

AVAILABLE

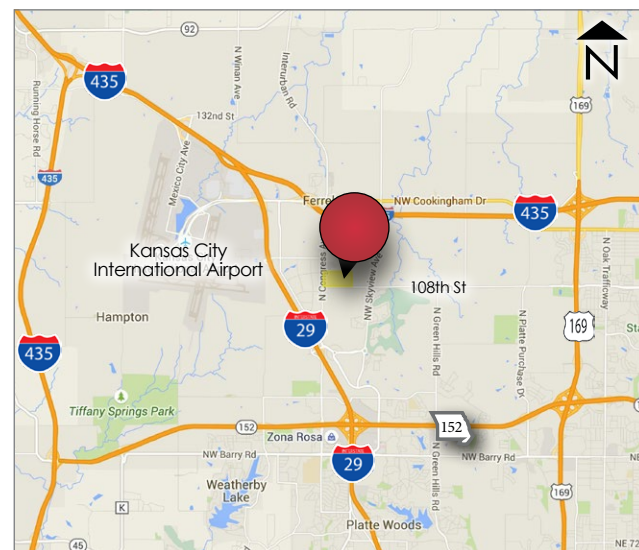
Congress Business Center - Land For Sale or Build-to-Suit

108th Street & Congress Ave | Kansas City, Missouri



PROPERTY INFO

- Convenient Freeway and Airport Access
- Adjacent To Established Business Parks
- Located Within Enhanced Enterprise Zone
- 10 Year / 50% Tax Abatement Possible
- Build-Ready Sites
- Zoned M2-3 (General Industrial)
- Approximately 83.08 Acres Remaining
- Number of Planned Lots: 12-43
- Lot Acreage: 1.18 Acres and Up
- Metal Buildings Permitted
- Outside Storage Permitted



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Location Description

Congress Business Center is an 88-acre master-planned industrial park near the Kansas City International Airport. The site is located on Congress between the Harley Davidson manufacturing plant and the new 400,000-SF Pure Fishing distribution center.

Industrial and office-building sites are available from 1 to 20 acres, and Phase One of the development is pad-site ready with roads, entitlement, zoning, utility extension, soil compaction analysis, and environmental reports already completed.

Congress Business Center is also located within the Enhanced Enterprise Zone, giving qualifying new construction a 10-year, 50% tax abatement. Many of the buildings are permitted to have metal on three sides, and outside storage is also permitted.

