

# LAND FOR SALE

0.90 ACRES WITH CITY-STAMPED  
BUILDING PLANS



8630 NE SHOAL CREEK  
VALLEY DRIVE

LIBERTY | KCMO



# STREET LEVEL CONCEPTUAL PLANS

1,500 - 2,000 ± SF

5,000 ± SF



**RANGE**  
REALTY PARTNERS

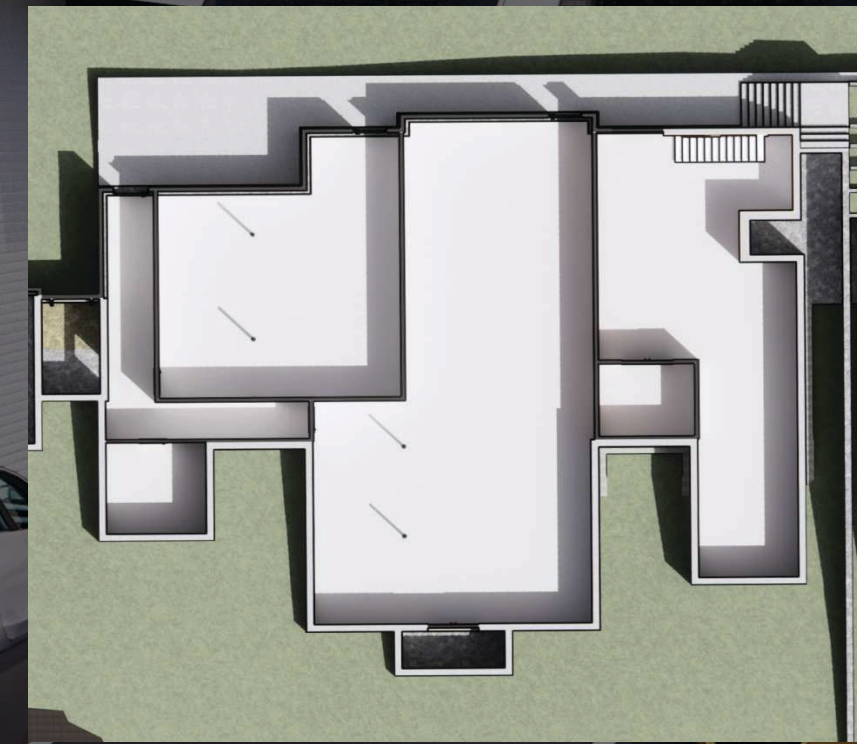
# GARDEN LEVEL CONCEPTUAL PLANS



4,700 ± SF



3 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"



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STRATEGICALLY POSITIONED IN ONE OF  
KANSAS CITY'S FASTEST-GROWING SUBMARKETS



**SHOPPES AT  
SHOAL CREEK**

**VALLEY VIEW**

**WILSHIRE  
PLAZA**

**LIBERTY  
TRIANGLE**



BARRY ROAD

FLINTLOCK ROAD

**VILLAGE AT  
SHOAL CREEK**

**PLAZA AT  
SHOAL CREEK**

**BARRY  
POINTE**

KANSAS STREET

**LIBERTY  
COMMONS**



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REALTY PARTNERS

# DARE TO DISTINGUISH A VISION FOR THE FUTURE

PURCHASE PRICE: \$950,000

0.90 ACRES OF BUILD-READY LAND WITH PRE-APPROVED CLASS-A OFFICE/RETAIL PLANS

- FULL CONSTRUCTION SET OF CITY-STAMPED DRAWINGS FOR AN 11,800 SF GROUND-UP DEVELOPMENT
- DESIGNED FOR MAXIMUM STREET VISIBILITY WITH PROMINENT FRONTAGE, WHILE MAINTAINING PRIVATE, PEACEFUL SETTING
- AMPLE SURFACE PARKING, CONVENIENT BUILDING ACCESS

BONUS: TENANT FINISH PLAN TAILORED FOR MEDSPA USE WITH HIGH-QUALITY MATERIALS, STATE-OF-THE-ART FINISHES

1 SITE PLAN  
1" = 20'-0"

2 PROJECT LOCATION MAP  
1/4" = 1'-0"

	WALL SECTION SYMBOL INDICATES THE LOCATION AND DIRECTION OF VIEW. DETAIL (X) & SHEET (X-X) FOR REFERENCE DRAWING
	ENLARGED DETAIL SYMBOL INDICATES THE LOCATION OF CONSTRUCTION ENLARGED AND DETAILED FOR CLARITY. DETAIL (X) & SHEET (X-X) FOR REFERENCE DRAWING
	PAPER ORIENTATION SYMBOL INDICATES THE DIRECTION OF VIEW. DRAWING (X) & SHEET (X-X) FOR REFERENCE DRAWING

Project #		
No.	Description	Date
1	KCMO Plan Review	7/26/24
2	KCMO Plan Review	8/16/24



By showing me this results in 1. me the only person who is authorized to receive and use the information contained in this plan, and 2. my obligation to you to keep this information confidential and to use it only for the purposes intended by you.

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Date: 08/16/2024 (PERMIT)  
CODE SUMMARY/  
SYMBOLS LEGEND

A-001

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Kansas City, MO 64119



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