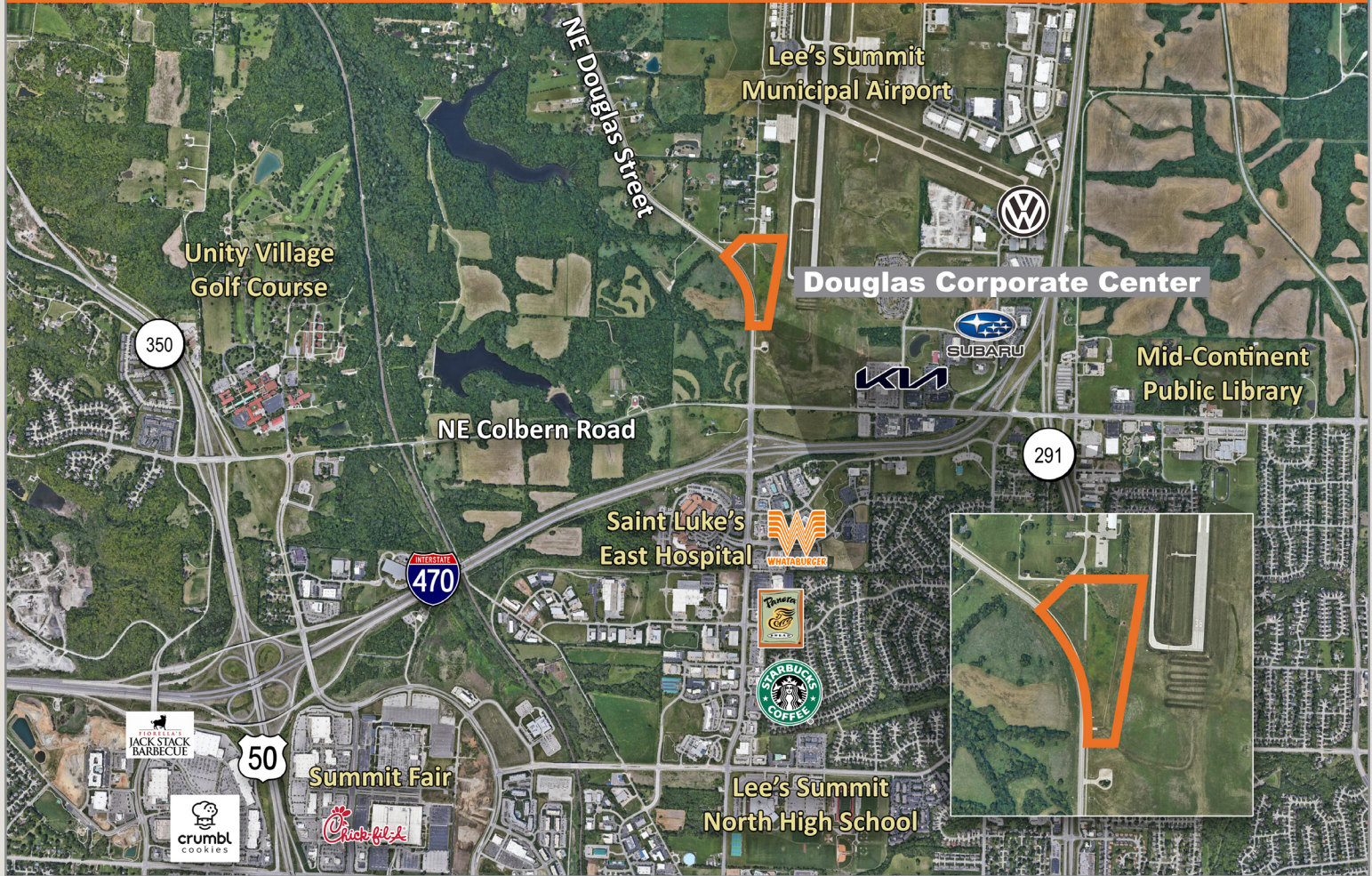


# Douglas Corporate Center

Northeast Douglas Street, Lees Summit, Missouri 64064

# For Sale

## Prime Development Site



### Will Divide Or Build to Suit

- 9.1± acres are currently zoned C-P2 (Planned Commercial Development).
- Prime development site suited for Storage, Office, Office/Warehouse, Entertainment Venue, Retail and Multifamily.
- Excellent access to Douglas Road and I-470.
- Access to Medical Center, Restaurants, and Major Retail.
- Reasonably priced at \$4.50 per square foot.

