

# GRAIN VALLEY MARKETPLACE

## Retail & Restaurant Pad Sites For Sale



### Great Development Site

I-70 & Buckner Tarsney (NEC), 1103 S. Buckner Tarsney Road, Grain Valley, Missouri



Estimated Population  
**61,807**

Average Household Income  
**\$79,141**

Five Mile Radius

- Five lots available ranging from .48 - 2.32 acres
- Join Price Chopper (under construction), Marketplace 8 Cinema, and Casey's General Store
- Multi-lot retail development on I-70 & Buckner Tarsney Road
- Off site storm water detention
- Variety of lots available for retail and restaurants
- Growing community with excellent visibility

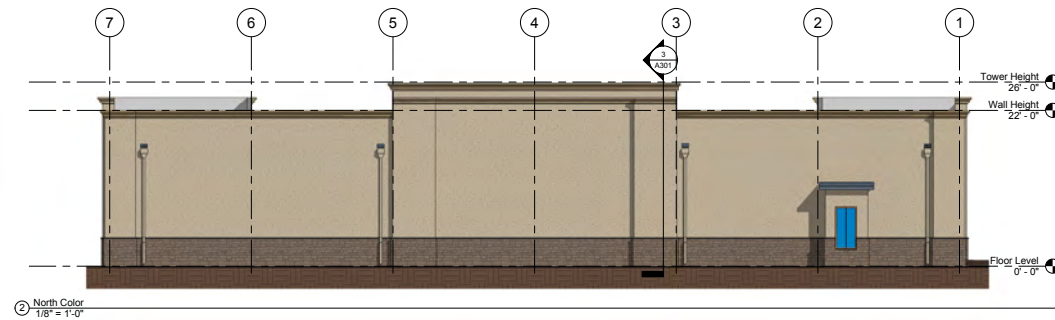
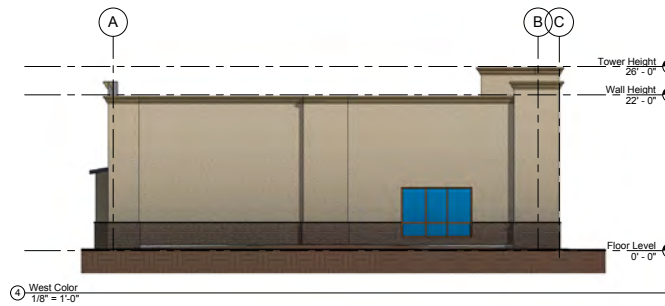
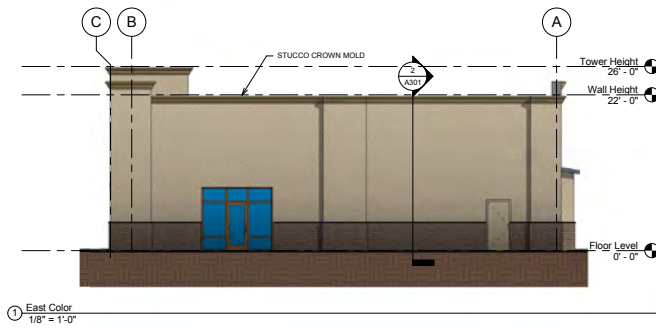
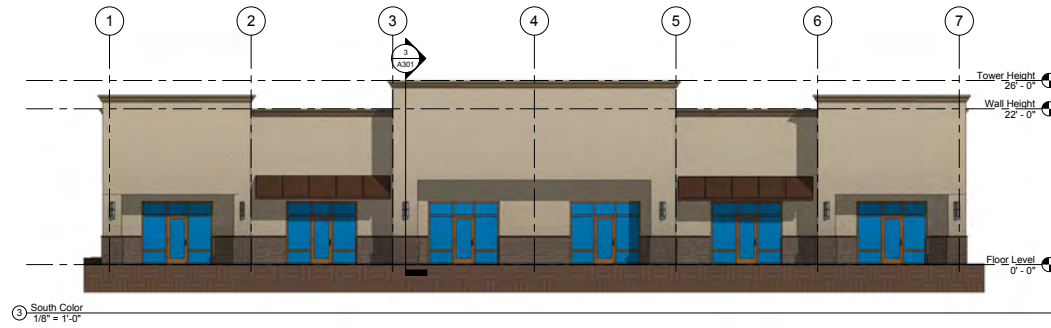


