

Land/Pad Sites – I-49 Corridor, Grandview MO



Pad Sites Available

- Former Sam's Club redeveloped as a multi-tenant building with Class A Self-Storage (Climate-Controlled 85,000 SF).
- Development Land: 6.04 acres (zoned C-2) for potential retail, multifamily, hotel, or mixed-use development (Subject to City Approval).
- Next to the grocery-anchored Regional Power Center; Truman Marketplace (300,000± SF).
- I-49 Exposure; 75,000 cars per day.
- Population in 3-mile radius 96,000.

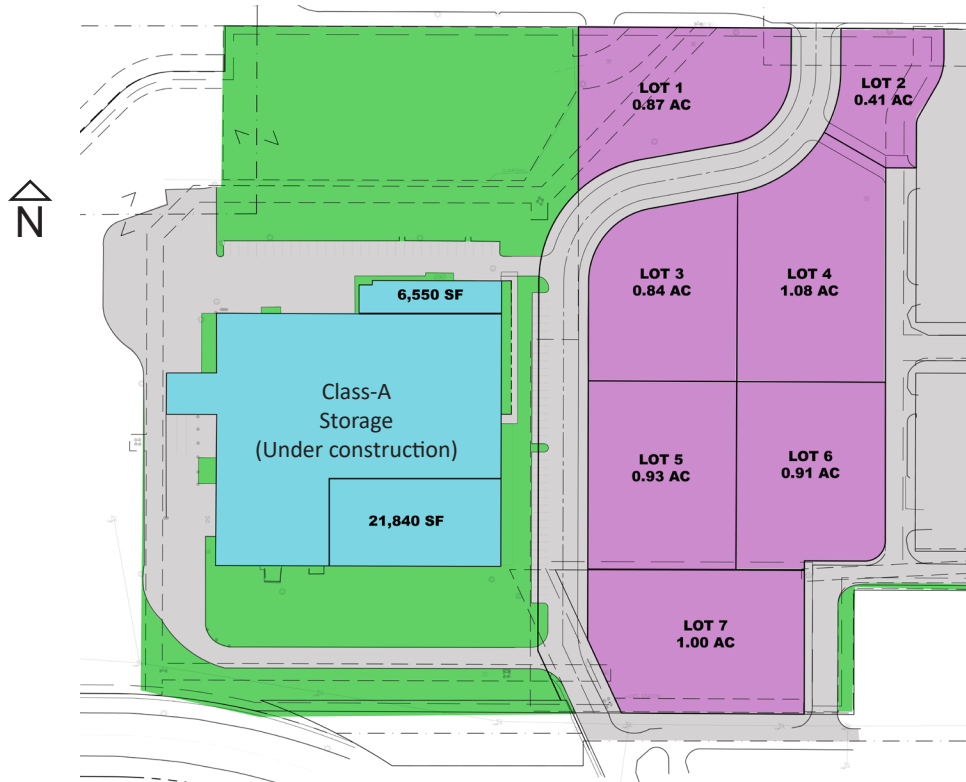
For more information:

Aaron M. Mesmer, CCIM
 816.412.5858
 amesmer@blockllc.com

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Specifications

The former Sam's Club building in Grandview, Missouri, has been redeveloped as Class-A, Climate-Controlled Self-Storage. The former Sam's Club parking area is zoned "C-2, General Retail" allowing a broad range of commercial and office uses. The approximately 6.04 land area can be subdivided into pad-sites available for sale or lease or build-to-suit. The site also has the potential for retail, multifamily, hotel, or mixed-use development. All utilities are available at the site.



Lot	Size / Acre	Price /PSF
1	0.87	\$12
2	0.41	\$12
3	0.84	\$10
4	1.08	\$11
5	0.93	\$10
6	0.91	\$11
7	1.00	\$12

Pad Site/Land Area: Up to 7 pad sites available - up to 6.05 acres. Sale, land lease and build-to-suit options

Zoning: C-2, General Commercial District, Grandview, MO

Utilities: All utilities available

Approvals: Subject to subdivision and development review process in the City of Grandview, MO

