

An aerial photograph of a residential neighborhood, heavily wooded with green trees. Several houses with light-colored roofs are visible, interspersed among the trees. A road or driveway winds through the area. The overall scene is a lush, green suburban setting.

Woodbridge Manor Development – Professional Offering Memorandum

A premium development opportunity featuring 153 residential lots spanning 53 acres in south Kansas City. The site was previously fully entitled, but the entitlements and approvals have expired and will require re-entitlement through the full planning process. This project offers strategic phasing options and exceptional location advantages at competitive pricing. Information for a qualified engineering company will be provided to assist the new buyer with the planning and entitlement process.

Woodbridge Manor Development

Professional Offering Memorandum

Midwest CRE Advisors, in partnership with Weichert Realtors, Welch and Company, presents an exclusive opportunity to acquire a residential development project strategically positioned in south Kansas City's expanding corridor. The site was previously fully entitled, but the entitlements and approvals have expired and will require re-entitlement through the full planning process. As a result, new planning approvals will be required before development can proceed, while still offering significant development potential, premium location advantages, and exceptional value in a strong housing market.

This comprehensive memorandum details the property's features, market conditions, development potential, and investment advantages for qualified developers and investors. Because the entitlements have expired, the project will need to go back through the planning and entitlement process again. To assist the new buyer, information for the engineering company familiar with the site will be provided, helping to support the re-entitlement process and optimize returns.

Table of Contents

1	Executive Summary High-level overview of the development opportunity, key features, investment highlights, and the need for the site to go back through the full planning and entitlement process.
2	Property Overview Detailed description of the 53-acre site, current zoning status, and infrastructure, noting that the site was previously fully entitled but the entitlements and approvals have expired and new planning approvals will be required.
3	Location & Area Analysis Examination of surrounding amenities, connectivity, and neighborhood characteristics.
4	Site Layout & Plat Details Technical specifications, lot configurations, and development phases, including information on how an engineering company can assist with the re-entitlement process through the planning and approval cycle.
5	Market Analysis & Comparables Current market conditions, recent sales data, and competitive positioning.
6	Development Opportunity Investment rationale, development approach, anticipated returns, and a realistic timeline subject to the planning and entitlement process.
7	Listing Agents & Contact Information Professional representation and next steps for interested parties.

Executive Summary

153-lot development opportunity with previously entitled site approvals

53 acres with city approvals

The original site approvals for this 53-acre development have expired after more than 10 years. The site was previously fully entitled and will require re-entitlement through the full planning and entitlement process, with detailed engineering company information provided to assist the buyer.

Cost per lot: \$9,150

Exceptional value for a development opportunity in a growing market, with a clear path to new planning approvals.

Strategic south Kansas City location

Easy access to I-435, I-470, and I-49 with proximity to employment centers

Established infrastructure

Existing utility easements significantly reduce development costs once new approvals are secured, supporting a streamlined project timeline subject to the planning and entitlement process.

Multiple development phases

Optimized strategy for cash flow management and market absorption

BLUEPRINTING MIDWEST GROWTH

Property Overview

53 acres of prime development land. Previously fully entitled, but the entitlements have expired.

The property features mature tree stands, natural topography variations, and excellent drainage characteristics. While the site was previously fully entitled, those entitlements have expired and it will need to go back through the full planning and entitlement process. We can provide engineering company information to assist the buyer with this process.



Zoning

Previously approved for single-family residential development. New planning approvals will be required.



Infrastructure

Existing utility easements strategically positioned to reduce development costs



Access

Multiple ingress/egress points from Grandview Road ensuring smooth traffic flow



Entitlements

The site was previously fully entitled, but the entitlements and approvals have expired. It will require re-entitlement through the planning process, and engineering company information can be provided to assist with this.



Site Features

Mature trees, natural topography, excellent drainage characteristics



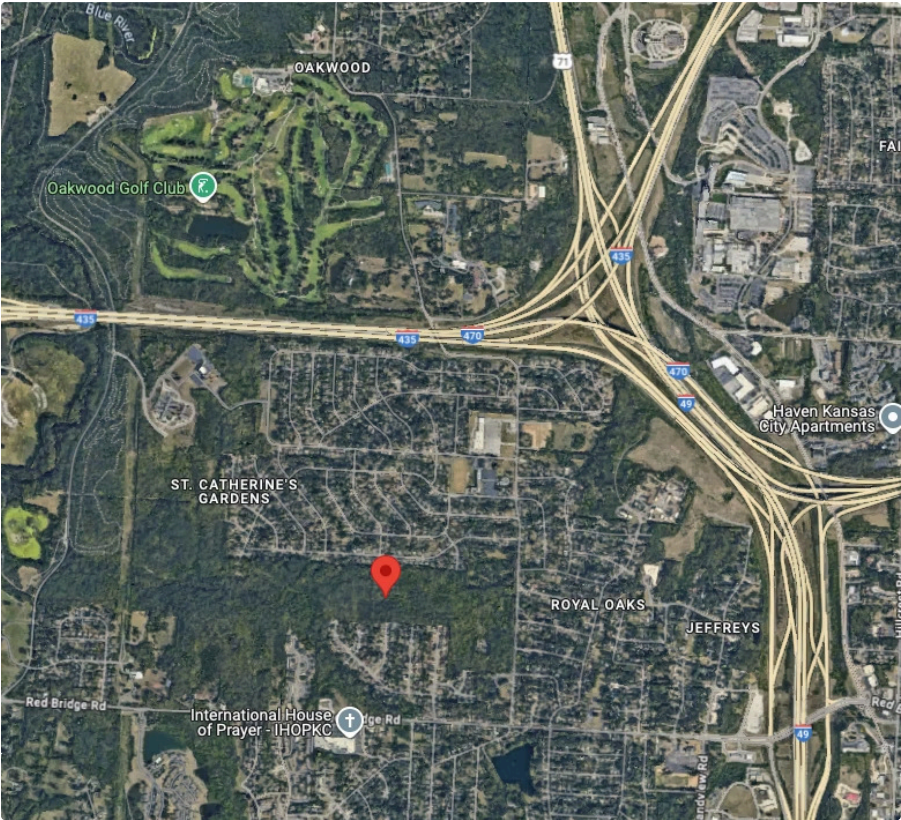
Development Strategy

4-phase approach designed for optimal market absorption and cash flow

Location & Area Analysis

Prime South Kansas City Location

Woodbridge Manor enjoys strategic positioning with exceptional connectivity and amenities, making it an attractive destination for homebuyers seeking convenience, recreation, and community. Please note that the site was previously fully entitled, but the entitlements and approvals have expired and will require re-entitlement through the planning process by the buyer.



15 min

Downtown KC

Quick commute to major employment centers

5 min

Interstate Access

Proximity to I-435, I-470, and I-49

10 min

Shopping Centers

Access to retail, dining, and services



Adjacent to Gambril Tract Park

Natural amenities and recreational opportunities enhance the development's appeal to families and outdoor enthusiasts



Commercial Proximity

Close to shopping, dining, and essential services, creating convenience for future residents



Established Neighborhoods

Surrounded by thriving residential communities that demonstrate strong market demand and property value appreciation



Approval Renewal Process

The site was previously entitled, but the entitlements have expired and new planning approvals will be required. The re-entitlement process will be subject to the planning and entitlement process, and information for an engineering firm experienced with the site will be provided to assist the buyer.

Site Plan

Please note that Woodbridge Manor was previously fully entitled, but those entitlements and approvals have expired. The property will require re-entitlement through the full planning process, and new planning approvals will be required by the buyer. Information regarding the original engineering company will be provided to the new buyer to assist with the re-entitlement and planning application process.

Site Layout & Plat Details

Please note: The original site plan approvals for this development were previously fully entitled, but those entitlements/approvals have now expired. The project will require re-entitlement through the full planning process, and new planning approvals will be required. Detailed information regarding the original engineering company will be provided to assist the new buyer with the re-entitlement application.

