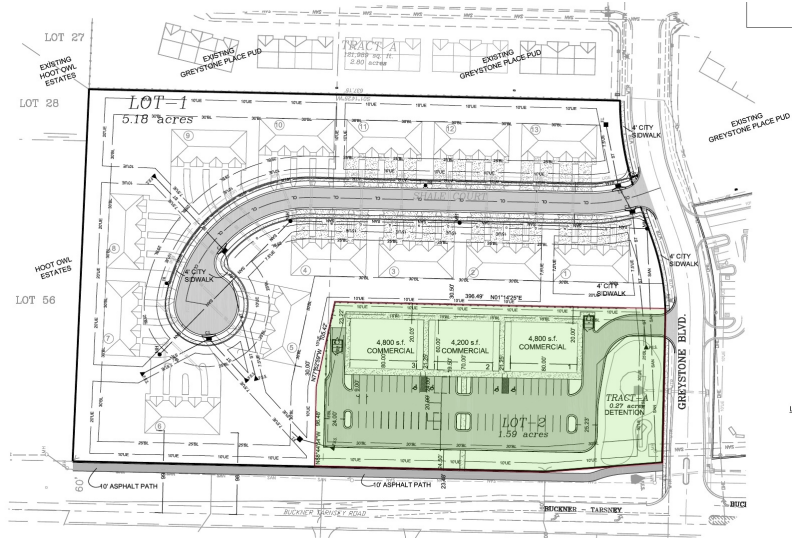


GRAIN VALLEY LAND

NORTHEAST GREYSTONE BOULEVARD, GRAIN VALLEY, MO 64029

LAND FOR SALE



PROPERTY DESCRIPTION

1.87 +/- AC of developable land available in Grain Valley, MO at the corner of S. Buckner Tarsney Road and NE Greystone Blvd.

PROPERTY HIGHLIGHTS

- Expanding Community
- Growing Corridor in Eastern Jackson County
- Already Zoned C1
- Prime For Development

OFFERING SUMMARY

Lot Size:	1.59 +/- Acres
Detention Tract:	.27 +/- Acres
Zoning:	C1

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	3,630	22,800	55,927
Total Population	9,712	59,477	138,947
Average HH Income	\$79,844	\$82,219	\$87,256

Andrew Danner

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Lot 2 Architectural Elevation



Lot 2 Architecture

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GRAIN VALLEY LAND

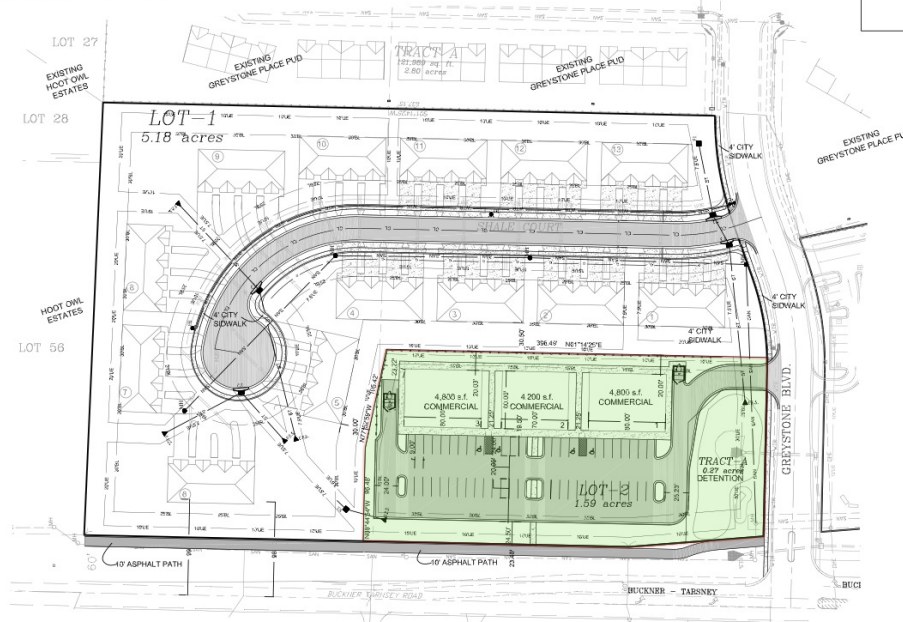
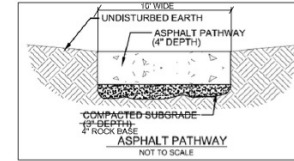
NORTHEAST GREYSTONE BOULEVARD, GRAIN VALLEY, MO 64029

LAND FOR SALE



FINAL DEVELOPMENT PLAN FOR LOT 1, 2, AND TRACT A OF GREYSTONE PLAZA 2ND PLAT GRAIN VALLEY, JACKSON COUNTY MISSOURI SEC 26, TOWNSHIP 49, RANGE 30

DEVELOPER:
WINDFIELD DESIGN/BUILD LLC
816-612-5191

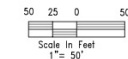


- LOT 1
GREYSTONE WEST TOWN HOMES
- SITE NOTES:
- TOTAL LOT AREA = 5.18ac
 - PROPOSED 12 FOUR FLEX BUILDING
 - TOTAL UNITS = 52 UNITS
 - TOTAL UNIT PER ACRE = 10.03 UNITS PER ACRE
 - REQUIRED PARKING
 - TOTAL = 2 STALLS PER UNIT = 104 STALLS
 - PUBLIC SANITARY MAIN IS PROPOSED FOR THESE LOTS.
 - PUBLIC WATER MAIN PROPOSED FOR THESE LOTS.
 - 50' PUBLIC ROW IS PROPOSED FOR THESE LOTS.
 - EXISTING ZONING = R3-P