ECONOMIC DRIVERS: NEXT TO REGIONAL POWER CENTER / I-49 GROWTH CORRIDOR

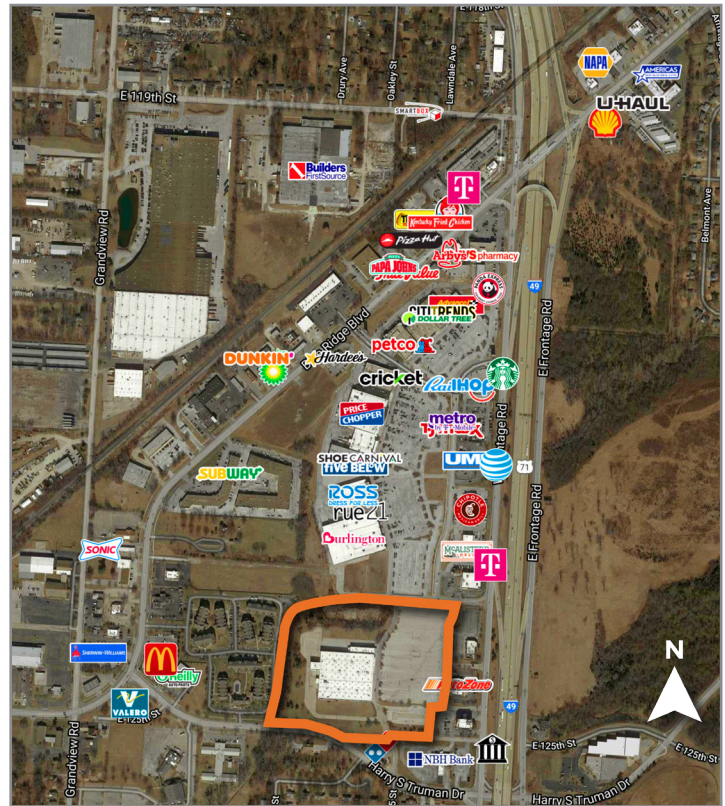
Block Real Estate Services, LLC is pleased to present Blue-Sky Self-Storage development at the former Sam's Club. The site has up to 6.05 acres of pad sites available for sale or ground lease. The outparcels can also be developed for potential tenants (BTS).

Truman Marketplace - The Storage property is located next to a 308,000 SF regional power center. The retail line-up consists of strong corporate anchors: Price Chopper, Burlington, Ross, TJ Maxx, Petco, Aaron's and Advance Auto Parts.

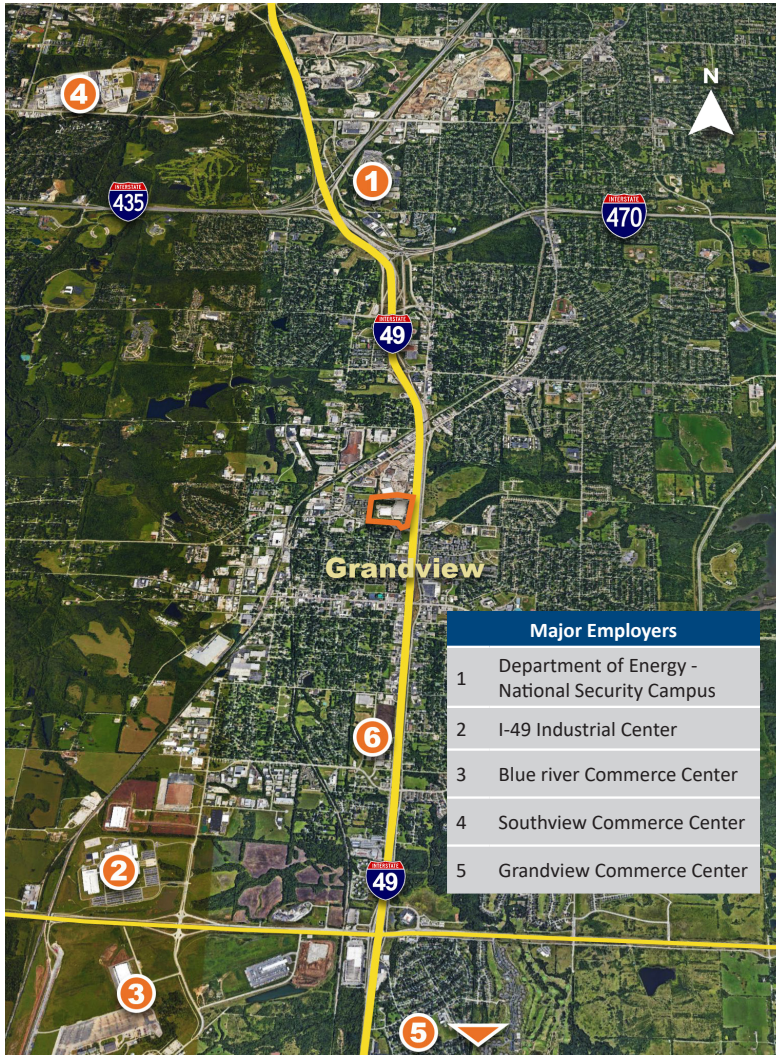
The center underwent a \$75M redevelopment in 2017 that won a Kansas City Business Journal's Capstone Award. It is built on the former site of the family farm where President Harry S. Truman grew up.