Phase 1

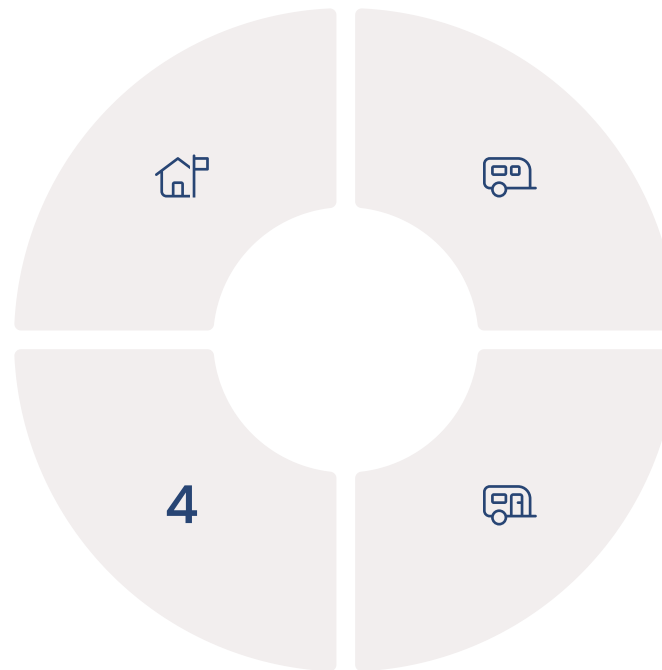
42 lots in the northeast quadrant

- Average lot size: 10,500 sq ft
- Street frontage priority
- Primary entrance established

Phase 4

28 lots in the southwest corner

- Average lot size: 12,400 sq ft
- Largest premium lots
- Mature tree preservation areas



Phase 2

38 lots in the northwest quadrant

- Average lot size: 9,800 sq ft
- Secondary access point
- Adjoins community green space

Phase 3

45 lots in the southeast section

- Average lot size: 11,200 sq ft
- Premium park-adjacent lots
- Enhanced topographical features

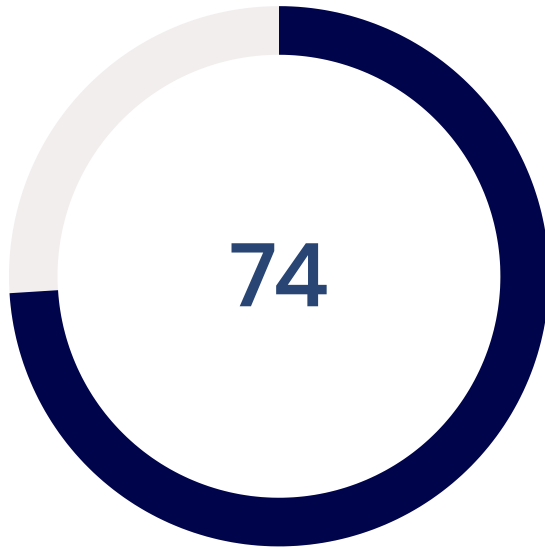
Technical Specifications

- Total developable acreage: 53 acres
- Dedicated green space: 5.8 acres
- Stormwater retention: 2.3 acres
- Utility easements: Fully established
- Street width: 26 feet (curb to curb)

Development Requirements

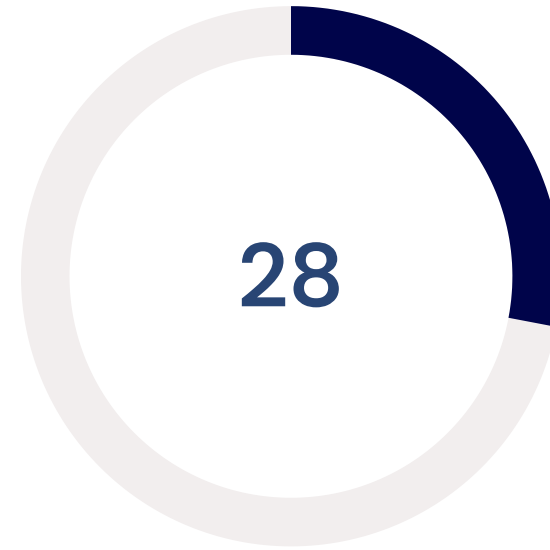
- Minimum setbacks: 25' front, 10' sides, 20' rear
- Maximum building height: 35 feet
- Architectural review guidelines included