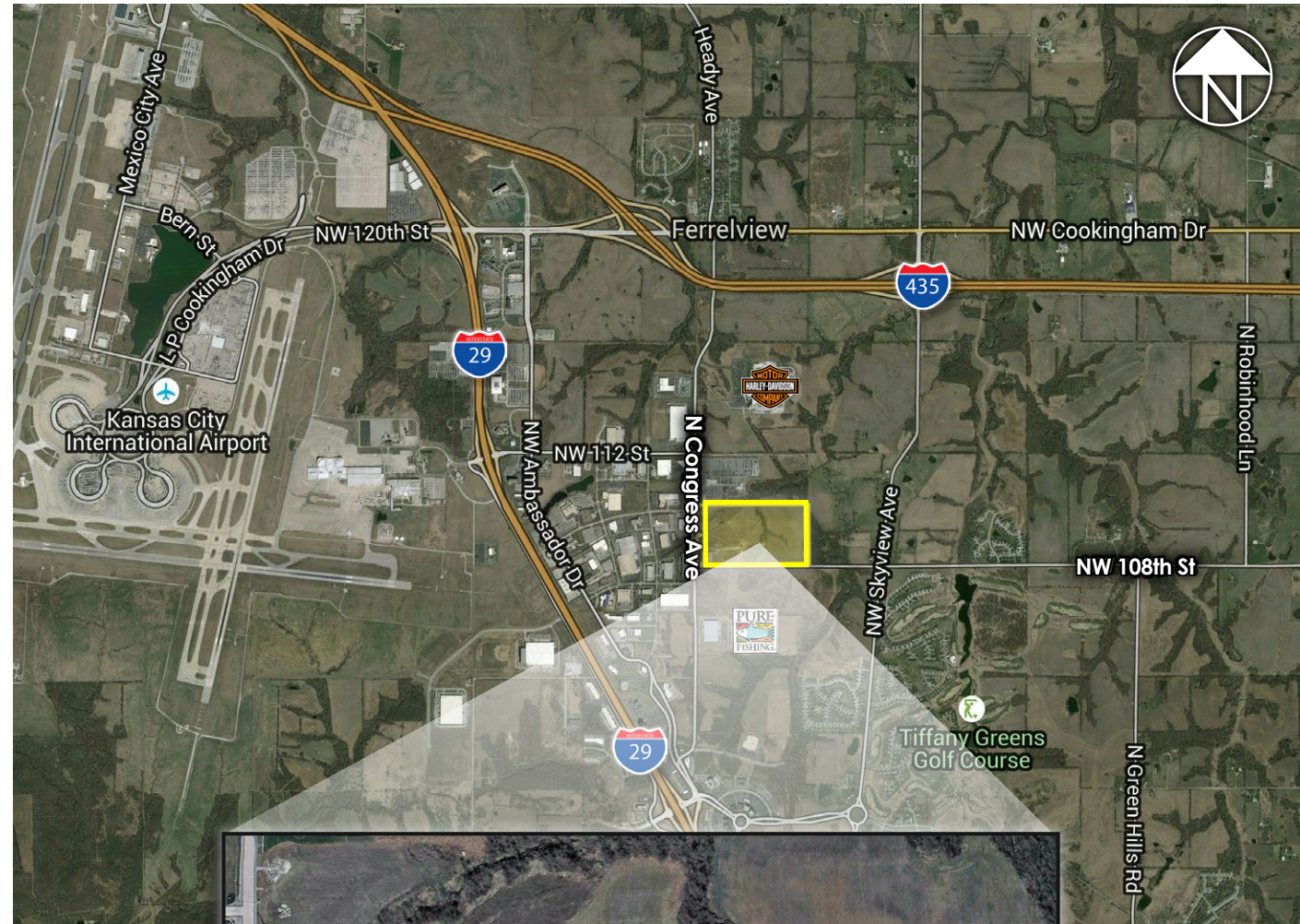
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Industrial/Office Lots - Concept A

Lot #	Max Bldg Size (SF)	Lot Size (acres)	Price Per SF	Total Lot Price
1	40,000	2.40	\$2.65	\$277,041
2	90,000	5.08	\$2.35	\$520,019
3	90,000	5.00	\$2.25	\$490,050
4	90,000	5.11	\$2.25	\$500,831
5	95,000	5.77	\$2.25	\$565,517
6	54,000	3.04	\$2.25	\$297,950
7	450,000	16.73	\$2.05	\$1,493,955
8	100,000	5.33	\$2.35	\$545,610
9	30,000	1.60	\$2.75	\$191,664
10	35,000	1.66	\$2.75	\$198,851
11	SOLD	SOLD	SOLD	SOLD
12	SOLD	SOLD	SOLD	SOLD
13	37,000	2.14	\$3.15	\$293,637
14	35,000	1.70	\$2.75	\$203,643
15	35,000	1.70	\$2.75	\$203,643
16	48,000	2.64	\$2.40	\$275,996
17	60,000	3.46	\$2.35	\$354,186
18	80,000	4.87	\$2.50	\$530,343

Utility Information:

All utilities either already to site, or planned to site

Water - KC Water Services 816.513.1313

Electric - KCP&L 816.471.5275

Gas - Missouri Gas Energy 816.756.5252

Sewer - KC Water Services 816.513.1313

Economic Incentives:

Platte County Economic Development Council
 Alicia Stephens - Executive Director
 816.270.2109 - astephens@plattecountyedc.com

Kansas City Area Development Council
 Tim Cowden - Senior VP, Business Development
 816.374.5650 - cowden@thinkKC.com

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