I-49 Corridor - Grandview, Missouri is on the I-49 corridor that connects with I-29 creating a 1,700-mile, uninterrupted Interstate Highway from Canada to the port of New Orleans and Central and South America. Located in the geographical center of the United States, the Kansas City region has become one of the nation's largest hubs for distribution and manufacturing operations. Over 75,000 cars per day use the corridor.

Grandview Residential Growth - Over the past five years, Grandview has enjoyed a building boom. Following the emergence of the I-49 Corridor, SmartAsset ranked Grandview as the fourth strongest housing market in the state of Missouri and in 2018, the Kansas City Business Journal listed Grandview as one of the Metro area's top-selling zip codes.



Demographics		
Total Population	Household Income	Employee
1 Mile: 11,309	1 Mile: \$97,005	1 Mile: 10,360
3 Mile: 96,549	3 Mile: \$103,790	3 Mile: 136,420
5 Mile: 245,149	5 Mile: \$114,648	5 Mile: 291,321



I-49 CORRIDOR/MAJOR EMPLOYERS

The South Kansas City area, along the I-49 Corridor is currently experiencing a boom in industrial development. The area has 3.8 million square feet of industrial development under construction or review.

Department of Energy - National Security Campus – Over 5,000 employees, including some 2,800 scientists, engineers & technicians, work at the Campus managed by Honeywell.

I-49 Industrial Center — Platform Ventures has active plans for six industrial buildings, ranging from 67,600 to 770,640 square feet, at the 410-acre park off Interstate 49 and Missouri Highway 150 in the Kansas City Southern Intermodal facility.

Blue River Commerce Center — NorthPoint Development recently started work on Blue River 1, a \$12.8 million, 242,353-square-foot speculative building at 9311 Troost Ave. in South Kansas City. The company's redevelopment of the former Federal Complex calls for seven buildings totaling 2.6 million square feet of new construction.

Southview Commerce Center — This 148-acre industrial park in Belton made headlines in late

July when Chewy Inc. announced it would build a \$143 million dollar, 796,000-square-foot fulfillment center there. Following the Chewy deal, all three buildings in the NorthPoint Development park, totaling 1.8 million square feet, are 100% leased.

