

STALEY SELF-STORAGE DEVELOPMENT

2998 NE BARRY ROAD , KANSAS CITY, MO 64155

WINDFIELD
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PROPERTY DESCRIPTION

The project is fully prepared for development. It has received approval for the Final Development Plan and has undergone mass grading. Additionally, it comes with a 90% set of plans included in the purchase. These completed elements indicate readiness and save potential buyers significant time and cost. By skipping the lengthy process of zoning approvals and design intricacies, Staley Self-Storage allows for swift structural engineering, saving buyers potentially months or even years of challenges and expenses.

The proposed counts' Excel sheet is located on the documents page of the Windfield Real Estate LLC website:

<https://windfieldrealestate.com/properties/?propertyId=SelfStorageDevelopment>

PROPERTY HIGHLIGHTS

- Climate Controlled Storage 51,346 +/- Gross sqft 37,763 +/- Net sqft (approved and ready for permitting)
- Traditional Self-Storage 45,419 +/- sqft (approved and ready for permitting)
- 90% of Plans Done
- 100% Engineering Done
- Pad Ready - Detention Completed
- All Utilities are Available and Ready At the Site
- Near New Developments
- Great Visibility
- 292 Townhomes Set to Go Next-door
- National Retail Tenants and More Coming Soon
- Affluent Demographic Area