Market Analysis & Comparables



Recent Sales

Properties sold in the immediate vicinity over the past 12 months, indicating healthy market activity



Days on Market

Average time from listing to contract, demonstrating steady market demand and absorption

Market Fundamentals



Housing Inventory

Current supply: 2.6 months of inventory (seller's market conditions)



Demographic Trends

Area population growth rate: 2.8% annually, outpacing metropolitan average



Price Appreciation

Annual appreciation rate of 6.2% over the last 36 months



New Construction

Limited competing developments within 5-mile radius



Site Approvals

The site was previously fully entitled, but the entitlements and approvals have expired. New planning approvals will be required, and the project will need to go back through the full planning and entitlement process. Engineering company information will be provided to assist the buyer with the re-entitlement application.

Recent Comparable Sales on Grandview Road

Address	Sale Price	Square Footage	Configuration
4400 Grandview Rd	\$364,900	2,670 SF	4BR/3BA
4904 Grandview Rd	\$220,000	2,800 SF	3BR/3BA
4416 Grandview Rd	\$280,000	1,972 SF	4BR/2BA
10713 Grandview Rd	Sold 2024	3,314 SF	4BR/3BA

Competitive Market Position



Location Premium

Woodbridge Manor offers superior accessibility to major highways and amenities compared to competing developments