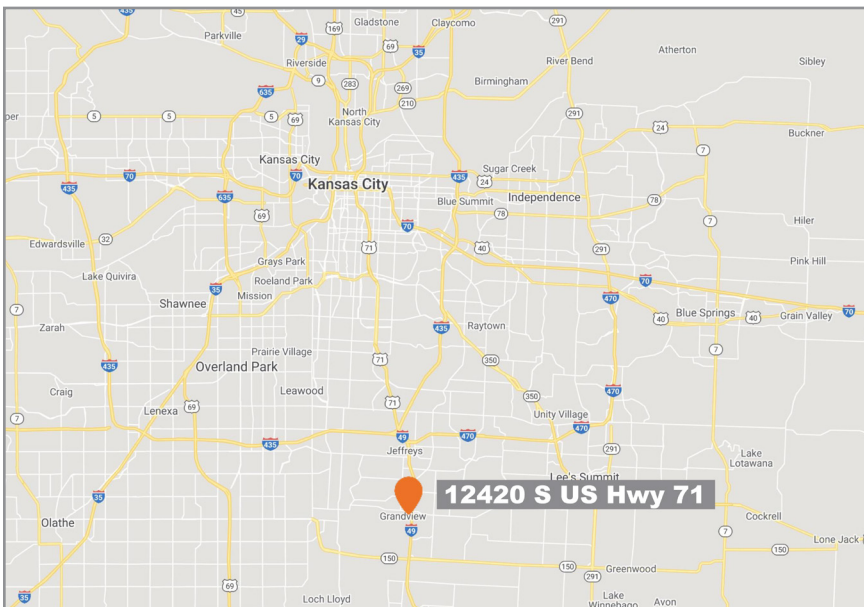
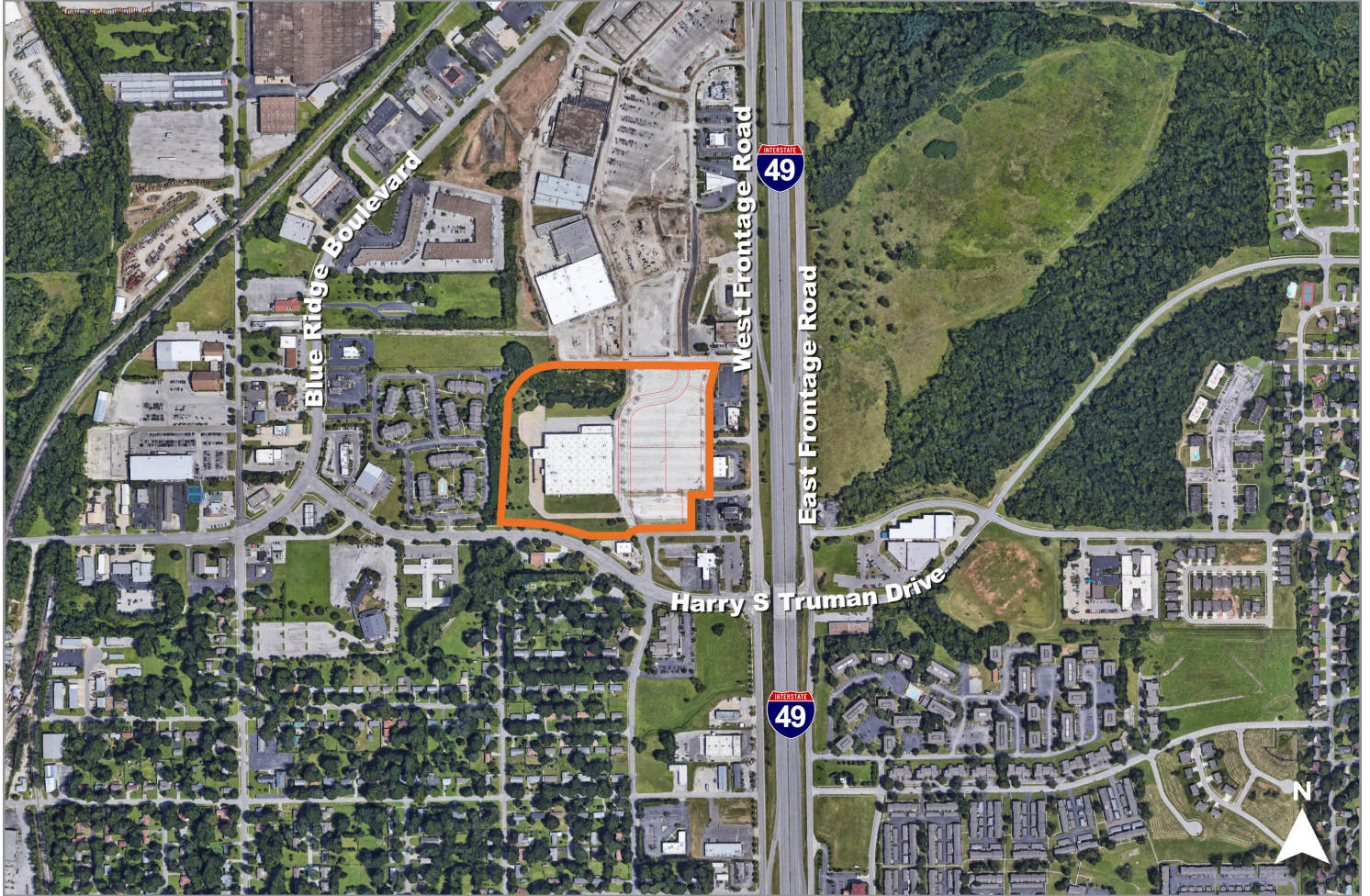
Grandview Commerce Center — North Kansas City-based Logistics Realty Capital plans Grandview Commerce Center, a 10.71-acre office, warehouse and light manufacturing development with a 156,950-square-foot industrial building, west of 15th Street, between 135th and 139th streets in Grandview, MO.

People Follow Jobs!

12420 South US Hwy 71

Grandview, Missouri 64030

Land/Pad Sites



For more information:

Aaron M. Mesmer, CCIM

816.412.5858

amesmer@blockllc.com

4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC