



Zoning:	Industrial-Light
Topography:	rolling hills
Adjacent Available Acres:	150
Setting:	Agricultural Land
Within City Limits:	Yes
Site Dimensions:	264000' X 124000'
Specialty Features:	None
Sale Price Note:	Negotiable
Lease Rate:	3.5
Lease Terms:	Full Service
Lease Rate Note:	\$3.50/SF
Last Updated:	Oct 15, 2019

Site Certification Information

Certified Site Status: Yes

Certified Site:

<https://ded.mo.gov/programs/business/missouri-certified-sites-program>

Economic Development Contact

Matt Tapp

Platte County Economic Development Council

11724 NW Plaza Cir, Suite 400

Kansas City, MO 64153

(816) 270-2109 | mtapp@plattecountyedc.com

Realtor/Owner Contact

Mike Duffy

Riverside Brokers

816-741-3993 | mduffy@riversidemo.com

Property and Area Description

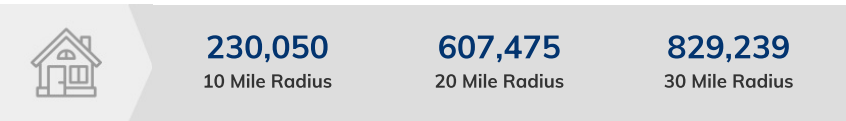
Based on Riverside: Horizons Business Park Total of 800 acres for sale with 542 acres owned by the City of Riverside. Price has not yet been determined. Central to Metro Kansas City with fast access to the airport, downtown, and immediate access to Interstates 635 & 29. Low property tax environment State of the art federally certified levee system

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: I-635 (2.70 mi.)

Nearest Interstate: I-635 (2.70 mi.)

Ingress/Egress Notes: Landlord is the owner of Big Boulder Drive which provides access to the Property. Tenant shall pay its proportionate share of the expenses for snow removal, road maintenance and road repair of all access roads to the Property including Big Boulder Drive. The proportionate share of said expenses shall be as determined by Landlord. Tenant shall also pay its proportionate share of a reserve for future road maintenance, repair and road improvements. A proposed Agreement for allocation of costs has been provided to Tenant. Tenant acknowledges receipt and approval of said Agreement. Tenant shall be responsible for the repair, replacement and maintenance of all parking areas on the Property, or off the Property

Nearest Airport: Kansas City International Airport (14.30 mi.)

Nearest Commercial Airport: Kansas City International Airport (14.30 mi.)

Rail Served: Yes

Rail Served By: Kansas City Southern Railway, BNSF Railway

Rail Type: Active

Rail Accessible: Yes

Rail Infrastructure in Place: Yes

Rail Contact: Thomas Train

Rail Contact Phone: 9137825373

Rail Contact Email: Train@rail.com

Utilities

Electric: Evergy

Natural Gas: Spire

Water: Missouri American Water

Sewer: KC Water Services Water Services

Telecommunications: Moka Communications Telecommunications

Property Images

Missouri Certified Site