# I-70 & Buckner Tarsney Road (NEC), Grain Valley, Missouri





# I-70 & Buckner Tarsney Road (NEC), Grain Valley, Missouri Proposed Elevation Lot 7 Retail Building - 7,000 - 9,000 Sq Ft



**Herman A. Scharhag Architects**  
6247 Brookside Blvd. #204  
Kansas City, MO 64113 816-656-5055  
scharhag@att.net

**GRAIN VALLEY  
MARKETPLACE  
NEW BUILDING**

No.	Description	Date
Revision Schedule		

Colored Elevations

Project number 1812

Date 09/23/2016

A202

Scale 1/8" = 1'-0"

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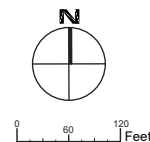
# I-70 & Buckner Tarsney Road (NEC), Grain Valley, Missouri



Designator	Projected Use	Building Area (sf)	Off-Street Parking	
			Required	Provided
1	Grocery	60,000	300	303
5a	Restaurant	4,800	1 per 3 seats	64
5b	Restaurant	4,800	1 per 3 seats	64
6	Restaurant	4,800	1 per 3 seats	64
7	Retail	8,000	35	33
8	Restaurant	4,000	1 per 3 seats	40
9	Restaurant	4,000	1 per 3 seats	34
	Totals	90,400		602
ex1	B&B Theater	24,000	existing	existing
ex2	Casey's	4,400	existing	existing

Note: Preliminary Development Data subject to change

## GRAIN VALLEY MARKETPLACE



(6/27/2016)



# I-70 & Buckner Tarsney Road (NEC), Grain Valley, Missouri

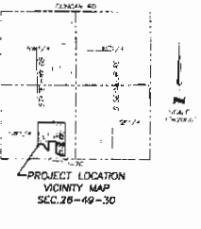
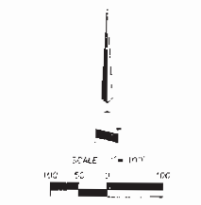
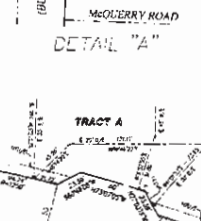
2016 06 11 01

### FINAL PLAT

## GRAIN VALLEY MARKETPLACE

A REPLAT OF SUNNY LANE ADDITION AND  
A PART OF THE SW 1/4, SEC. 26, TWP. 49, RND. 30  
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI

Recorded in Book **1331** Page **163** L.S.  
Instrument Number **12660110**  
Recorded in Book **1331** Page **163** L.S.  
Instrument Number **12660110**  
Director Recorder of Deeds  
By: **[Signature]**  
Recorder's Fee \$ **150.00**



I, **[Signature]**, Surveyor, do hereby certify that the plat above described is a correct and true copy of the original plat filed in my office on the 11th day of June, 2016, and that said survey meets or exceeds the current Minimum Standards for Urban Property Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and the Minimum Standards for Property Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the Statute and the City of Grain Valley's rules, ordinances and regulations governing the practice of surveying and printing of subdivisions to the best of my professional knowledge and belief.

JOSEPH J. JOHANNES  
NUMBER LS-2150  
1256 CORPORATE AVENUE  
LENEXA, KANSAS 66215  
PHONE: (913) 888-7880  
FAX: (913) 888-7888