Ben Nelson, CCIM

Senior Associate

O: 816.612.5191

816.612.5191

Ben@windfieldrealestate.com

Andrew Danner

Broker

O: 816.612.5191

816.612.5191

Andrew@windfieldrealestate.com

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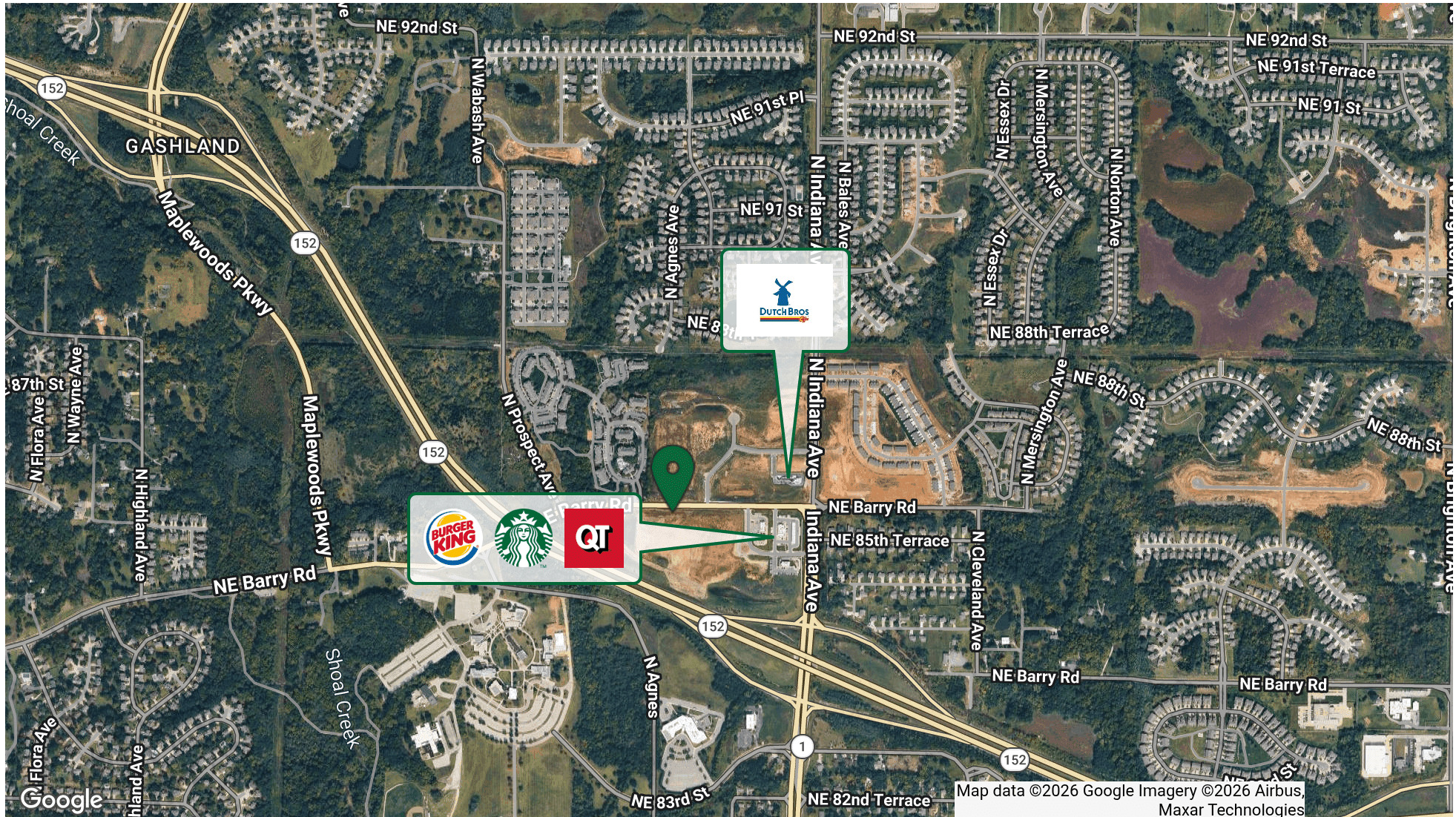