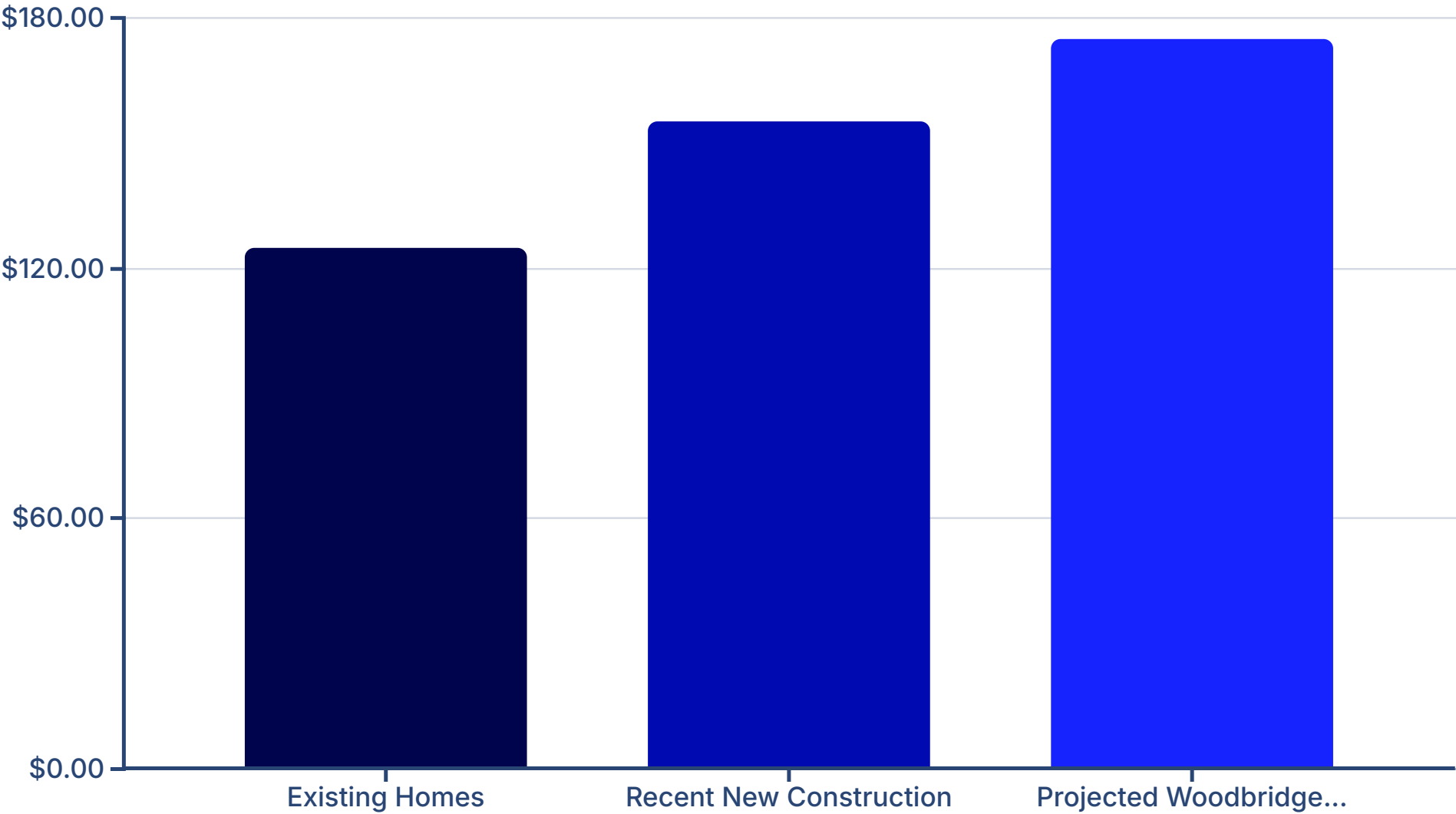
Development Readiness

Woodbridge Manor was previously fully entitled, but those entitlements and approvals have expired and will require re-entitlement through the full planning process. New planning approvals will be required, and details for the engineering company familiar with the site will be provided to assist the new buyer through the entitlement process, offering a clear path forward compared to other sites that may require entirely new and lengthy initial approval processes.



Value Proposition

Per-lot cost of \$9,150 represents significant value compared to similar entitled parcels averaging \$12,000-15,000 per lot



Development Opportunity

Development Opportunity with Previously Entitled Site

Woodbridge Manor represents 153 premium lots. The site was previously fully entitled, but the entitlements and approvals have expired and will require re-entitlement through the planning process. Engineering company information will be provided to assist the new buyer through the next steps in the planning and approval process.

Expired Municipal Approvals Require Re-Entitlement

The site was previously approved, but those approvals have expired and new planning approvals will be required before construction can begin and the project can move toward market readiness.

Phased Development Approach

Optimized cash flow and market absorption through strategic phasing that minimizes upfront capital requirements while maximizing revenue generation

Premium Location Advantage

Commands competitive pricing in growing area with proximity to employment centers, recreational amenities, and established neighborhoods

Listing Agents & Contact

Previously Entitled Site Will Require Re-entitlement

The site at Woodbridge Manor was previously fully entitled, but those entitlements and approvals have expired. The project will need to go back through the full planning and entitlement process, and our team is prepared to assist with navigating that process and the path forward for development.

Acquisition Process & Due Diligence

Interested parties are invited to request additional due diligence materials, including environmental reports, geotechnical studies, and detailed financial projections. This will provide a comprehensive understanding of the site and its re-entitlement requirements.

Development Support & Planning Assistance

Our team maintains strong relationships with local municipalities, contractors, and service providers who can assist with the planning and entitlement process and subsequent project execution. Engineering company information will be provided to support the new buyer through this process. We offer optional ongoing consulting services throughout the development lifecycle.

Contact Information

For additional information, property tours, or to request the complete due diligence package, please contact our listing agents. All inquiries will be handled with the strictest confidentiality and professionalism.

Contact Us

Reach out to our real estate professionals for inquiries regarding this property. Please note that while previously fully entitled, the site entitlements and approvals have expired and will need to go back through the full planning and entitlement process again. Engineering company information can be provided to assist the new buyer in navigating this re-entitlement process and establishing a realistic development timeline, subject to the planning and entitlement process.



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