As that part of the Southwest Quarter of Section 26, Township 49, Range 30, and that part of SUNNY LANE ADDITION, a subdivision in the City of Grain Valley, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 26, thence North 83° 13' 17" West along the South line of the Southwest Quarter of said Section 26, a distance of 1340.42 feet, to the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 26, thence North 01° 22' 23" East, along the West line of the East part of the Southwest Quarter of said Section 26, a distance of 522.89 feet, thence South 80° 20' 36" East, departing said West line, a distance of 19.54 feet to the TRUE POINT OF BEGINNING of the subject tract, said point being at a point on the East right-of-way line of Missouri Route 168 (aka Buckner Tarsney Road), thence North 01° 42' 20" East, along said East right-of-way line, a distance of 794.03 feet, thence South 87° 47' 11" East, along the South line of Lot 1, 16, 12, 16 and 15, the BREZZLERWAY CATHOLIC BUSINESS PARK, a subdivision of land in the City of Grain Valley, Jackson County, Missouri, and along the North line of the Southwest Quarter of said Section 26, a distance of 819.81 feet, thence North 81° 10' 23" East, along the South line of said Lot 15, a distance of 4.60 feet, thence South 87° 45' 23" East, continuing along the South line of Lots 15 and 14, the BREZZLERWAY CATHOLIC BUSINESS PARK, a subdivision of land in the City of Grain Valley, Jackson County, Missouri, a distance of 158.44 feet, thence South 83° 00' 27" West, a distance of 4.50 feet, along the South line of said Lot 14, so to a point on the North line of the Southwest 1/4 of the Southwest 1/4, thence South 87° 47' 31" East, along said North line and the South line of Lots 14, 13 and 12, the BREZZLERWAY CATHOLIC BUSINESS PARK, a distance of 163.50 feet, to a point on the East line of the North part of the East right-of-way line of the Southwest Quarter of said Section 26, thence South 01° 42' 50" West, along said East line, a distance of 1912.76 feet, to a point on the North part of the East right-of-way line of Interstate Highway Number 70 as now established, thence North 81° 28' 28" West, (North 83° 41' 33" West, Deed), along said North part of the East right-of-way line, a distance of 39.16 feet, (Deed), thence North 60° 11' 07" West, (North 71° 28' 05" West, Deed), continuing along said East right-of-way line, a distance of 230.48 feet, to a point on the West line of a right-of-way dedicated in book 1745 of page 233, and thence North 80° 28' 56" West, a distance of 250.48 feet, along the West line of a right-of-way dedicated in book 1745 of page 233, and thence North 80° 28' 56" West, a distance of 30.87 feet, along the East line of said right-of-way, to a point on the West line of the subject tract, said point being at a point on the East right-of-way line of Missouri Route 168 (aka Buckner Tarsney Road), thence North 01° 42' 20" East, along said West line, a distance of 15.00 feet, to a point on the West line of said right-of-way line, a distance of 363.63 feet, to a point of tangency, thence South 88° 32' 21" East, 453.63 feet, and a center angle of 23° 15' 54", to a point of tangency, thence South 20° 44' 08" West, continuing along said right-of-way line and the East line of said lots 4 thru 1, a distance of 12.00 feet, to a point on said North right-of-way of Interstate Highway Number 70 as now established, thence North 83° 15' 42" West, along said North right-of-way, a distance of 26.00 feet, thence continuing along said North right-of-way, North 31° 59' 13" West, (N. 36° 04' 30" W, Deed), a distance of 167.67 feet, to the TRUE POINT OF BEGINNING of the subject tract.

The above described tract of land contains 862,842 square feet or 19,858 acres more or less.

An easement or license is hereby granted to the City of Grain Valley, Jackson County, Missouri, to locate, construct and maintain (and authorized the location, construction, maintenance of conduits, water, gas, sewer lines, poles, wires, anchors and surface drainage and all or any of them) under and along the right of way dedicated in said plat, and in addition to the easements shown on the plat, for the purpose of constructing, maintaining, repairing, renewing and replacing sanitary sewer facilities. Any easements or licenses for the purpose of constructing, maintaining, repairing, renewing and replacing sanitary sewer facilities, any easements or licenses for the purpose of constructing, maintaining, repairing and replacing storm water drainage facilities, in accordance with plans and specifications approved by the City Engineer of the City of Grain Valley, Missouri, and any easements or licenses for the purpose of constructing, maintaining, repairing and replacing storm water drainage facilities, in accordance with plans and specifications approved by the City Engineer of the City of Grain Valley, Missouri, and any easements or licenses for the purpose of constructing, maintaining, repairing and replacing storm water drainage facilities, in accordance with plans and specifications approved by the City Engineer of the City of Grain Valley, Missouri, shall not be a condition precedent to the recording of this plat, and there shall be no objection of the grantor or contractor in said easement without the approval of the City of Grain Valley. His objection may be specified in said easement which would prevent, restrict, or otherwise affect the maintenance purposes.

Said right-of-way shown on the accompanying plat and not herebefore dedicated to public use are hereby dedicated.

Non-Exclusive Egress and Express easement rights for vehicular and pedestrian traffic over and across ditches, roads, utility lots and easements between lots and/or tracts shown herein, is hereby granted with the recording of this plat.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "GRAIN VALLEY MARKETPLACE".