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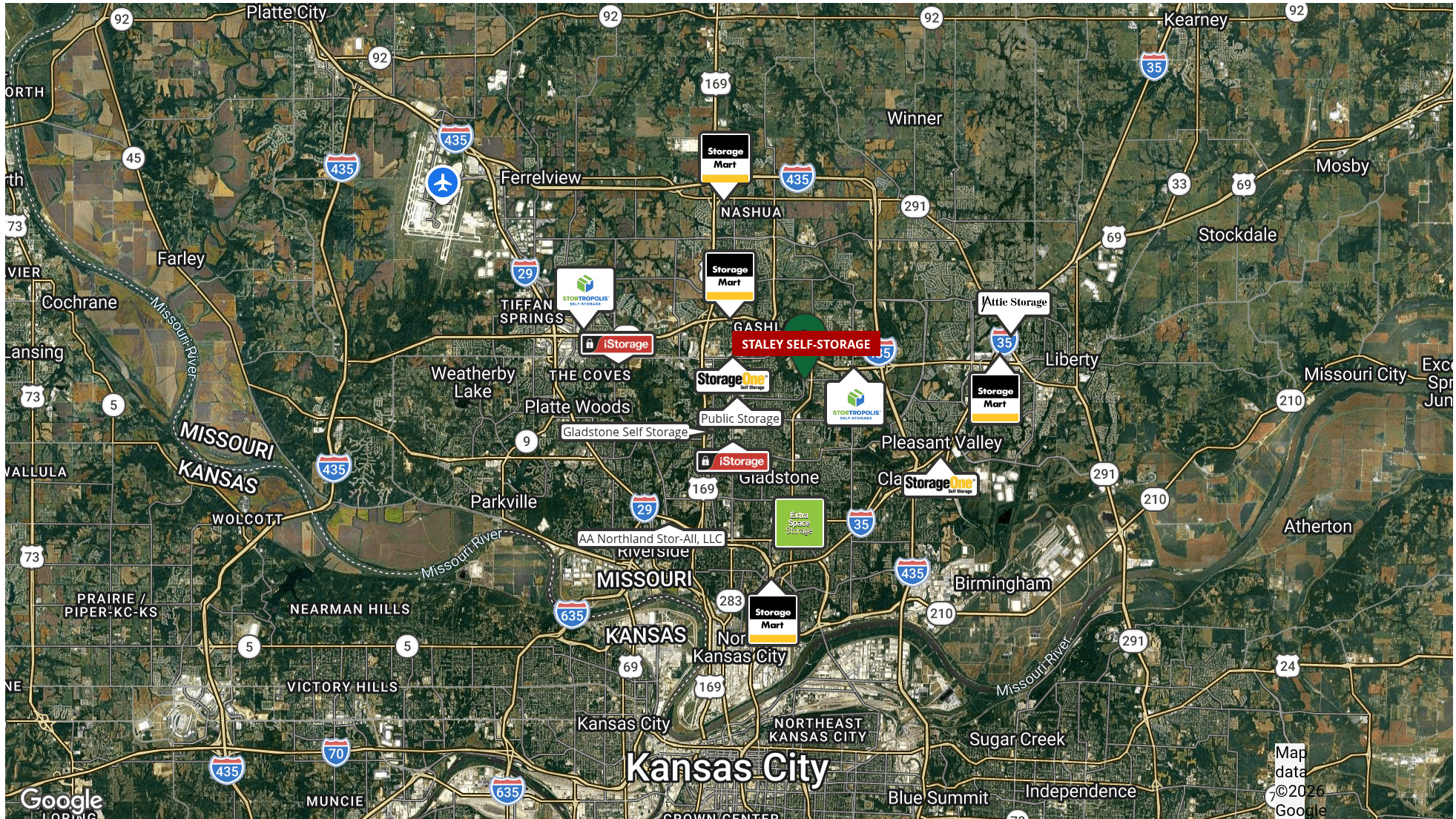
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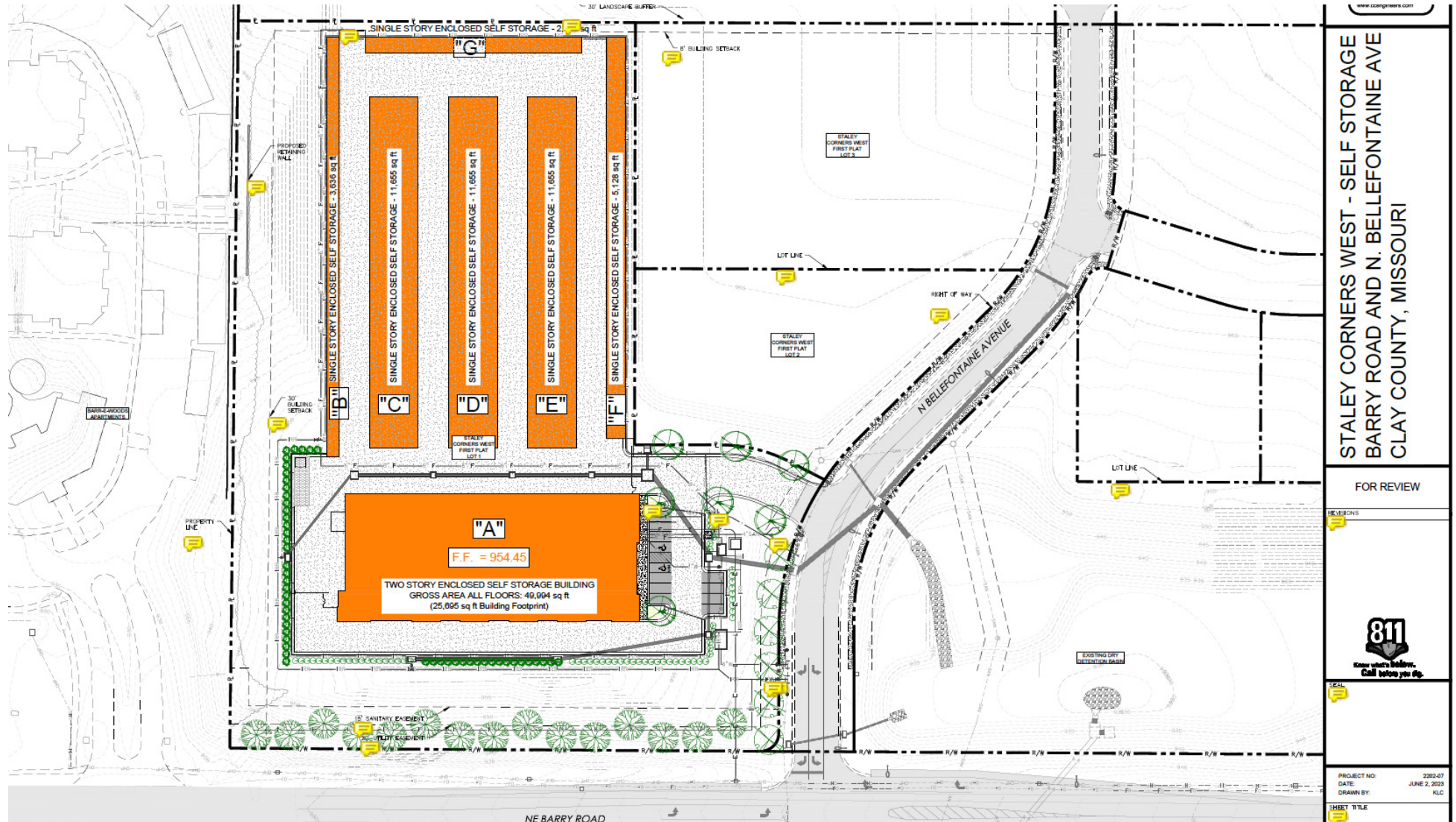
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STALEY CORNERS WEST - SELF STORAGE
BARRY ROAD AND N. BELLEFONTAINE AVE
CLAY COUNTY, MISSOURI

