

# GRANBY LAND

8575 N GRANBY AVE, KANSAS CITY, MO 64154

RESIDENTIAL  
LAND FOR SALE



## VIDEO

### PROPERTY DESCRIPTION

Located just off Green Hills Road and Highway 152 in Kansas City North, this 10.83-acre (+/-) residential parcel offers outstanding visibility and accessibility in one of the region's most rapidly growing areas. Fully serviced with water, sewer, and electric utilities, the property is primed for a variety of future development opportunities.

Situated within the highly regarded Platte County R-III School District, this location is conveniently close to Pathfinder Elementary and Barry School (grades 5-8), with easy access to Platte City Middle School and Platte County High School. The site is also ideally positioned near key amenities, including major retailers like Menards and QuikTrip, as well as a wide range of shopping, dining, and entertainment options at Zona Rosa. Additionally, its proximity to KCI Airport and the expanding Twin Creeks development further enhances its appeal.

This parcel is well-suited for a range of residential developments, including multi-unit buildings, townhomes, or single-family homes (subject to KCMO city planning approval for building type and parking standards).

### PROPERTY HIGHLIGHTS

- Size: 10.83 AC (+/-)
- Zoning: R-1.5
- Intersection of Green Hills Road & Barry Road, just off Hwy 152
- Water, sewer, and electric available on site
- Development-ready with good access and visibility

### OFFERING SUMMARY

Zoning:	R-1.5
Lot Size:	10.83 AC (+/-)

#### Andrew Danner

Broker  
816.612.5191  
O: 816.612.5191  
Andrew@windfieldrealestate.com

#### Ben Nelson, CCIM

Senior Associate  
816.868.8473  
O: 816.612.5191  
Ben@windfieldrealestate.com

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## LOCATION OVERVIEW



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# GRANBY LAND

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LOT 1 CONCEPTUAL  
PLAN & AERIALS



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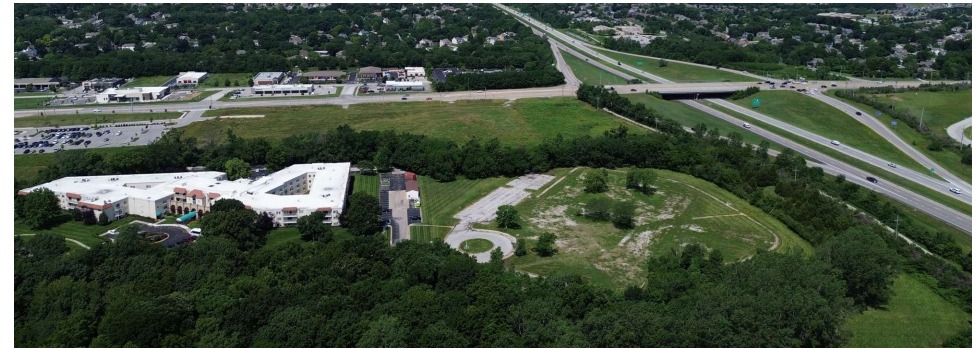
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LOT 1 AERIAL &  
CONCEPTUAL PLANS



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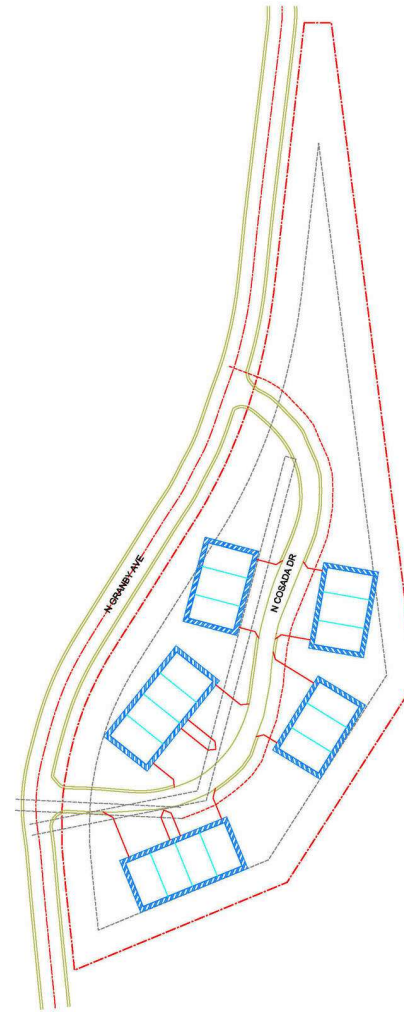
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# GRANBY LAND

