

LAND FOR SALE

0.90 ACRES WITH CITY-STAMPED
BUILDING PLANS

8630 NE SHOAL CREEK
VALLEY DRIVE

LIBERTY | KCMO



RANGE
REALTY PARTNERS

STREET LEVEL CONCEPTUAL PLANS



1,500 - 2,000 ± SF



5,000 ± SF

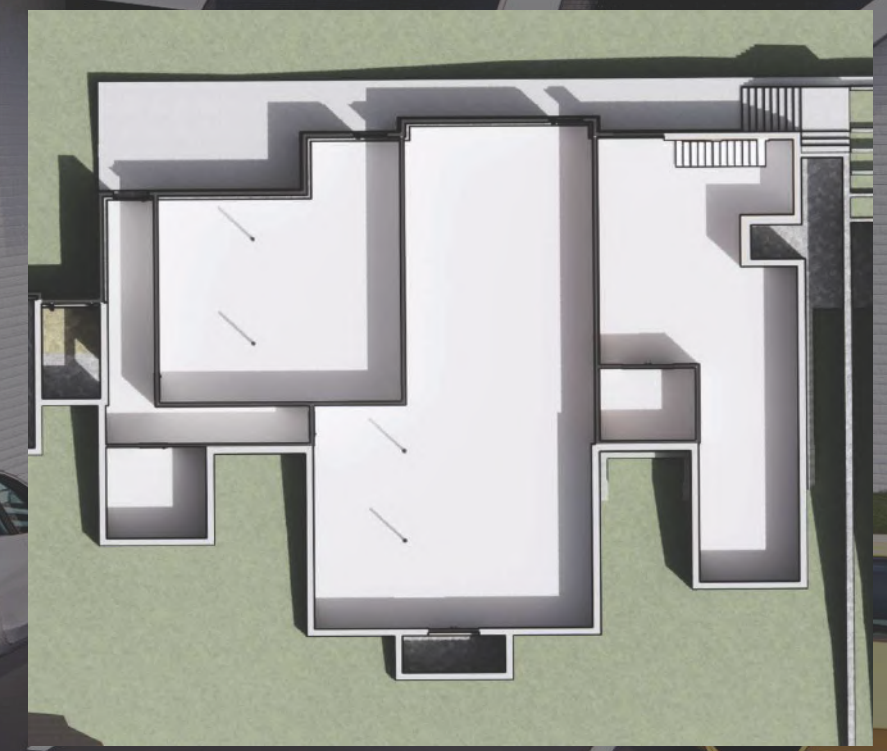


RANGE
REALTY PARTNERS

GARDEN LEVEL CONCEPTUAL PLANS

4,700 ± SF

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



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REALTY PARTNERS

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



**SHOPPES AT
SHOAL CREEK**

**WILSHIRE
PLAZA**

**LIBERTY
TRIANGLE**

VALLEY VIEW

BARRY ROAD

FLINTLOCK ROAD

**VILLAGE AT
SHOAL CREEK**

**PLAZA AT
SHOAL CREEK**

**BARRY
POINTE**

KANSAS STREET

**LIBERTY
COMMONS**



RANGE
REALTY PARTNERS

DARE TO DISTINGUISH A VISION FOR THE FUTURE

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

PURCHASE PRICE: \$950,000

Project #

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



These drawings were created by me and the purpose of these drawings is to provide a clear and concise representation of the project. I am not responsible for any errors or omissions in these drawings, and I am not responsible for any consequences that may result from the use of these drawings.

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CODE SUMMARY/
SYMBOLS LEGEND

A-001

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