



For Sale

HARRISONVILLE COMMONS

1800 East Mechanic Street,
Harrisonville, MO 64701

Block Real Estate Services, LLC | www.blockllc.com | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

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BLOCK

REAL ESTATE SERVICES, LLC

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Harrisonville Commons offers a rare, fully entitled multifamily development opportunity in the fast-growing Kansas City MSA. Situated on 13.82± acres at 1800 E Mechanic St in Harrisonville, Missouri, this construction-ready site is approved for 376 units across 8 residential buildings and a clubhouse, blending 288 market-rate apartments with 88 active adult (55+) units to capture multiple renter segments in one community.

With City Council approval, a recorded final plat, completed civil engineering, and a clean Phase I Environmental Assessment in hand, entitlement risk has been fully cleared, allowing a builder or investor to move straight into construction. The site sits along Highway 71/I-49 for immediate regional access and is directly adjacent to Harrisonville High School Campus, backed by a \$38 Million district bond approved in April 2026. A resort-style amenity package, including a pool, clubhouse, pickleball courts, dog park, and fitness center, rounds out a development designed to compete at the top of the Harrisonville submarket.

PROPERTY HIGHLIGHTS

- Fully entitled, construction-ready 13.82± acre multifamily development site
- Approved for 366 units — 288 market-rate apartments and 88 active adult (55+) apartments across 8 buildings plus a clubhouse
- City Council approved with final plat recorded
- Civil engineering complete; Phase I Environmental Assessment complete with no RECs
- Prime Kansas City MSA location with immediate access to Highway 71/I-49
- Resort-style amenity package: clubhouse, pool, pickleball courts, dog park, playground, fitness center, walking trails
- Ideal acquisition for apartment REITs, builders, and investors seeking a shovel-ready site
- \$18 Million Jack Stack / KCHP Processing Facility Underway in Harrisonville — Opening 2027
- Adjacent to Harrisonville High School Campus — \$38 Million District Bond Approved April 2026
- All utilities on site — water, sewer, power, and internet, with gas available along the north and east property lines

HARRISONVILLE COMMONS

OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	13.82 Acres
Zoning:	RP-4
Frontage:	549 Ft

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	693	1,780
Total Population	312	1,483	4,301
Average HH Income	\$70,172	\$65,745	\$76,012



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ADDITIONAL INFORMATION

HARRISONVILLE COMMONS

— 376-UNIT FULLY ENTITLED MULTIFAMILY COMMUNITY —
HARRISONVILLE, MISSOURI | KANSAS CITY MSA




376
MARKET-RATE
APARTMENTS


88
ACTIVE ADULT
(55+) UNITS


CLUBHOUSE


POOL


**PICKLEBALL
COURTS**


DOG PARK


PLAYGROUND

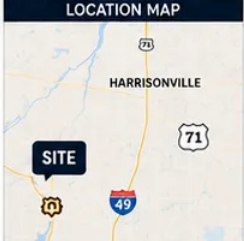

**SAND
VOLLEYBALL**


FITNESS CENTER


**WALKING
TRAILS**

AERIAL LOCATION


RECORDED PLAT


LOCATION MAP


PROJECT HIGHLIGHTS

- ✓ 376 Total Units: 288 Market-Rate + 88 Active Adult (55+)
- ✓ City Council Approved
- ✓ Final Plat Approved & Recorded
- ✓ Civil Engineering Completed
- ✓ Architectural Plans Underway
- ✓ Site Development Plans Complete
- ✓ Phase I Environmental Assessment Complete (No RECs)
- ✓ All Major Entitlements Secured
- ✓ Located in Fast-Growing Harrisonville, MO
- ✓ Immediate Access to Highway 71/I-49
- ✓ Construction Ready, Schools & Medical


**CONSTRUCTION
READY**

HARRISONVILLE COMMONS

HARRISONVILLE COMMONS

FULLY ENTITLED MIXED-USE MULTIFAMILY DEVELOPMENT

HARRISONVILLE, MISSOURI | KANSAS CITY MSA

376 UNITS
FULLY ENTITLED

288
MARKET-RATE
APARTMENTS

88
ACTIVE ADULT (55+)
APARTMENTS



DEVELOPMENT STATUS

- ✓ City Council Approved
- ✓ Final Plat Approved & Recorded
- ✓ Civil Engineering Completed
- ✓ Architectural Plans Underway
- ✓ Site Development Plans Complete
- ✓ Phase I Environmental Assessment Complete (No RECs)
- ✓ Construction Ready

