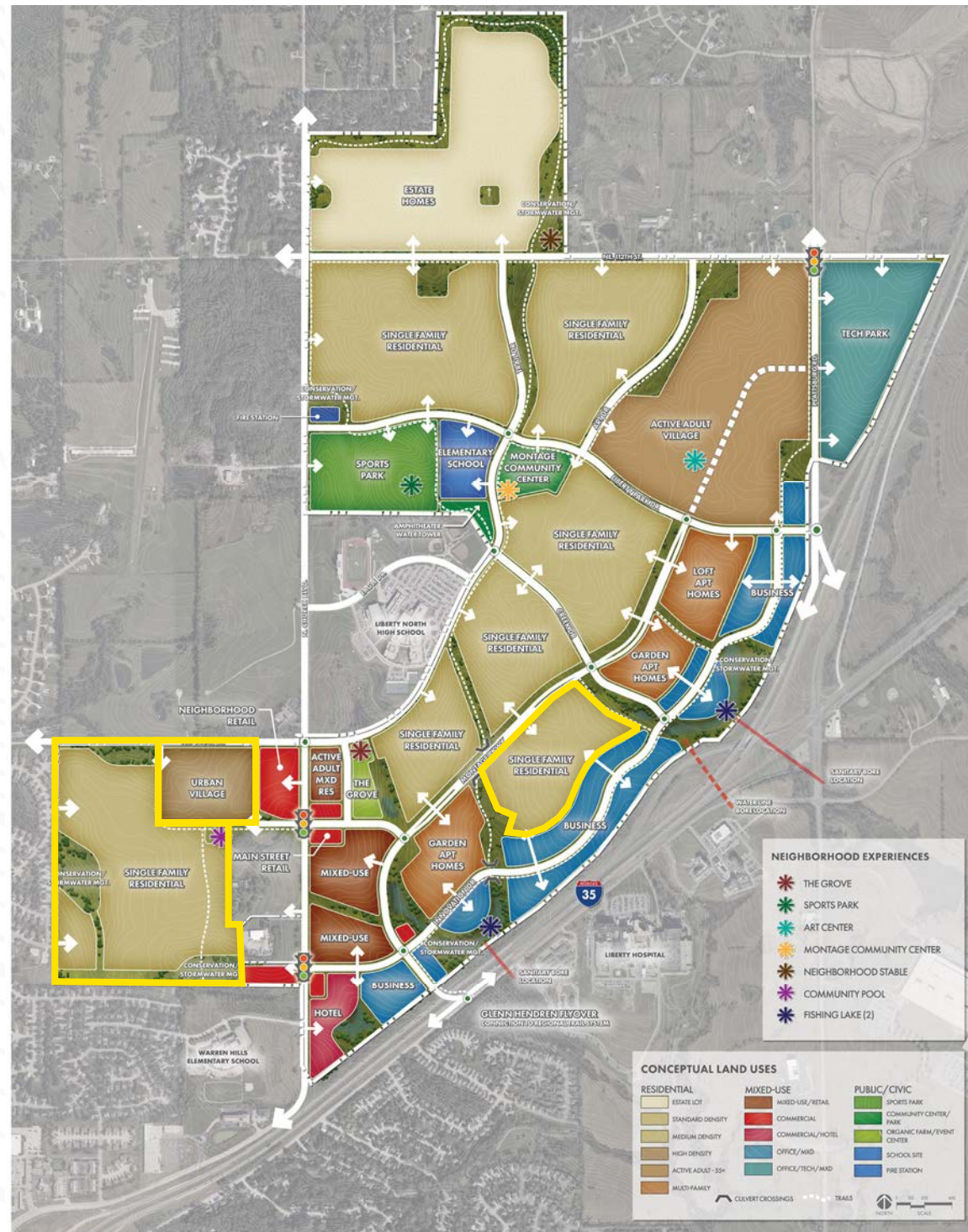
Land Use

These three parcels are available for superlot purchase each wherein the builder/developer installs the in-tract infrastructure and finished lots. Each parcel is surrounded by contiguous green spaces, regional trail system, and a mix of uses.



Location

Montage, conveniently situated along I-35, offers easy access to downtown Kansas City, the airport, and major highways. Liberty boasts a vibrant arts scene, and Montage enhances the city's historic charm with shops and restaurants.



Source: Montage1, LLC

GALEHART
COMMUNITIES
community creators

planned communities
mixed-use development

MONTAGE | MASTER PLAN
OCTOBER 2022

NORRIS DESIGN | SCHLAGEL
Planning | Landscape Architecture | Branding
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

NOTABLE IMPROVEMENTS



The development of Montage requires careful consideration and execution and will develop in five phases. The first phase will break ground in the first quarter of 2024. This phase will involve extending sewer and water service, major road improvements to adjacent roads, an internal collector road with access to the initial development parcels and creation of the first community amenity area.