In testimony whereof, S. C. PROPERTY MANAGEMENT, LLC has caused these plat to be signed by its Manager, **[Signature]**, on this **11th** day of **May**, 2016.

S. C. PROPERTY MANAGEMENT, LLC  
 Manager: **[Signature]**  
 State of: **MO**  
 Title of: **Manager**  
 Copy of to:

On this **11th** day of **May**, 2016, before me, personally appeared Paul E. Lewis, who being by me sworn, did say that he is the Managing Member of S. C. PROPERTY MANAGEMENT, LLC and that said instrument was signed in behalf of said Company by its Member and that he had full and good title to said property.

I, **[Signature]**, County Recorder, do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on the 11th day of May, 2016.

Paul E. Lewis  
County Recorder  
My Commission Expires: **Feb 2 2015**

Notary Public

THE CITY OF GRAIN VALLEY, MISSOURI, HAS REVIEWED AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION ON THE 22ND DAY OF MAY, 2016.

City Engineer: **[Signature]**  
Secretary: **[Signature]**

These easements and rights-of-way are hereby dedicated to the governing body of Grain Valley, Missouri, this 21st day of May, 2016.

Mayor: **[Signature]**  
City Engineer: **[Signature]**  
City Clerk: **[Signature]**

UNITY EASEMENT VALUATION TABLE  
 BY THE EXECUTION OF THIS PLAT, THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI HEREBY AGREES TO AND WILL INDEMNIFY, IF ANY, IN THE FOLLOWING CIRCUMSTANCES:  
 1. EGRESS AND WATER EASEMENT TO CORNER IN BOOK 11802 AT PAGE 213.  
 2. WATER EASEMENT RECORDED IN BOOK 2635 AT PAGE 234.  
 3. EGRESS - EGRESS EASEMENT RECORDED IN BOOK 1811 AT PAGE 54.  
 4. DRAIN EASEMENT IN BOOK 14775 AT PAGE 158. CORRECTED IN BOOK 11806 AT PAGE 103.  
 5. UTILITY EASEMENTS RECORDED AS DOCUMENT NOS. 200201000446, 200201000448, 200201000449, 200201000450, 200201000451, 200201000452, 200201000453, 200201000454, 200201000455, 200201000456, 200201000457, 200201000458, 200201000459, 200201000460.

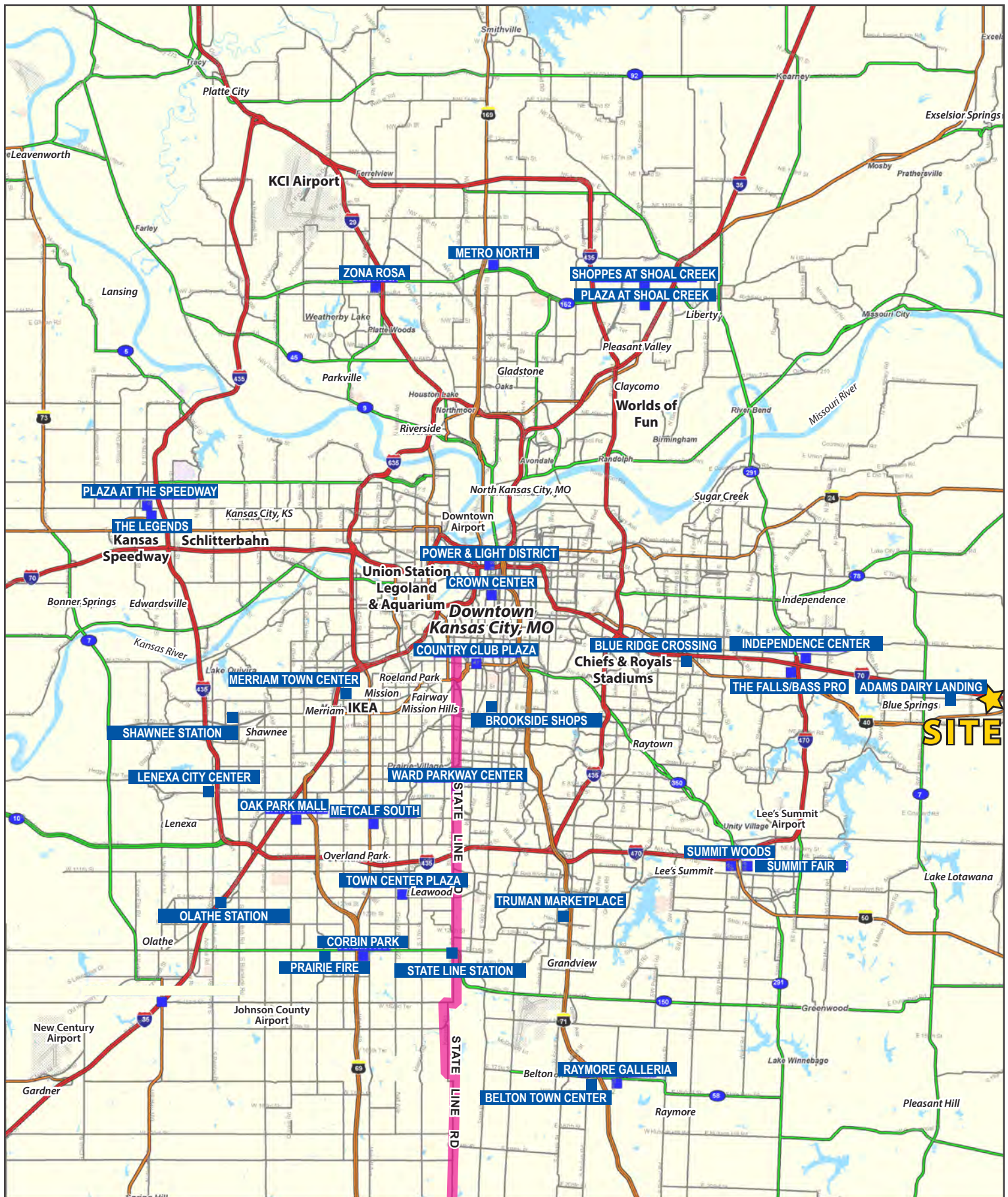
### SHAFER, KLINE & WARREN, INC. ENGINEERS - SURVEYORS

