

11101

SW VIEW HIGH DRIVE

(NORTHEAST OF 3RD STREET & VIEW HIGH DRIVE)

LEE'S SUMMIT, MO

APPROXIMATELY 44.5 ACRES

FOR SALE

MERIDIAN AT VIEW
HIGH APARTMENTS

WINTERSET VALLEY

VIEW HIGH DRIVE

3RD STREET

PRIME LEE'S SUMMIT DEVELOPMENT TRACT FOR SALE

GIB KERR, CCIM

Managing Director

+1 816 412 0212

gib.kerr@cushwake.com

JAY HOLLAND

Vice Chairman

+1 314 236 5446

jay.holland@cushwake.com



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Approximately 44.5 acres adjacent to New Longview
- Approved Zoning: Planned Mixed Use (PMIX)
- Across from Longview Lake/Fred Arbanas Golf Course
- Excellent access via I-470 and View High Drive
- Potential Retail, Office, Medical, Senior Housing, Medium-Density Residential
- Lee's Summit is one of the fastest-growing communities in Missouri
- Lee's Summit is the fifth-largest city in the state with 99,290 people
- Outstanding, award-winning K-12 school district
- Near \$250 million Paragon Star sports complex at I470 & View High Drive
- Adjacent to New Longview mixed-use community



**Bank-Owned and Priced
to Sell at \$2,900,000**

AERIAL MAP



LOCATION & DEMOGRAPHICS

Lee's Summit consistently ranks on Money's Best Places to Live, thanks to a diverse array of housing options, award-winning K-12 school district and the pedestrian-friendly, historic Downtown. Downtown Lee's Summit Main Street won a "Great American Main Street" award in 2010 by the National Trust for Historic Preservation. Residents enjoy access to a comprehensive park and trail system and Longview Lake recreation area. Lee's Summit offers a unique balance of a close-knit community and nearby access to attractions in the Kansas City metropolitan area such as the Nelson-Atkins Museum of Art, Country Club Plaza, Kansas City Chiefs, Kansas City Royals, Kansas City Mavericks, Powell Gardens Botanical Gardens and more.

Lee's Summit is a bustling city that manages to keep its small-town charm even as it grows to become home for more than 100,000 people. In addition to the historic downtown, Lee's Summit offers a superior quality of life, award-winning schools, and a family-friendly community that turns visitors into lifelong residents. Endless amenities for residents of all ages make it easy to see why it has consistently been ranked as one of the best places to live in America. It's not hard to understand why people would want to call Lee's Summit their home. Together, we represent the harmonious blend of a suburban community where private and public sectors work together to improve the quality of life. With our close proximity to Kansas City, we have all the benefits of big-city living.

1-MILE RADIUS

4,244 Population	4,701 Population 2027	1,494 Households	1,676 Households 2027	\$184,097 Average HH Income	\$196,724 Average HH Income 2027
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3-MILE RADIUS

34,240 Population	25,542 Population 2027	12,831 Households	13,383 Households 2027	\$110,676 Average HH Income	\$121,836 Average HH Income 2027
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5-MILE RADIUS

112,910 Population	115,002 Population 2027	44,620 Households	45,708 Households 2027	\$82,828 Average HH Income	\$91,240 Average HH Income 2027
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AERIAL VIEWS



LOOKING NORTH



LOOKING SOUTH

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