FOR REVIEW

811
Know what's below.
Call before you dig.

PROJECT NO: 2203-07
DATE: JUNE 2, 2023
DRAWN BY: KLC
SHEET TITLE

Ben Nelson, CCIM
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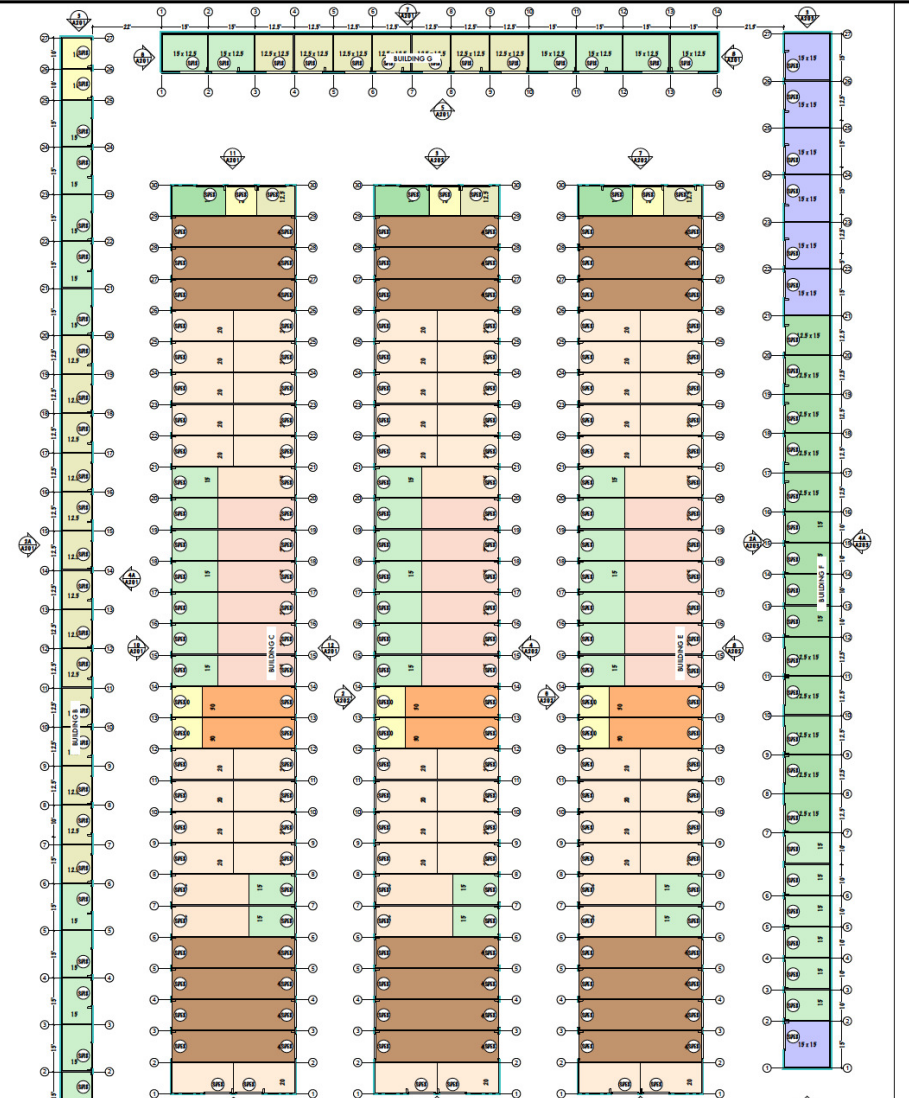
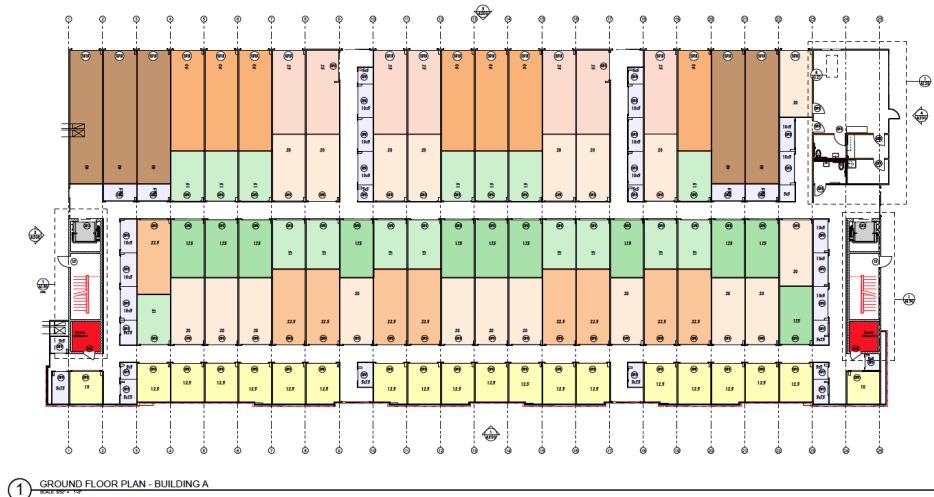
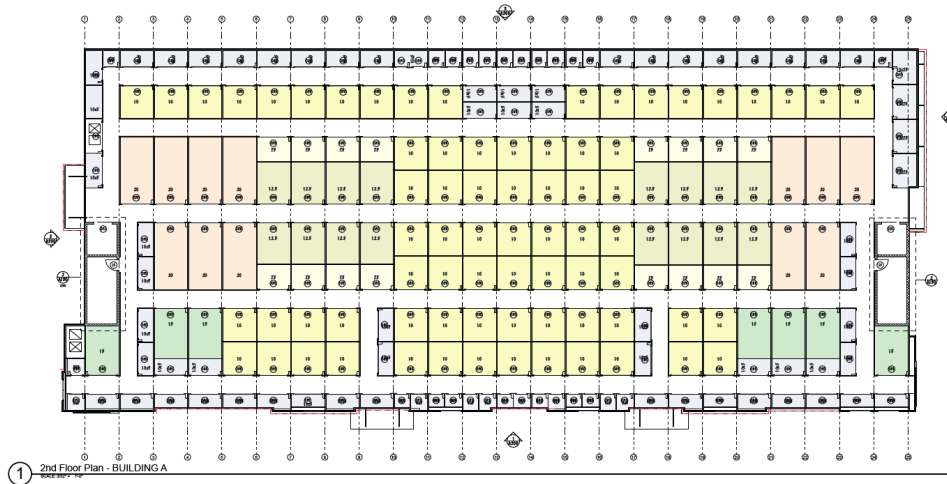
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SELF-STORAGE PROPOSED
COUNTS

	Quantity	Size		Net Area	Unit Count Percentage per floor
		Width	Depth		
Building A - CC - 1st Floor					
	8	5	5	200.0	6%
	7	5	7.5	262.5	6%
	18	10	5	900.0	14%
	0	10	7.5	0.0	0%
	2	10	10	200.0	2%
	18	10	12.5	2,250.0	14%
	11	10	17.5	1,925.0	9%
	16	10	15	2,400.0	13%
	19	10	20	3,800.0	15%
	9	10	22.5	2,025.0	7%
	7	10	25	1,750.0	6%
	7	10	30	2,100.0	6%
	0	10	35	0.0	0%
	5	10	40	2,000.0	4%
Lockers	0	5	1.667	0.0	0%
Total	127			19,812.5	100%
Average Size				156.0	
	Quantity	Size		Net Area	Unit Count Percentage per floor
Building A - CC - 2nd Floor					
	28	5	5	700.0	13%
	60	5	10	3,000.0	28%
	0	10	5	0.0	0%
	20	10	7.5	1,500.0	9%
	73	10	10	7,300.0	34%
	16	10	12.5	2,000.0	7%
	7	10	15	1,050.0	3%
	0	10	17.5	0.0	0%
	12	10	20	2,400.0	6%
	0	10	25	0.0	0%
	0	10	30	0.0	0%
Total	216			17,950.0	100%
Average Size				83.1	