11260 CORPORATE AVENUE  
LENEXA, KANSAS 66215  
PHONE: (913) 888-7880  
FAX: (913) 888-7888



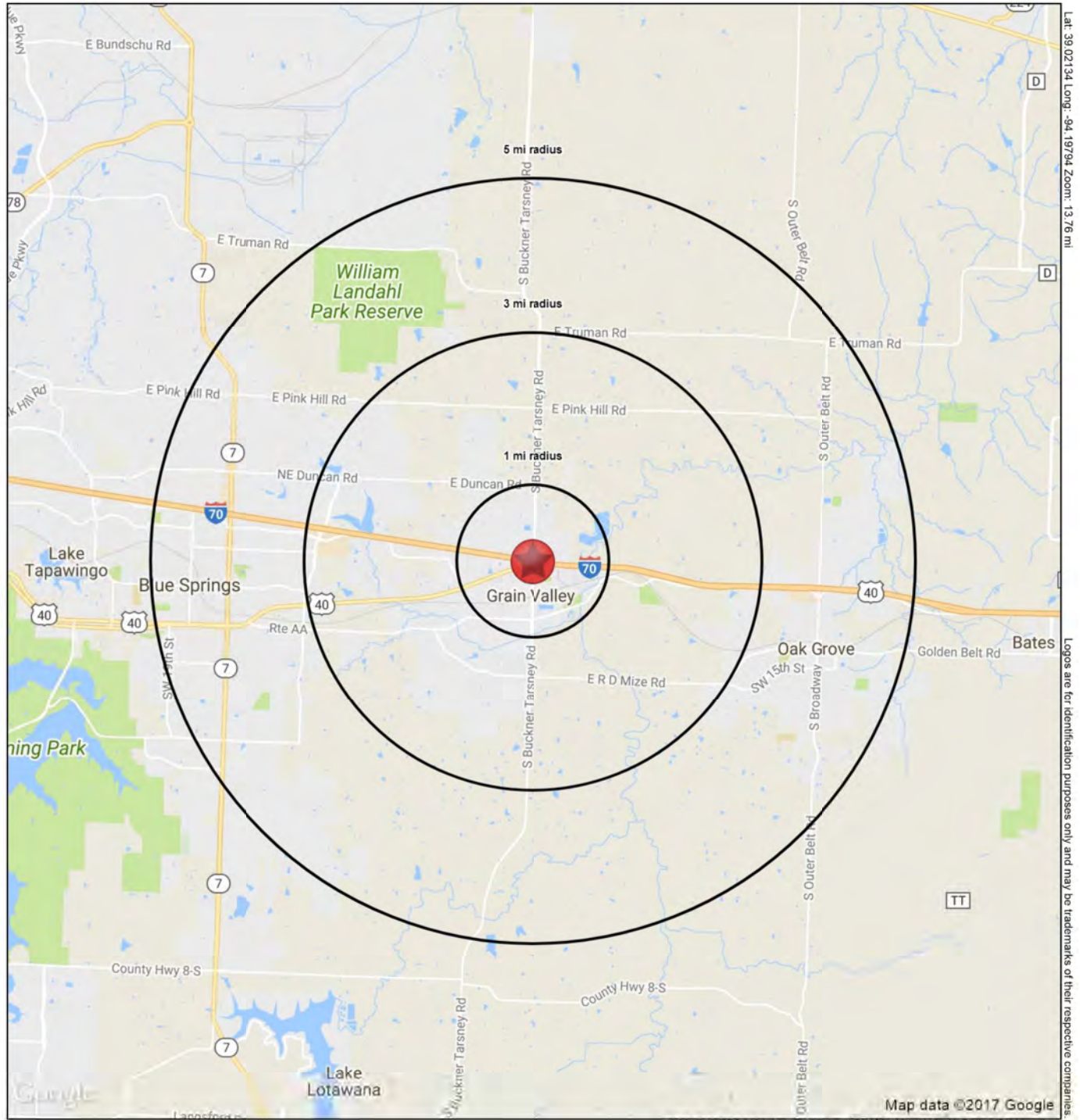


# Greater Kansas City Metropolitan Area | Locator Map



**SITE**





Lat: 39.02134 Long: -94.19794 Zoom: 13.76 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

## Interstate 70 & Buckner Tarsney Road

Grain Valley, MO 64029

December 2017

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0214/-94.1979

RS1

## Interstate 70 & Buckner Tarsney Road

Grain Valley, MO 64029

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2017 Estimated Population	4,565	21,216	65,616
	2022 Projected Population	4,644	21,679	67,124
	2010 Census Population	3,985	19,591	62,477
	2000 Census Population	1,919	10,517	49,102
	Projected Annual Growth 2017 to 2022	0.3%	0.4%	0.5%
	Historical Annual Growth 2000 to 2017	8.1%	6.0%	2.0%
	2017 Median Age	30.1	33.2	34.6
<b>HOUSEHOLDS</b>	2017 Estimated Households	1,726	7,673	24,576
	2022 Projected Households	1,757	7,857	25,188
	2010 Census Households	1,474	6,932	22,911
	2000 Census Households	712	3,709	17,731
	Projected Annual Growth 2017 to 2022	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2017	8.4%	6.3%	2.3%
