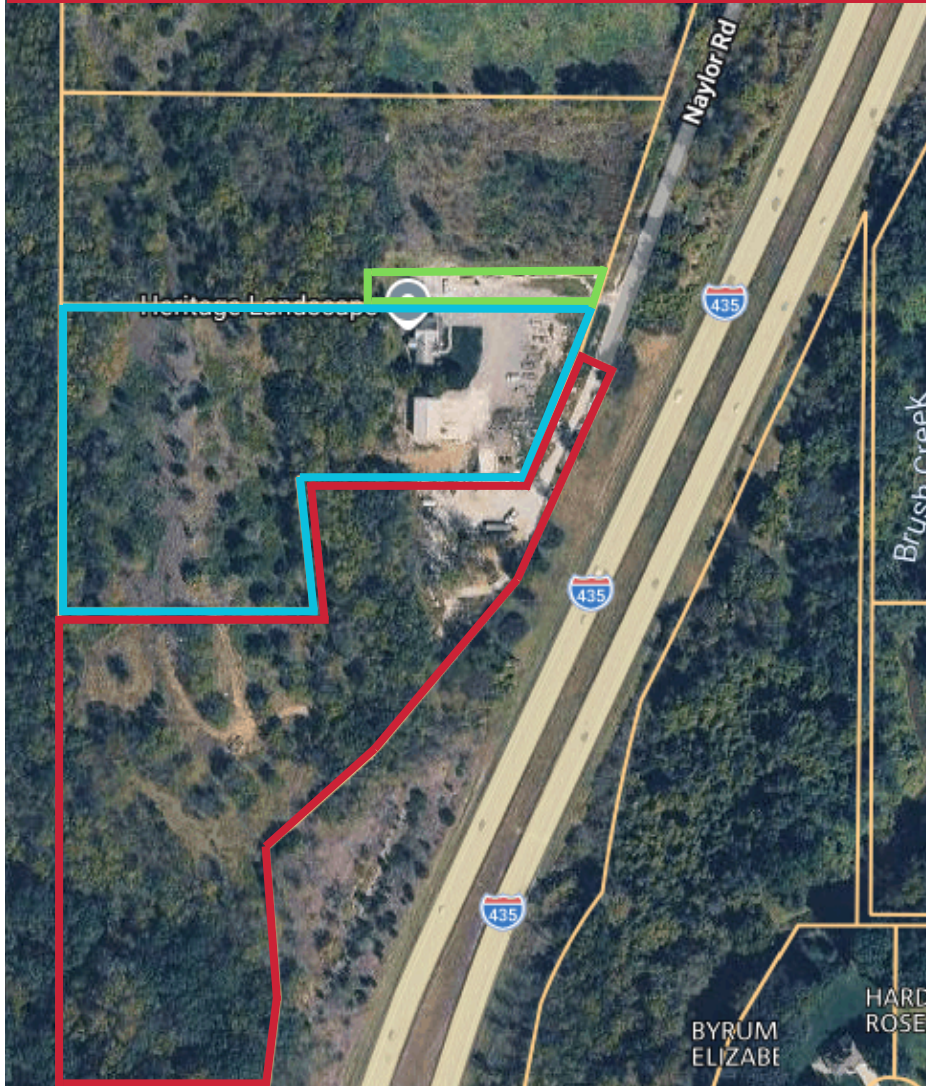


3 Parcels for Sale Totaling 17.41 Acres Including a Residence

7900 Naylor Road Parkville, MO 64152 | \$6.00 PSF - \$4,550,000

Combined 3 Parcels - Two Separate Owners



Parcel IDs: 000-005.000; 000-036.000; 000-037.000

0.43 Acre Land Parcel

6.9 Acre Site Parcel Includes:

- 5 BR / 2BA Residential Home
- 40 x 60 Warehouse with (4) Drive-In Doors

10.08 Acre Land Parcel

= 17.41 Acres or 758,379.60 SF



Current Zoning Residential - City Plans to Rezone to Commercial - Encouraging Single Family and/or Multifamily Development

Parkville City Limits - No 1 Earnings Tax

Plans to Connect this Land with Creedside Development (see next page)

Easy Access to New Kansas City Chiefs Stadium Development

Excellent I-435 Location Between 45 Hwy & 152 Hwy in Parkville

For More Information Please Contact Josh Haith

Josh Haith
Josh@Haith.com
O: (913) 888-3456



3 Parcels for Sale Totaling 17.41 Acres Including a Residence

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SUBJECT PROPERTY — REZONING TO I-2 LIGHT INDUSTRIAL (Case No. PZ2024-27)



SECTION 1. Approval of the application for zoning map amendment (Case No. PZ2024-27) for Creekside Industrial Complex of land generally located to the west of Interstate 435 and east of the existing Creekside Ballfields, from County "RE" Rural Estate to City of Parkville "I-2" Light Industrial District, as depicted in Exhibit A.