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LOT 2 AERIAL &  
CONCEPTUAL PLANS



3.43ac, 149,732sf  
Zoned R1.5

MIN. LOT AREA PER UNIT = 1,500SF  
99 MAX UNITS ON LOT

MAX. HEIGHT = 45'  
SET BACKS: FRONT 20', REAR 25', SIDE 15'

TOTAL UNITS: 17

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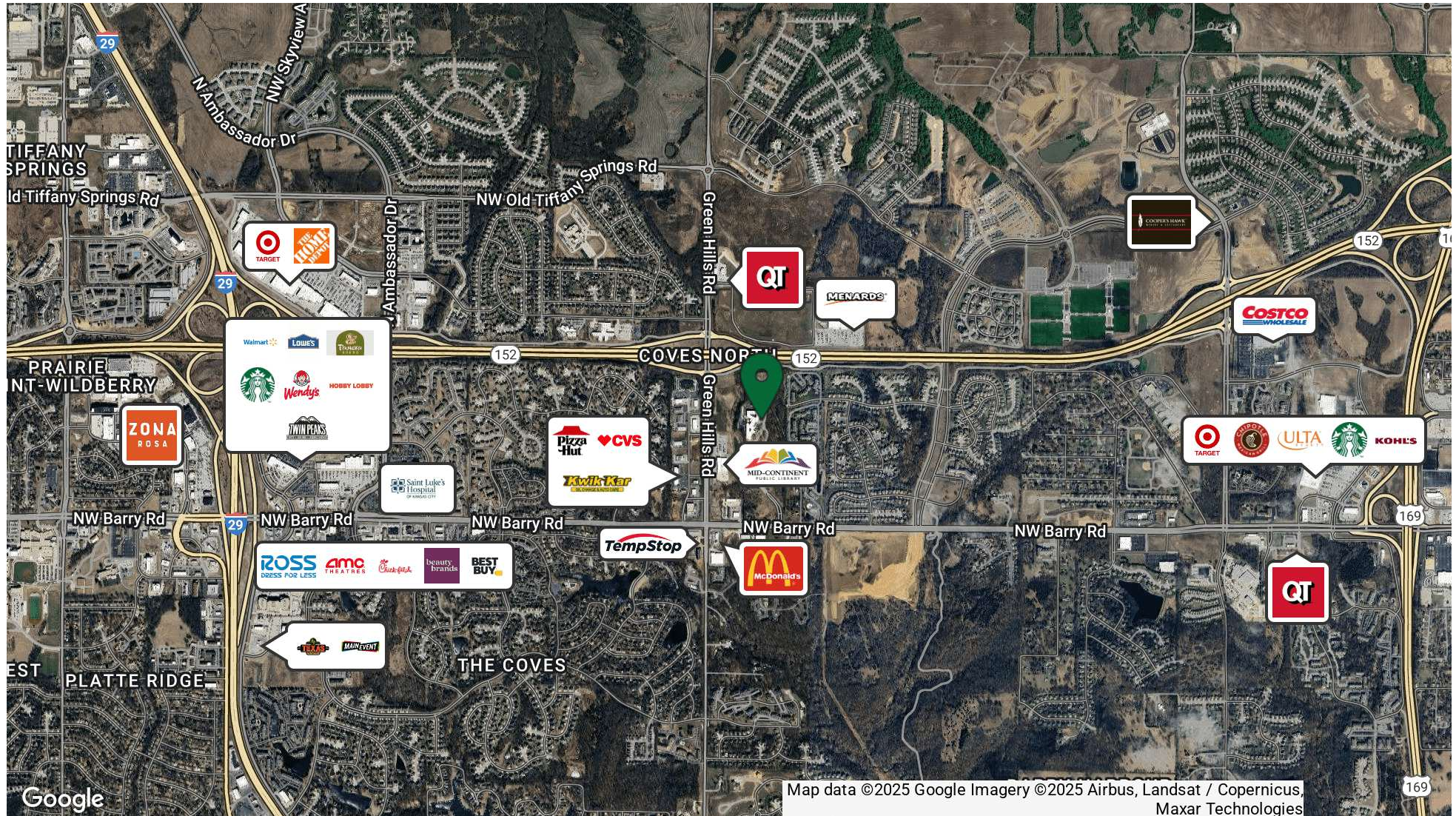
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LOCATION MAP