Abundance of Greenspace

±170+ Acres of
diverse greenspace

7 Protected creeks & streams

7+ Miles of trails & walking
paths connecting to Liberty's
regional trail system

Butterfly gardens

Zen gardens

Fishing lakes

Pocket parks



Regional Infrastructure Improvements

Major off-site road
improvements

Enhanced highway access

Extended water service
to west Liberty

Regional stormwater
management

Extended sanitary
sewer service

Site for a new fire station



Community Experiences

Regional sports park
including soccer/lacrosse
fields & pickleball courts

Grand lawn including
sledding hill & amphitheater

The Grove Learning Center,
Farm & Meeting Hall

Neighborhood stable

Elementary school site

Montage Community Center

Fire station & police substation

Arts center

Public art



±3,500

Single Family, Active Adult
Single Family, Apartments &
Mixed-Use Residential



**1,000
ACRE**

Mixed-Use Master
Planned Community



170+

Acres of Open Greenspace &
Park Lands



7+

Miles of Pedestrian, Bike &
Horse Trails



\$650M+

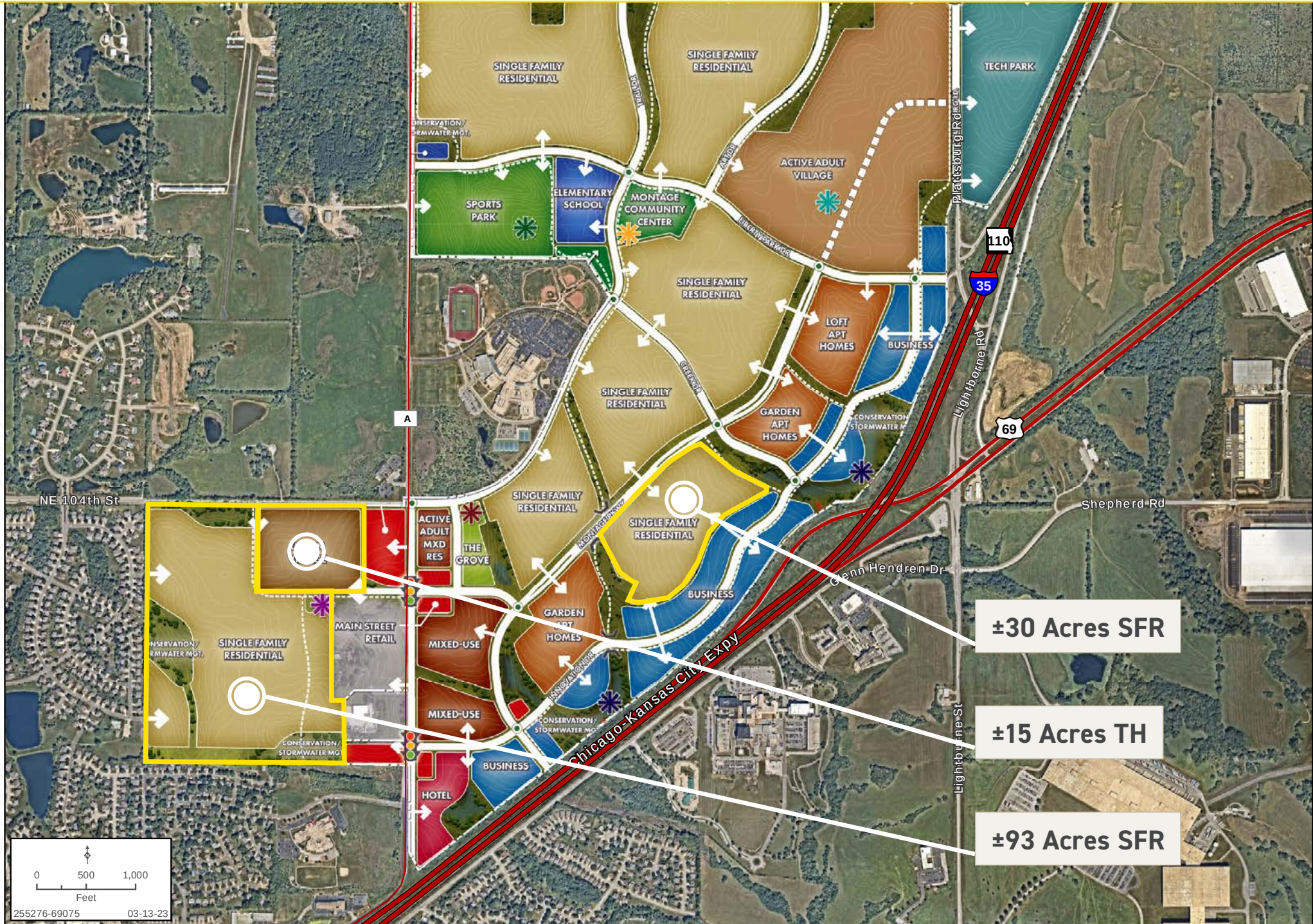
Regional Infrastructure
Improvements

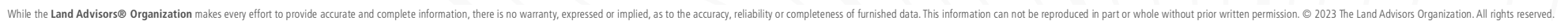


2.2M

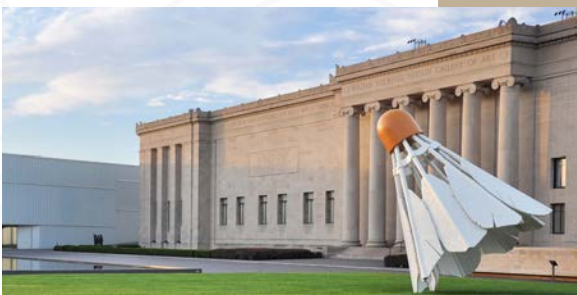
SF of Office, Retail, Tech, &
Light Industrial

DETAIL SITE MAP



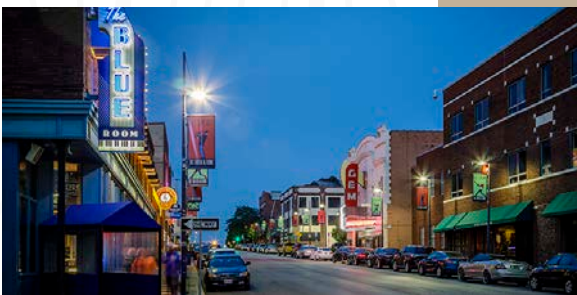


TOP KANSAS CITY ATTRACTIONS



NELSON-ATKINS MUSEUM OF ART

This world-class museum is known for its impressive collection of art, including European paintings, Asian art, and sculptures. The museum's iconic lawn features a stunning collection of large-scale sculptures and is a great place for a leisurely stroll.



18TH & VINE HISTORIC DISTRICT

Kansas City has a rich jazz history, and the 18th & Vine Historic District is a must-visit for music enthusiasts. You can explore the American Jazz Museum and the Negro Leagues Baseball Museum while enjoying live jazz performances at local clubs.



COUNTRY CLUB PLAZA

Known as the "The Plaza," this outdoor shopping and entertainment district is famous for its Spanish-inspired architecture, upscale boutiques, and numerous restaurants. It's a beautiful place to walk around, especially during the holiday season when the Plaza is adorned with festive lights.