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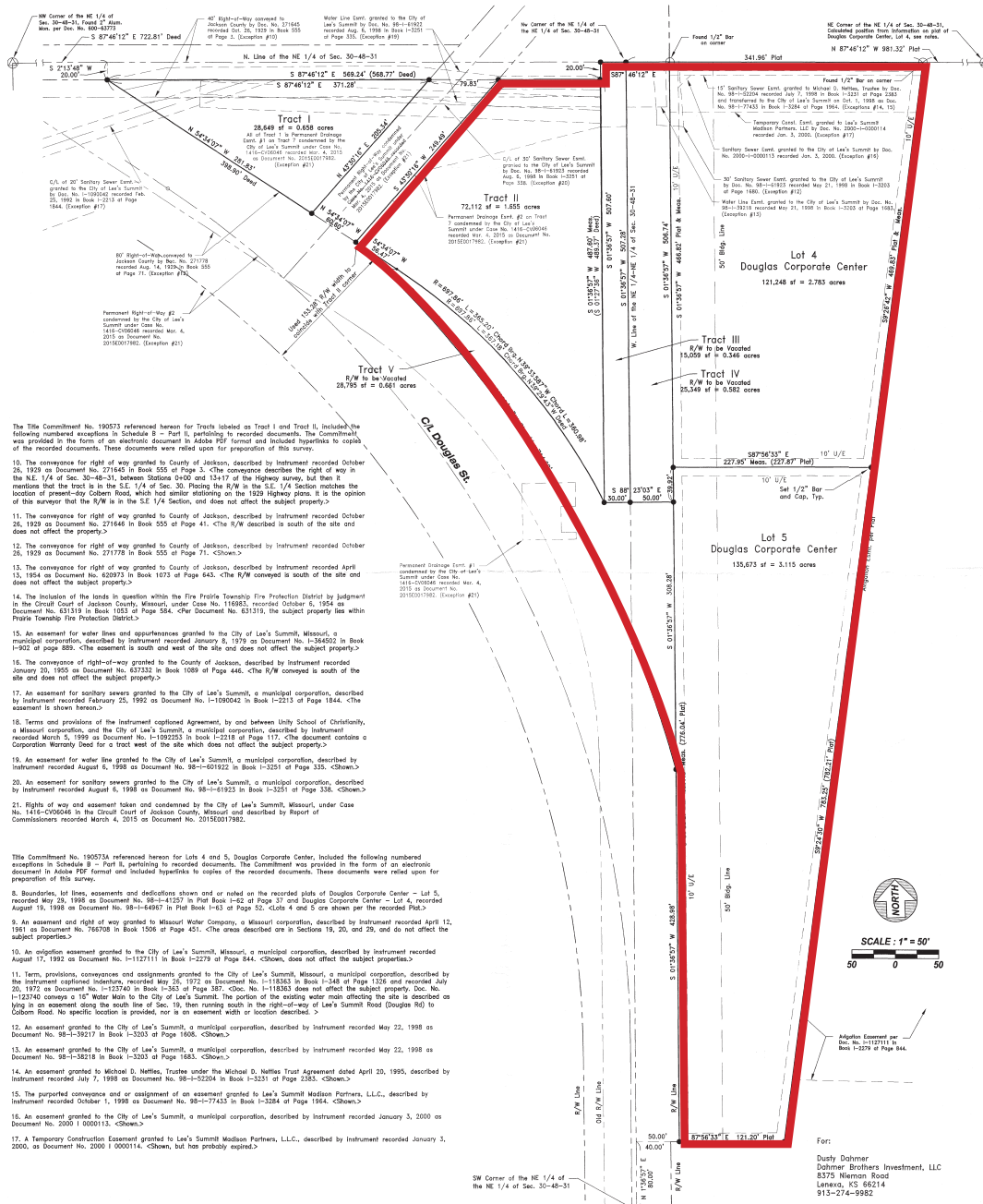
4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400 | www.BLOCKLLC.com



Site Map

ALTA/NSPS Land Title Survey

NE 1/4 of Section 30, Township 48 N, Range 31 W  
 In Lee's Summit, Jackson County, Missouri



