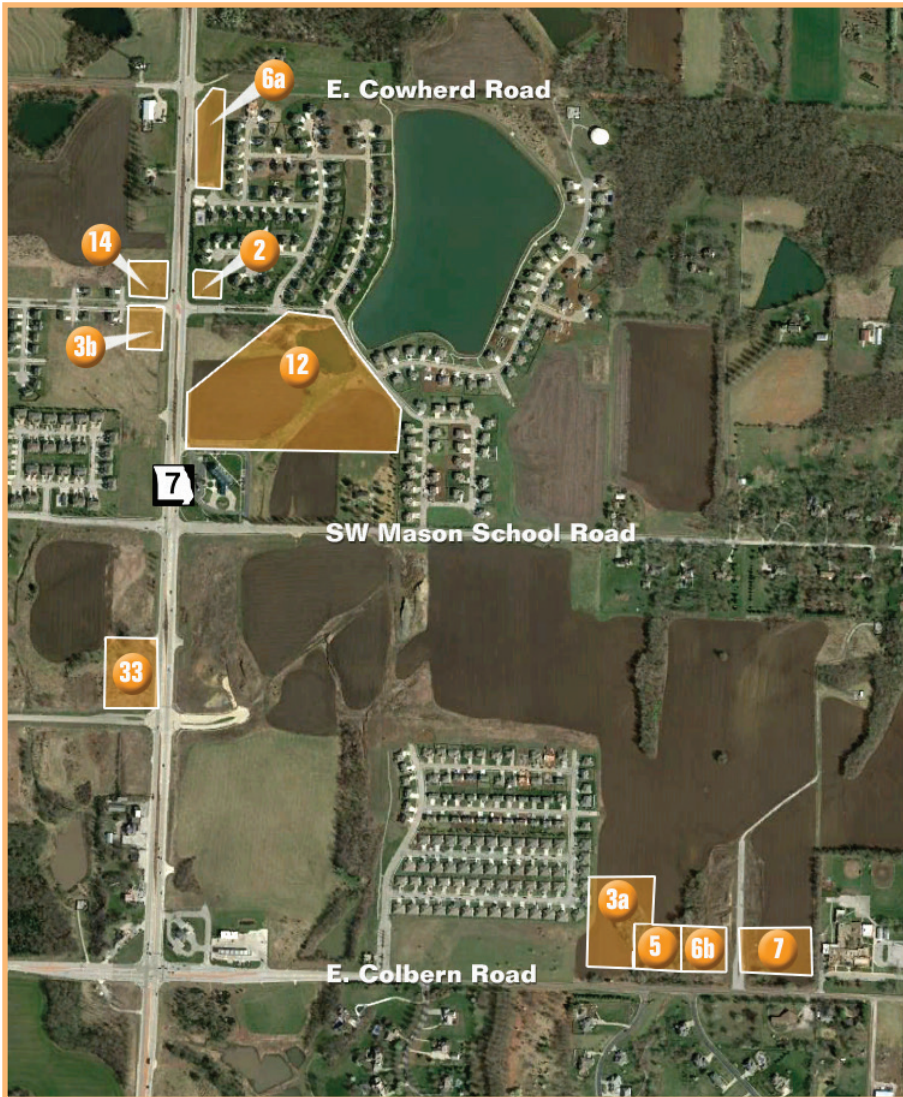


CHAPMAN FARMS

HIGHWAY 7 & COLBERN ROAD, BLUE SPRINGS, MO

DEVELOPMENT OPPORTUNITY



FEATURES

- **10 LOTS** Available
- Sale Price **\$1 - \$5/SF**
- **OFFICE, RETAIL & RESIDENTIAL** Development Opportunities
- Access to **HIGHWAY 7** (29,500 CPD)
- Near **PROPOSED WAL-MART**
- **EASY ACCESS TO CERNER'S** Innovation Campus
- **STRONG** Demographics
- Blue Springs **BUSINESS INCENTIVES:**
 - Revenue Bonds
 - TIF
 - Transportation Development District
 - 353 Redevelopment Tax Abatement

DEMOGRAPHICS

2016 Summary	1-Mile	3-Mile	5-Mile
Population	1,033	14,175	66,805
Median Age	45.4	40.0	36.3
Median HH Income	\$79,667	\$80,812	\$74,704
Average HH Income	\$98,216	\$99,321	\$86,865

PARCEL DESCRIPTIONS

Lot	Zoned	Permitted Use	SF	Acres	Price Per SF	Price Per Acre	Total Price
2	SO- Service Office	Office	31,925	0.73	\$3.50	\$152,460	\$111,737.61
3a	GB- General Office	Retail and Office	186,382	4.28	\$3.00	\$130,680	\$559,146.00
3b	SO- Service Office	Office	43,081	0.99	\$3.50	\$152,460	\$150,783.50
5	SO- Service Office	Office	73,693	1.69	\$3.00	\$130,680	\$221,079.00
6a	NB- Neighborhood Business	Retail and Office	123,972	2.85	\$3.50	\$152,460	\$433,902.00
6b	NB- Neighborhood Business	Retail and Office	62,585	1.43	\$3.00	\$130,680	\$187,755.00
7	NB- Neighborhood Business	Retail and Office	110,273	2.53	\$4.00	\$174,240	\$441,092.00
12	SF-7 Single Family	Single Family (min lot size 7200)	757,683	17.39	\$1.00	\$43,560	\$757,683.00
14	SO- Service Office	Office	27,746	0.64	\$3.50	\$152,460	\$97,111.49
33	SO- Service Office	Office	114,436	2.62	\$5.00	\$217,800	\$572,180.00

LOCATION