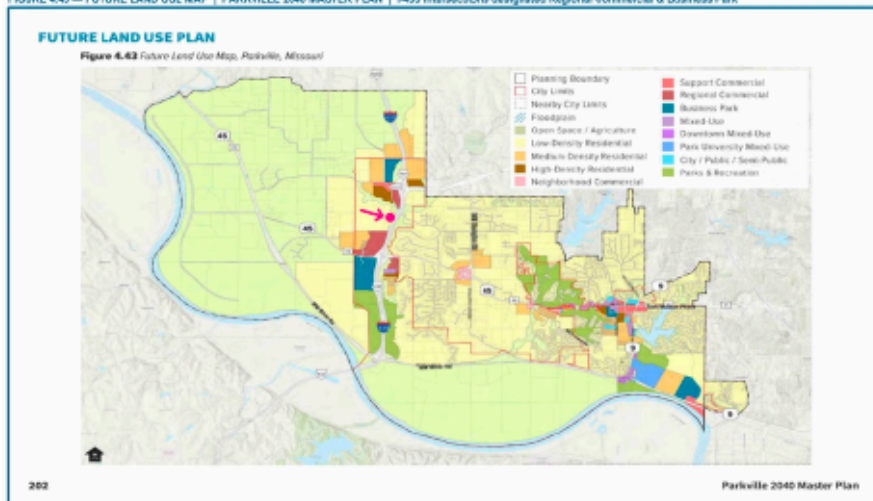
- **County RE Rural Estate → City of Parkville I-2 Light Industrial**
- 17.41 acres | 3 parcels | I-435 frontage between Hwy 45 & Hwy 152
- Adjacent to Creekside Ballfields — utilities & access already in place
- **Parkville 2040 Master Plan corridor: Regional Commercial & Business Park**
- No Kansas City Earnings Tax — Parkville City Limits
- Direct on/off ramp access — N I-435 Highway
- Easy Access to new KC Chiefs Stadium (~12 miles)

PRELIMINARY DEVELOPMENT PLAN — CREEKSIDE INDUSTRIAL COMPLEX



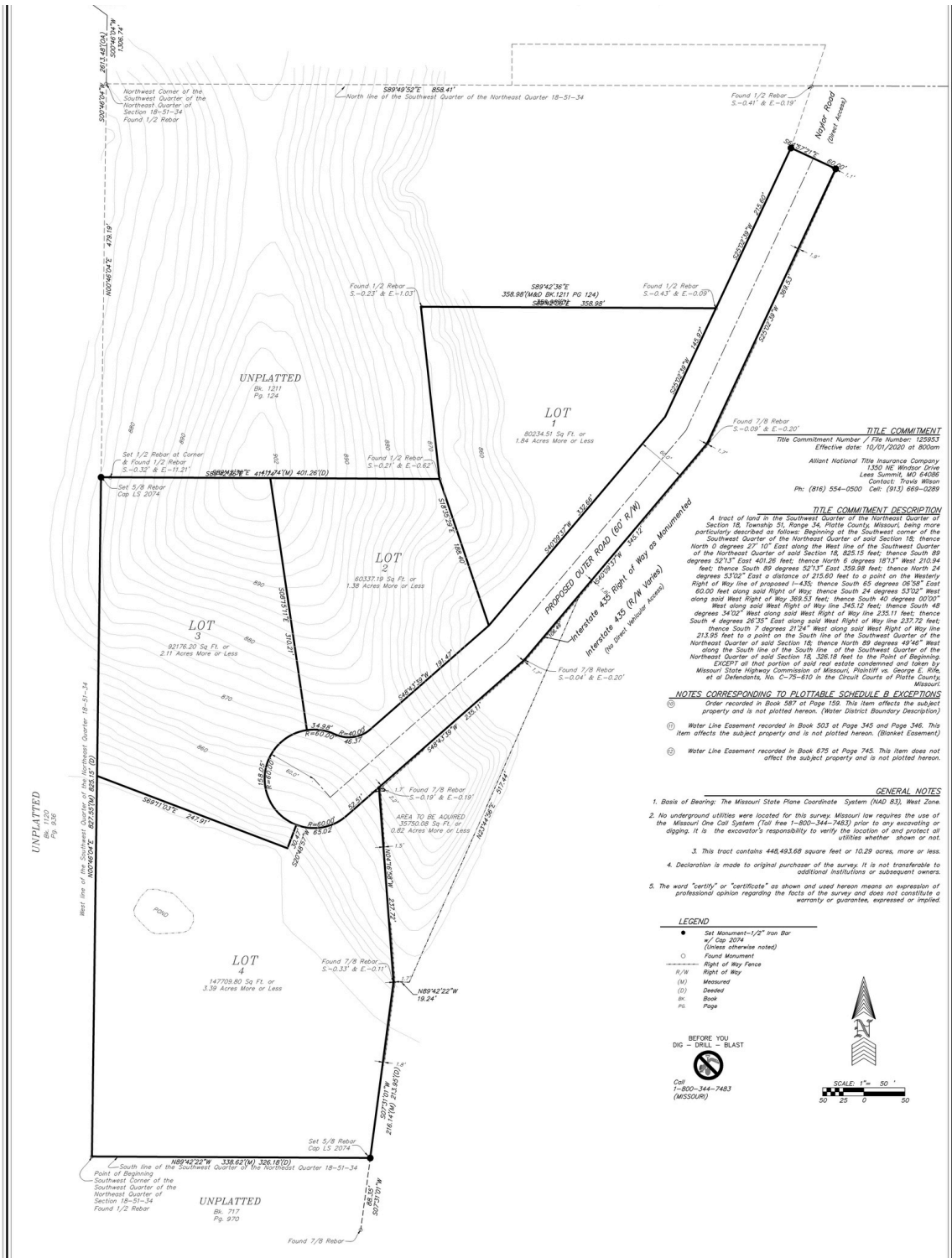
PARKVILLE 2040 MASTER PLAN — FUTURE LAND USE | I-435 = REGIONAL COMMERCIAL & BUSINESS PARK

