

SAMPLE Site

NE of I-635 and Horizons Pkwy | Riverside, MO | Platte County

Available Acres: 179.9 | Lease Rate: \$3.50/Sq. Ft. | Lease Terms: Modified

Gross | Sale Price: Negotiable



Property and Area Description

Over 2.6 million sf of total building area comprised of high end office & industrial development over a 260 acre master planned business park. The park includes great amenities: 25 acres of lakes, 3 miles of tree-lined canals & public amenities. Construction began summer 2011. Currently 1 BTS, 3 Industrial specs & 1 office building have been completed & are 100% leased & LEED certified. Construction is underway on a 4th spec cross-dock facility & will be ready in spring 2014.

Population



528,510
10 Mile Radius

1,426,635
20 Mile Radius

1,945,541
30 Mile Radius

Source: ESRI®, 2018

Households



216,016
10 Mile Radius

577,369
20 Mile Radius

762,767
30 Mile Radius

Source: ESRI®, 2018

Zoning:	Planned Business Park
Topography:	Rolling
Adjacent Available Acres:	1500
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Dimensions:	2640' x 2640'
Specialty Features:	TIF District
Lease Rate:	\$3.50/Sq. Ft.
Lease Terms:	Modified Gross
Last Updated:	May 22, 2018

Site Certification Information

Certified Site Status: Yes

Certified Site: [Missouri Certified Sites](#)

Economic Development Contact

Alicia Stephens

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Broker/Realtor Contact

Brent Miles

North Point, KC

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Transportation

Nearest 4-Lane Hwy: I-635 (0.01 mi.)

Nearest Interstate: I-635 (0.01 mi.)

Ingress/Egress Notes: Highway Ingress/Egress according to policies and models.

Nearest Airport: Kansas City International Airport (9.00 mi.)

Nearest Commercial Airport: Kansas City International Airport (9.00 mi.)

Rail Served: Other

Rail Accessible: Unknown

Rail Infrastructure in Place: No

Utilities

Electric: KCP&L

Natural Gas: Spire

Water: Missouri American Water

Sewer: City of Kansas City Water Services

Telecommunications: Sprint