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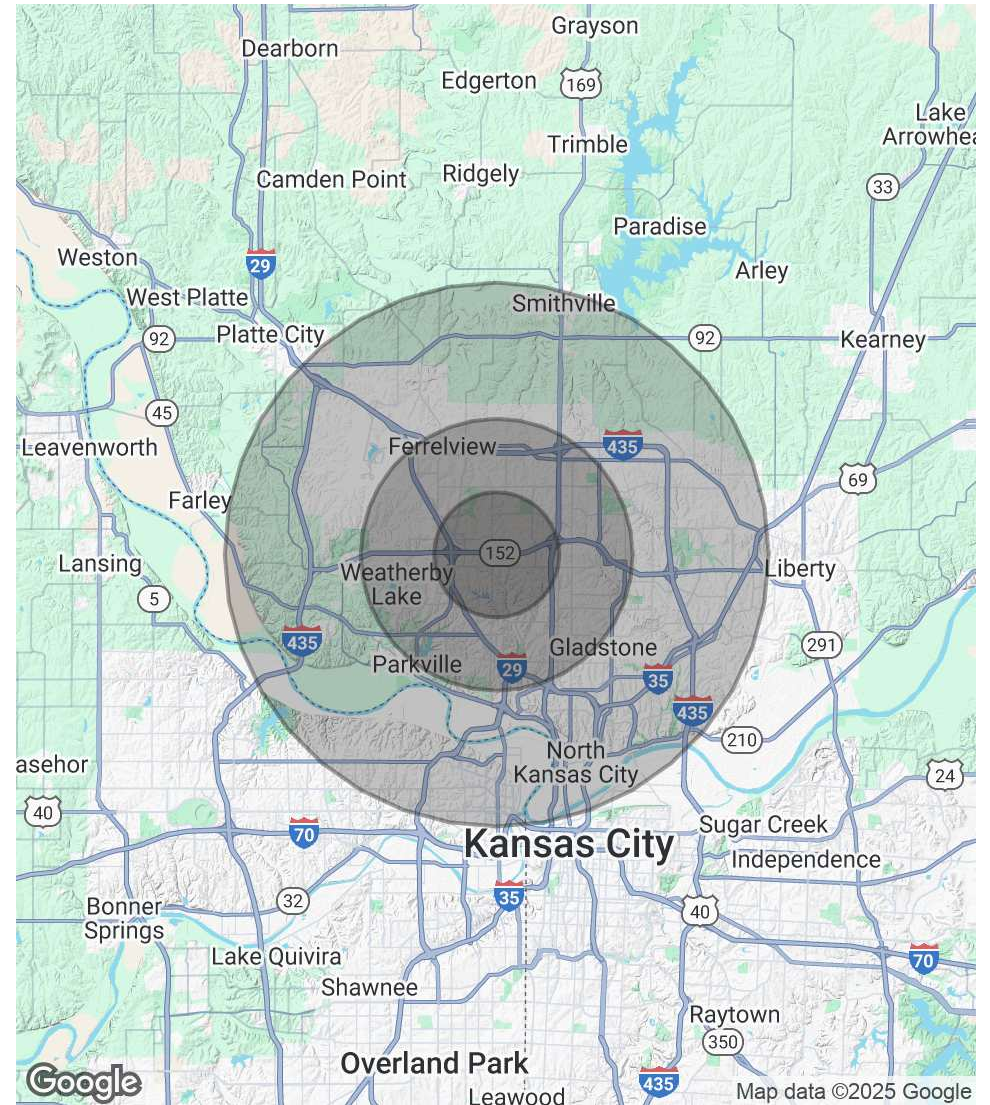
LAND FOR SALE

POPULATION	2.3 MILES	5 MILES	10 MILES
Total Population	32,996	136,386	304,861
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	2.3 MILES	5 MILES	10 MILES
Total Households	14,274	55,973	121,746
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$107,457	\$106,836	\$104,233
Average House Value	\$345,765	\$348,387	\$320,059