	Quantity	Size		Net Area	Unit Count Percentage per floor
Building B	0	5	5	0.0	0%
	0	5	10	0.0	0%
	0	10	5	0.0	0%
	0	10	7.5	0.0	0%
	2	10	10	200.0	8%
	14	10	12.5	1,750.0	54%
	10	10	15	1,500.0	38%
	0	10	17.5	0.0	0%
	0	10	20	0.0	0%
	0	10	25	0.0	0%
	0	15	5	0.0	0%
Total	26			3,450.0	100%
Average Size				132.7	
	Quantity	Size		Net Area	Unit Count Percentage per floor
Building C	0	5	5	0.0	0%
	0	5	10	0.0	0%
	0	10	5	0.0	0%
	0	10	7.5	0.0	0%
	3	10	10	300.0	6%
	1	10	12.5	125.0	2%
	9	10	15	1,350.0	17%
	1	10	17.5	175.0	2%
	20	10	20	4,000.0	38%
	9	10	25	2,250.0	17%
	2	10	30	600.0	4%
	7	10	40	2,800.0	13%
Total	52			11,600.0	100%
Average Size				223.1	

	Quantity	Size		Net Area	Unit Count Percentage per floor
Building D	0	5	5	0.0	0%
	0	5	10	0.0	0%
	0	10	5	0.0	0%
	0	10	7.5	0.0	0%
	3	10	10	300.0	6%
	1	10	12.5	125.0	2%
	9	10	15	1,350.0	17%
	1	10	17.5	175.0	2%
	20	10	20	4,000.0	38%
	9	10	25	2,250.0	17%
	2	10	30	600.0	4%
	7	10	40	2,800.0	13%
Total	52			11,600.0	100%
Average Size				223.1	
	Quantity	Size		Net Area	Unit Count Percentage per floor
Building E	0	5	5	0.0	0%
	0	5	10	0.0	0%
	0	10	5	0.0	0%
	0	10	7.5	0.0	0%
	3	10	10	300.0	6%
	1	10	12.5	125.0	2%
	9	10	15	1,350.0	17%
	1	10	17.5	175.0	2%
	20	10	20	4,000.0	38%
	9	10	25	2,250.0	17%
	2	10	30	600.0	4%
	7	10	40	2,800.0	13%
Total	52			11,600.0	100%
Average Size				223.1	

	Quantity	Size		Net Area	Unit Count Percentage per floor
Building F	0	5	5	0.0	0%
	0	5	10	0.0	0%
	0	10	5	0.0	0%
	0	10	7.5	0.0	0%
	0	10	10	0.0	0%
	0	10	12.5	0.0	0%
	10	10	15	1,500.0	37%
	0	10	17.5	0.0	0%
	0	10	20	0.0	0%
	0	10	30	0.0	0%
	0	10	40	0.0	0%
ROUS	10	12.5	15	1,875.0	37%
ROUS	7	15	15	1,575.0	26%
Total	27			4,950.0	100%
Average Size				183.3	
	Quantity	Size		Net Area	Unit Count Percentage per floor
Building G	0	5	5	0.0	0%
	0	5	10	0.0	0%
	0	10	5	0.0	0%
	0	10	7.5	0.0	0%
	0	10	10	0.0	0%
	0	10	12.5	0.0	0%
	0	10	15	0.0	0%
	0	10	17.5	0.0	0%
	0	10	20	0.0	0%
	0	10	30	0.0	0%
	0	10	40	0.0	0%
ROUS	7	12.5	12.5	1,093.8	54%
ROUS	6	12.5	15	1,125.0	46%
ROUS	0	15	12.5	0.0	0%
Total	13			2,218.8	100%
Average Size				170.7	
Grand Total	565			83,181.3	
Average Size				147.2	