FIGURE 4.43 — FUTURE LAND USE MAP | PARKVILLE 2040 MASTER PLAN | I-435 Intersections designated Regional Commercial & Business Park



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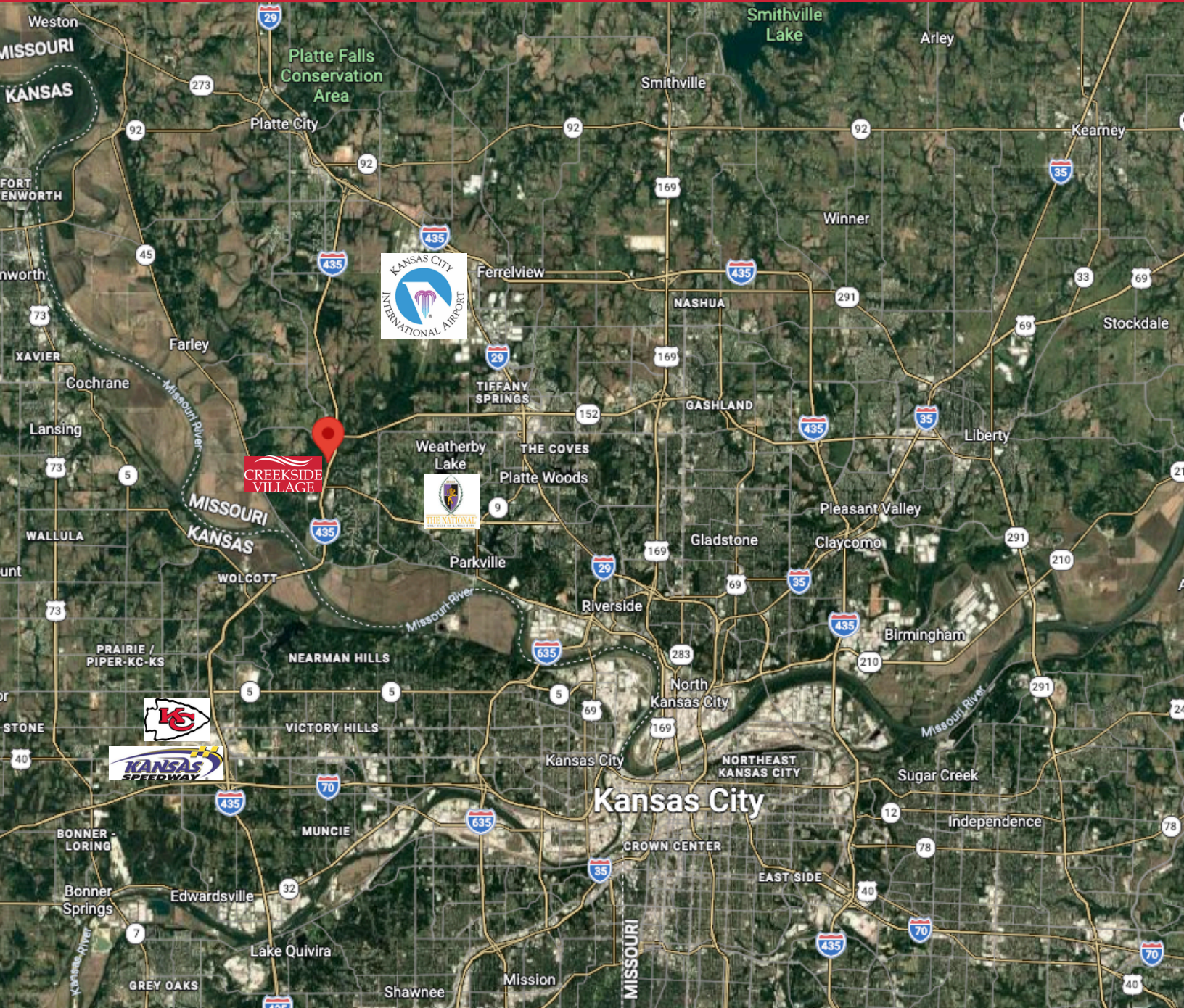
Above: Plans for Residential Home Subdivision

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3 Parcels for Sale Totaling 17.41 Acres Including a Residence

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Excellent Parkville Location - Easy Highway Access to I-435

KS Speedway / KC Chiefs	12.0 Miles
Downtown Parkville	2.2 Miles

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