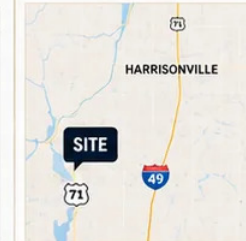
SITE PLAN



RECORDED PLAT



LOCATION MAP



PROJECT HIGHLIGHTS

- 376 Total Units
- 288 Market-Rate Apartments
- 88 Active Adult (55+) Units
- Resort-Style Amenities
- Excellent Highway 71 Access
- Strong Kansas City MSA Market
- Minutes from Schools, Shopping & Medical
- Ideal for Investor or Builder
- Immediate Construction Potential

ADDITIONAL PHOTOS



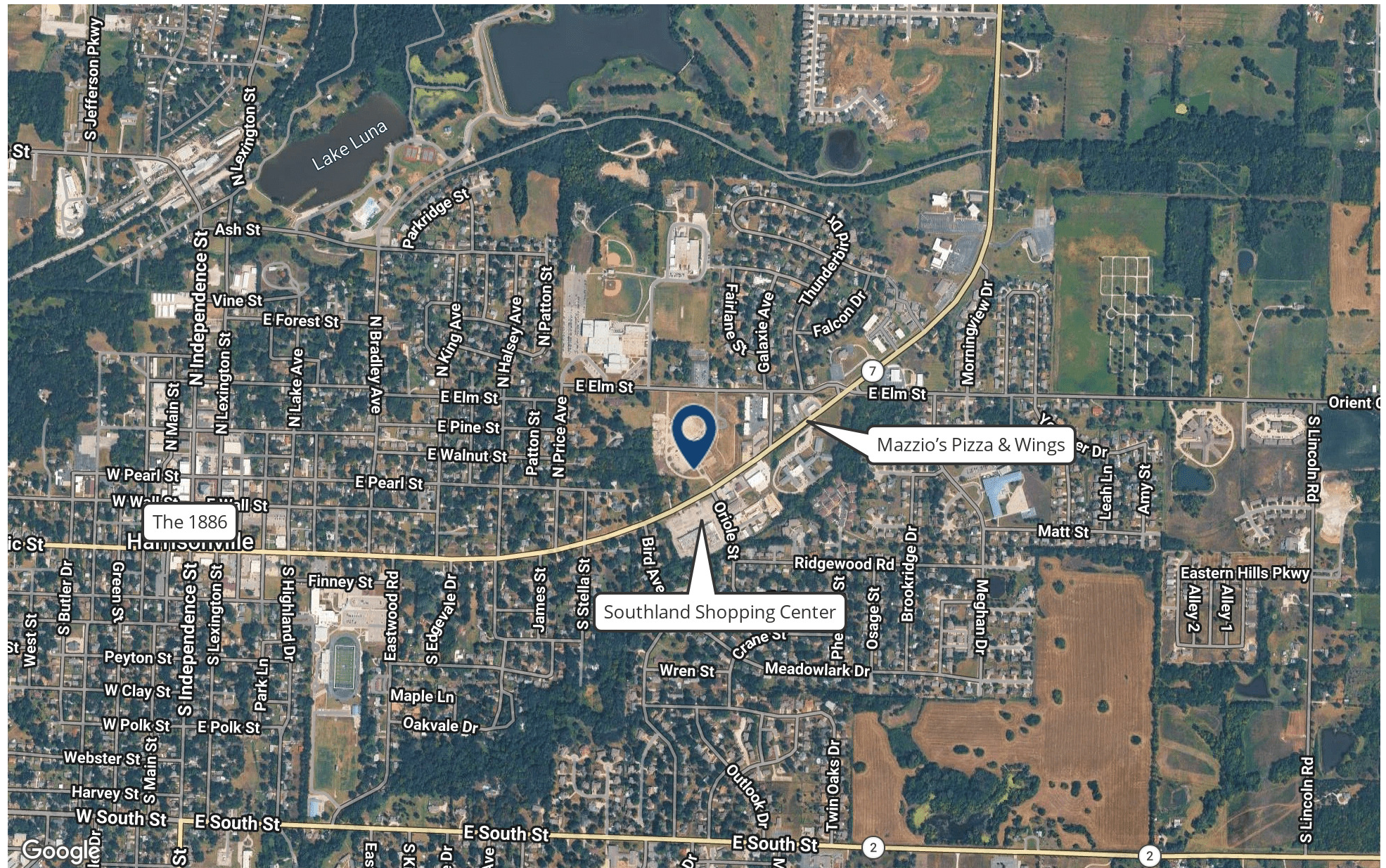
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