SPORTS EVENTS

Catch a game: If you're a sports fan, attend a Kansas City Chiefs (NFL) or Kansas City Royals (MLB) game. The vibrant atmosphere in the stadiums and the passionate fan base make for an exciting experience.



KANSAS CITY'S FAMOUS BBQ

Kansas City is renowned for its barbecue, and you can't visit without trying some. Be sure to sample some ribs, burnt ends, and other delicious barbecue dishes at one of the city's many BBQ joints, such as Arthur Bryant's or Joe's Kansas City Bar-B-Que.



NATIONAL WWI MUSEUM

The National WWI Museum and Memorial provides a comprehensive look at World War I, featuring artifacts, exhibits, and a striking memorial tower with panoramic views of the city.



2Q 2023 MARKET INSIGHTS



2.2M
Total
Population



61,700
New Jobs Added
YOY



\$537K
Average New
Home Price



1,727
New Home
Closings



\$300K
Median Home
Sales Price



3.1%
Unemployment
Rate



1,153
Total Nonfarm
Employment



2.9%
Annualized
Employment
Change



4K
Multifamily
Permits
Last 12 Months



4.3K
Single Family
Permits
Last 12 Months

DEMOGRAPHICS



Total Population

	1 MILE	3 MILES	5 MILES
2023 Total Population	1,166	32,703	69,752
2028 Projected Population	1,178	34,101	72,097



Workforce Education

	1 MILE	3 MILES	5 MILES
Some College/No Degree	23.7%	21.1%	22.6%
Associates Degree	8.8%	8.5%	9.5%
Bachelors Degrees	32.2%	28.6%	27.6%
Masters/Professional/Doctorate Degrees	12.3%	16.8%	14.7%



Businesses in the Area

	1 MILE	3 MILES	5 MILES
Total Businesses	46	1,104	1,696
Total Employees	2,251	15,395	24,724



Household Income and Size

	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$121,991	\$129,689	\$122,786
2023 Total Households	404	11,524	25,178
2023 Average Household Size	2.79	2.75	2.72
2023 Owner Occupied Housing	330	9,297	19,769
2023 Renter Occupied Housing	74	2,227	5,409

Population by Year (within 5 miles)

2028 PROJECTED

72,097



2023

69,752



2020

67,048



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