- The Title Commitment No. 190573 referenced herein for Tracts I and II, included the following numbered exceptions in Schedule B - Part II, pertaining to recorded documents. The Commitment was provided in the form of an electronic document in Adobe PDF format and included hyperlinks to copies of the recorded documents. These documents were relied upon for preparation of this survey.
- The conveyance for right of way granted to County of Jackson, described by Instrument recorded October 26, 1929 as Document No. 27145 in Book 553 of Page 3. <The conveyance describes the right of way in the N.E. 1/4 of Sec. 30-48-31, between Stations 2400 and 13417 of the Highway survey, but then it mentions that the tract is in the S.E. 1/4 of Sec. 30. Placing the R/W in the S.E. 1/4 Section matches the location of present-day Coburn Road, which had earlier existing on the 1929 Highway plan. It is the opinion of this surveyor that the R/W is in the S.E. 1/4 Section, and does not affect the subject property.>
  - The conveyance for right of way granted to County of Jackson, described by Instrument recorded October 26, 1929 as Document No. 27146 in Book 553 of Page 41. <The R/W described is south of the site and does not affect the property.>
  - The conveyance for right of way granted to County of Jackson, described by Instrument recorded October 26, 1929 as Document No. 27178 in Book 553 of Page 75. <Shown.>
  - The conveyance for right of way granted to County of Jackson, described by Instrument recorded April 13, 1954 as Document No. 820973 in Book 1073 of Page 643. <The R/W conveyed is south of the site and does not affect the subject property.>
  - The inclusion of the lands in question within the Fire Protection District by judgment in the Circuit Court of Jackson County, Missouri, under Case No. 116983, recorded October 6, 1954 as Document No. 83119 in Book 1053 of Page 564. <The subject property lies within Prairie Township Fire Protection District.>
  - An easement for water lines and appurtenances granted to the City of Lee's Summit, Missouri, a municipal corporation, described by Instrument recorded January 3, 1979 as Document No. 1-36602 in Book 1-922 of page 899. <The easement is south and west of the site and does not affect the subject property.>
  - The conveyance of right-of-way granted to the County of Jackson, described by Instrument recorded January 20, 1955 as Document No. 62732 in Book 1089 of Page 446. <The R/W conveyed is south of the site and does not affect the subject property.>
  - An easement for sanitary sewers granted to the City of Lee's Summit, a municipal corporation, described by Instrument recorded February 25, 1992 as Document No. 1-189004 in Book 1-2213 of Page 1844. <The easement is shown hereon.>
  - Terms and provisions of the Instrument captioned Agreement, by and between Unity School of Christianity, a Missouri corporation, and the City of Lee's Summit, a municipal corporation, described by Instrument recorded March 5, 1999 as Document No. 1-109253 in Book 1-2118 of Page 117. <The document contains a Corporation Warranty Deed for a tract west of the site which does not affect the subject property.>
  - An easement for water line granted to the City of Lee's Summit, a municipal corporation, described by Instrument recorded August 6, 1998 as Document No. 98-601922 in Book 1-3251 of Page 335. <Shown.>
  - An easement for sanitary sewers granted to the City of Lee's Summit, a municipal corporation, described by Instrument recorded August 6, 1998 as Document No. 98-619123 in Book 1-3251 of Page 336. <Shown.>
  - Rights of way and easement taken and condemned by the City of Lee's Summit, Missouri, under Case No. 1416-CV9046 in the Circuit Court of Jackson County, Missouri and described by Report of Commissioners recorded March 4, 2010 as Document No. 2010031782.

- Title Commitment No. 190573A referenced herein for Lots 4 and 5, Douglas Corporate Center, included the following numbered exceptions in Schedule B - Part II, pertaining to recorded documents. The Commitment was provided in the form of an electronic document in Adobe PDF format and included hyperlinks to copies of the recorded documents. These documents were relied upon for preparation of this survey.
- Boundaries, lot lines, easements and dedications shown and or noted on the recorded plats of Douglas Corporate Center - Lot 5, recorded May 29, 1998 as Document No. 98-61257 in Plat Book 1-62 of Page 37 and Douglas Corporate Center - Lot 4, recorded August 19, 1998 as Document No. 98-614997 in Plat Book 1-63 of Page 52. <Lots 4 and 5 are shown per the recorded Plat.>
  - An easement and right of way granted to Missouri Water Company, a Missouri corporation, described by Instrument recorded April 12, 1981 as Document No. 767608 in Book 1506 of Page 451. <The areas described are in Sections 19, 20, and 29, and do not affect the subject properties.>
  - An adoption easement granted to the City of Lee's Summit, Missouri, a municipal corporation, described by Instrument recorded August 17, 1992 as Document No. 1-112711 in Book 1-2273 of Page 844. <Shown, does not affect the subject properties.>
  - Term, provisions, conveyances and assignments granted to the City of Lee's Summit, Missouri, a municipal corporation, described by the instrument captioned Indenture, recorded May 26, 1972 as Document No. 1-118363 in Book 1-348 of Page 1256 and recorded July 20, 1972 as Document No. 1-12740 in Book 1-363 of Page 387. <Doc. No. 1-118363 does not affect the subject property. Doc. No. 1-12740 conveys a 10' Water Main to the City of Lee's Summit. The portion of the existing water main affecting the site is described as lying in an easement along the south line of Sec. 19, then running south in the right-of-way of Lee's Summit Road (Douglas Rd) to Coburn Road. No specific location is provided, nor is an easement width or location described.>
  - An easement granted to the City of Lee's Summit, a municipal corporation, described by Instrument recorded May 22, 1998 as Document No. 98-1-39217 in Book 1-3203 of Page 1608. <Shown.>
  - An easement granted to the City of Lee's Summit, a municipal corporation, described by Instrument recorded May 22, 1998 as Document No. 98-1-39218 in Book 1-3203 of Page 1653. <Shown.>
  - An easement granted to Michael D. Nettles, Trustee under the Michael D. Nettles Trust Agreement dated April 20, 1995, described by Instrument recorded July 7, 1998 as Document No. 98-1-52024 in Book 1-3231 of Page 2383. <Shown.>
  - The purported conveyance and or assignment of an easement granted to Lee's Summit Madison Partners, L.L.C., described by Instrument recorded October 1, 1998 as Document No. 98-7143 in Book 1-3284 of Page 1954. <Shown.>
  - An easement granted to the City of Lee's Summit, a municipal corporation, described by Instrument recorded January 3, 2000 as Document No. 2000 1 0000113. <Shown.>
  - A Temporary Construction Easement granted to Lee's Summit Madison Partners, L.L.C., described by Instrument recorded January 3, 2000, as Document No. 2000 1 000114. <Shown, but has probably expired.>