<b>RACE AND ETHNICITY</b>	2017 Estimated White	90.4%	91.4%	89.1%
	2017 Estimated Black or African American	3.7%	3.3%	4.8%
	2017 Estimated Asian or Pacific Islander	0.9%	1.2%	1.4%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2017 Estimated Other Races	4.4%	3.6%	4.2%
	2017 Estimated Hispanic	5.9%	5.0%	5.0%
<b>INCOME</b>	2017 Estimated Average Household Income	\$70,018	\$84,028	\$83,946
	2017 Estimated Median Household Income	\$55,512	\$71,666	\$69,983
	2017 Estimated Per Capita Income	\$26,487	\$30,429	\$31,484
<b>EDUCATION (AGE 25+)</b>	2017 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.6%	1.3%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.7%	4.5%	4.5%
	2017 Estimated High School Graduate	38.2%	33.2%	30.7%
	2017 Estimated Some College	23.6%	24.0%	25.7%
	2017 Estimated Associates Degree Only	5.9%	7.8%	8.6%
	2017 Estimated Bachelors Degree Only	12.6%	18.5%	19.0%
	2017 Estimated Graduate Degree	11.2%	10.4%	10.2%
<b>BUSINESS</b>	2017 Estimated Total Businesses	266	519	2,316
	2017 Estimated Total Employees	2,273	5,439	23,662
	2017 Estimated Employee Population per Business	8.5	10.5	10.2
	2017 Estimated Residential Population per Business	17.2	40.9	28.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.