Demographics data derived from AlphaMap



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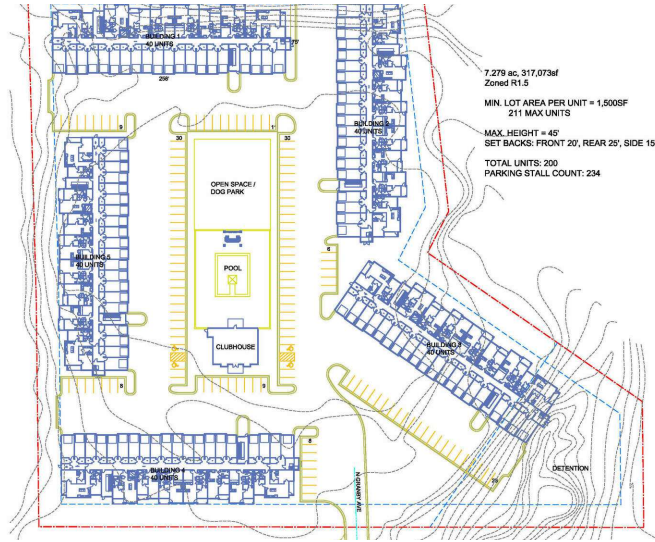
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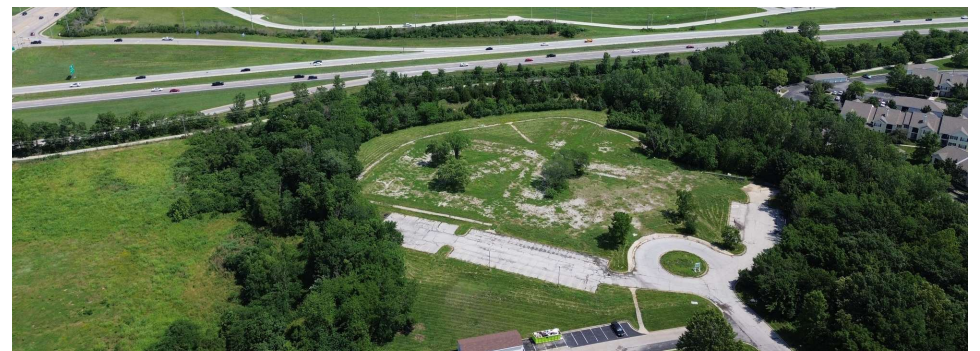
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LOT 1 AERIAL &  
CONCEPTUAL PLANS



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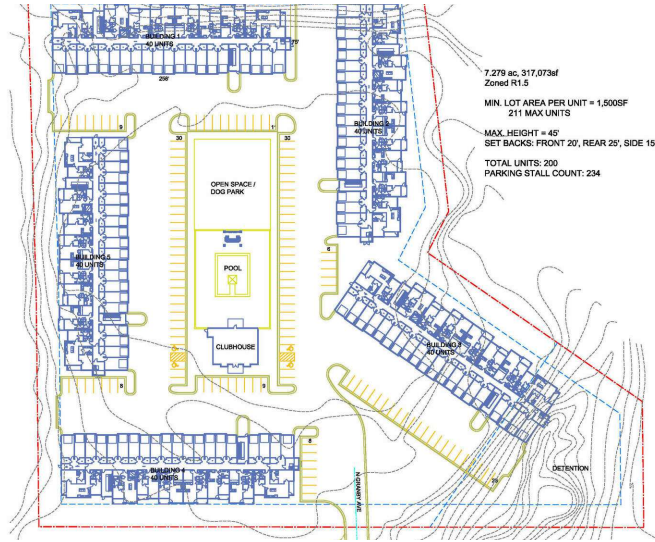
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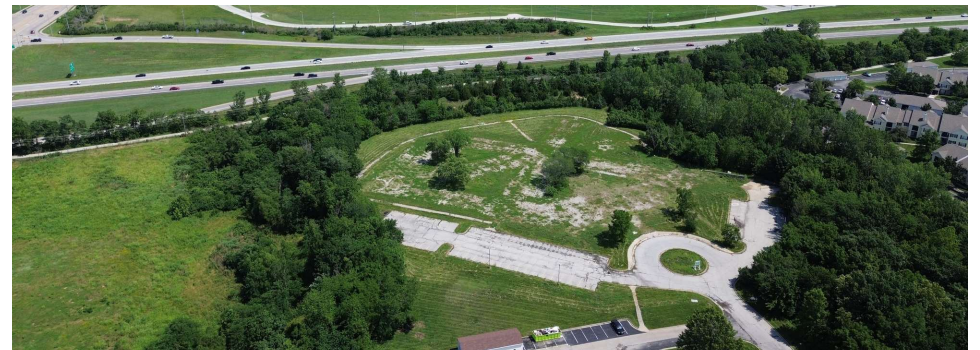
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