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## Demographics

NE Douglas St Lee's Summit, MO	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2022)	4,244		49,037		91,800	
Projected Population (2027)	4,338		50,242		95,078	
Census Population (2020)	4,307		48,431		91,468	
Census Population (2010)	4,147		46,454		83,607	
Projected Annual Growth (2022-2027)	94	0.4%	1,205	0.5%	3,278	0.7%
Historical Annual Growth (2020-2022)	-63	-	606	0.6%	332	0.2%
Historical Annual Growth (2010-2020)	160	0.4%	1,977	0.4%	7,861	0.9%
Estimated Population Density (2022)	1,352 <i>psm</i>		1,735 <i>psm</i>		1,169 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2022)	1,826		20,245		35,650	
Projected Households (2027)	1,851		20,619		36,658	
Census Households (2020)	1,855		19,954		35,458	
Census Households (2010)	1,739		18,798		32,038	
Projected Annual Growth (2022-2027)	26	0.3%	374	0.4%	1,008	0.6%
Historical Annual Change (2010-2022)	87	0.4%	1,447	0.6%	3,612	0.9%
<b>Average Household Income</b>						
Estimated Average Household Income (2022)	\$88,179		\$87,011		\$106,260	
Projected Average Household Income (2027)	\$102,299		\$99,569		\$121,046	
Census Average Household Income (2020)	\$73,275		\$68,415		\$80,793	
Census Average Household Income (2010)	\$69,129		\$60,130		\$69,228	
Projected Annual Change (2022-2027)	\$14,120	3.2%	\$12,559	2.9%	\$14,787	2.8%
Historical Annual Change (2010-2022)	\$19,050	1.3%	\$26,880	2.0%	\$37,032	2.4%
<b>Median Household Income</b>						
Estimated Median Household Income (2022)	\$59,713		\$73,710		\$87,884	
Projected Median Household Income (2027)	\$73,014		\$88,543		\$105,677	
Census Median Household Income (2020)	\$62,545		\$59,989		\$69,260	
Census Median Household Income (2010)	\$63,235		\$53,773		\$61,269	
Projected Annual Change (2022-2027)	\$13,301	4.5%	\$14,833	4.0%	\$17,793	4.0%
Historical Annual Change (2010-2022)	-\$3,522	-0.3%	\$19,937	1.7%	\$26,615	2.0%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2022)	\$37,956		\$36,020		\$41,332	
Projected Per Capita Income (2027)	\$43,684		\$40,958		\$46,734	
Census Per Capita Income (2020)	\$30,729		\$27,684		\$30,955	
Census Per Capita Income (2010)	\$27,494		\$23,805		\$26,143	
Projected Annual Change (2022-2027)	\$5,728	3.0%	\$4,938	2.7%	\$5,402	2.6%
Historical Annual Change (2010-2022)	\$10,463	1.7%	\$12,216	2.3%	\$15,188	2.6%
Estimated Average Household Net Worth (2022)	\$384,209		\$466,557		\$630,125	

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