STALEY SELF-STORAGE PROPOSED COUNTS

The proposed counts' Excel sheet: <https://windfieldrealestate.com/properties/?propertyId=SelfStorageDevelopment>

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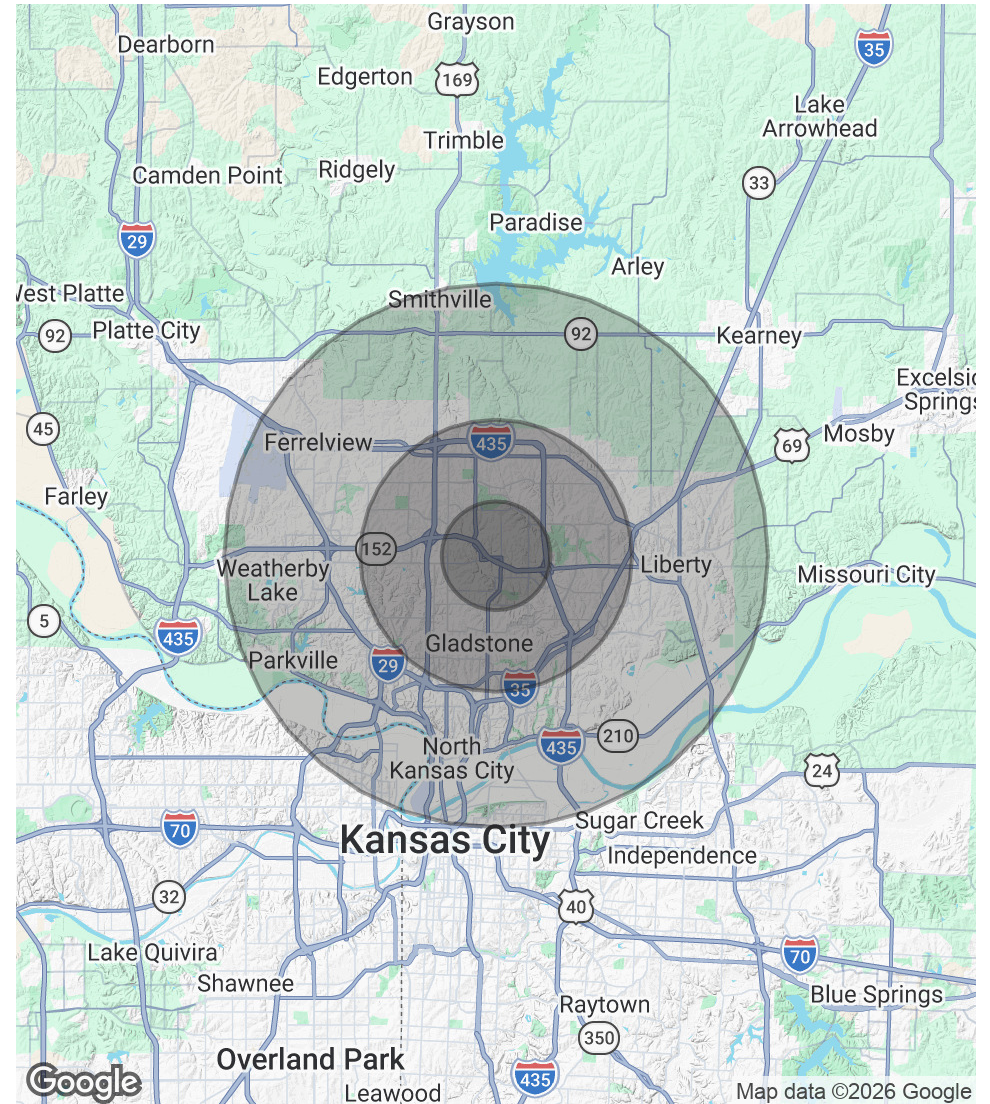
POPULATION	2 MILES	5 MILES	10 MILES
Total Population	23,910	139,541	307,901
Average Age	38.0	37.7	37.7
Average Age (Male)	35.7	36.7	36.5
Average Age (Female)	39.8	38.9	38.9

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	8,903	55,681	127,758
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$95,495	\$84,720	\$82,227
Average House Value	\$234,552	\$188,055	\$192,560

2020 American Community Survey (ACS)

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