

TRINITY WOODS LAND

PAD & DEVELOPMENT SITES FOR SALE/LEASE



AVAILABLE LOTS	
LAND	AC
Lot 8	0.9
Lot 9	1.5
Lot 11	1.8
Lot 12	1.7
Site C1	4.01
Site C3	4.2

Hidden Valley Sports Complex



SITE HIGHLIGHTS

SEC I-70 & LITTLE BLUE PKWY • INDEPENDENCE, MO

- All sites can be divided or combined
- Convenient access to Independence, Lee's Summit, Blue Springs and Kansas City, MO
- Great highway visibility to I-70 with 104,000+ CPD
- Ideal pad sites for office, medical, retail, and restaurant
- Excellent neighboring tenants: Children's Mercy Hospital, Drury Inn, Corner Cafe, Culver's, My Place Extended Stay Hotel and more

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	5,462	44,209	125,818
Avg. HH Income	\$85,119	\$107,392	\$102,786
# of Businesses	224	1,317	3,999
# of Employees	5,462	19,072	53,975

WESTON BUCKLEY

816.268.9102 / wbuckley@lane4group.com

SUBMARKET AERIAL



CONVENIENT LOCATION AND QUICK ACCESS TO KC LANDMARKS AND THRIVING RESIDENTIAL COMMUNITIES



CITY	POPULATION	DISTANCE
Independence, MO	120,922	0 Min
Blue Springs, MO	60,539	2 Min
Lee's Summit, MO	104,184	5 Min
Liberty, MO	30,794	18 Min
Jackson County	723,244	

DESTINATION	DISTANCE
Downtown KC	16 Min
Country Club Plaza	26 Min
Arrowhead Stadium	9 Min