- EXISTING LOT 2
GREYSTONE WEST COMMERCIAL
- SITE NOTES:
- TOTAL LOT AREA = 1.59ac
 - PROPOSED 13,802 sq ft COMMERCIAL BUILDINGS
 - REQUIRED PARKING
 - 5 STALLS PER 1,000 SF = 14 STALLS
 - PROPOSED STALLS = 22 STALLS
 - SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
 - TOTAL GREEN SPACE = 0.59ac = 32%
 - NO PUBLIC SANITARY MAIN IS PROPOSED FOR THIS LOT.
 - NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
 - NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
 - EXISTING ZONING = C-2-P
 - PROPOSED ZONING = C-2-P

LANDSCAPING
1. SEE LANDSCAPING BY OTHERS.

Architectural Character
All exterior walls within three hundred feet of and visible from Buckner Tarnsey Road shall be constructed with 100% coverage of the following materials: masonry, stone, brick, stucco, and wood exterior plywood paneling. Any transparency in the form of glass walls shall be glass curtain walls or glass block construction.



FINAL DEVELOPMENT PLAN

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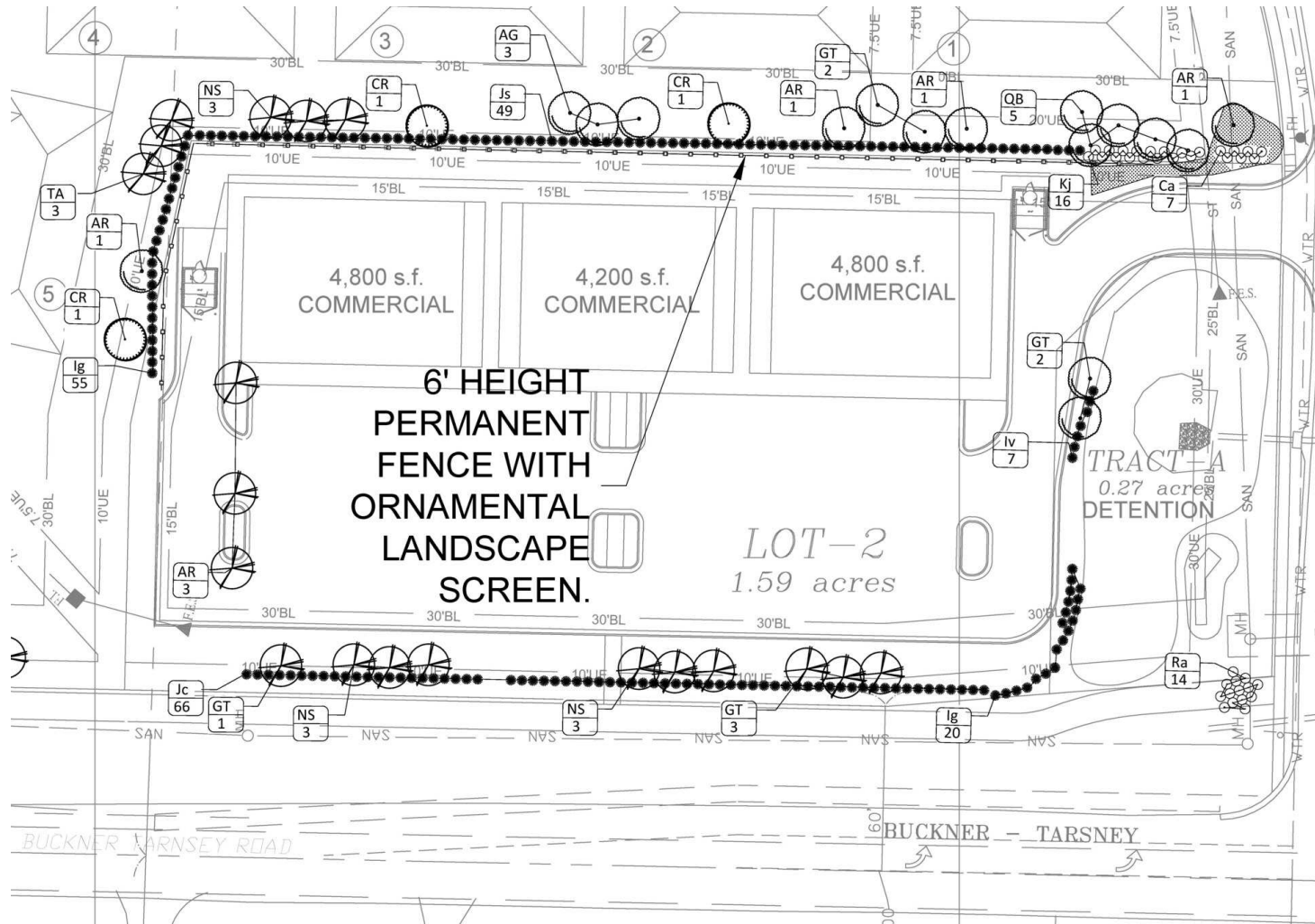
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