FOR SALE
19.4+ Acres
Multi-Family Residential

N & W of E. 37th Ter. & Little Blue Pkwy.
Independence, MO

- 19.4+ acres zoned for multi-family residential
- Directly north of Centerpoint Medical Center
- 1/2 mile from Independence Center and it’s surrounding shops and restaurants
- Excellent access to I-470/291 Hwy and I-70
- Strong, growing demographics
- Established dense population base with planned growth
Description:

Independence is the fourth largest city in Missouri and is just minutes from downtown Kansas City. Aside from being the county seat for Jackson County, Independence has plenty of retail and restaurant choices and is a haven for history buffs.

This property combines two parcels for a total of 19.4+ acres zoned for multi-family residential. The property is adjacent to Pepperwood Apartments and sits directly north of Centerpoint Medical Center.

Zoning: Moderate Density Residential

Anticipated Zoning:

Traffic & Access:
There is access to the property via E 37th Terrace

Utilities:
Sanitary Sewer: There are no lines. The closest lines run along the east side of the Pepperwood Apartment complex. A sewer main extension would be required. City of Independence: 816.325.7618

Water: There is a 12” line running along E 37th Terrace about 450’ east of the east property line of the Pepperwood Apartments on the west side of the property. There is also a 12” line running under Little Blue Parkway. City of Independence: 816.325.7650

Gas: There is a 6” plastic on 39th Street just east of Centerpoint, a 4” plastic on 37th Terrace west of the hospital, and a 4” steel north of railroad on Selsa Rd. Missouri Gas Energy: 816.969.2247

Electricity: Independence Power & Light: 816.325.7930

Storm Water: City of Independence

Communications:
Kevin Tubbesing
Contact your Broker/Agent at The Land Source for more information

Listing Price
$1,692,741

SqFt  846,371  ($2.00)

Acres  19.430  ($87,120)

Parcel Number
34-100-02-14-01-0-00
-000;
34-100-02-14-02-0-00
-000

Specials

School Info
Blue Springs R-4

Positional Information

Location Description
N & W of E. 37th Ter. & Little Blue Pkwy.
Independence, MO

Nearest Cross Streets
37th Terrace &
Little Blue Parkway

Longitude  -94.346745
Latitude   39.051784

Location & Use Information

Address (if assigned)

Planned Use
Multi Fam Res

Taxes
2014: $81,17

Taxes

Parcel Number

Taxes

Download Detailed Demographics and Available Site Information for This Property At:
http://TheLandSource.com/listings/backup/B37503

Contact your Broker/Agent at The Land Source for more information

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