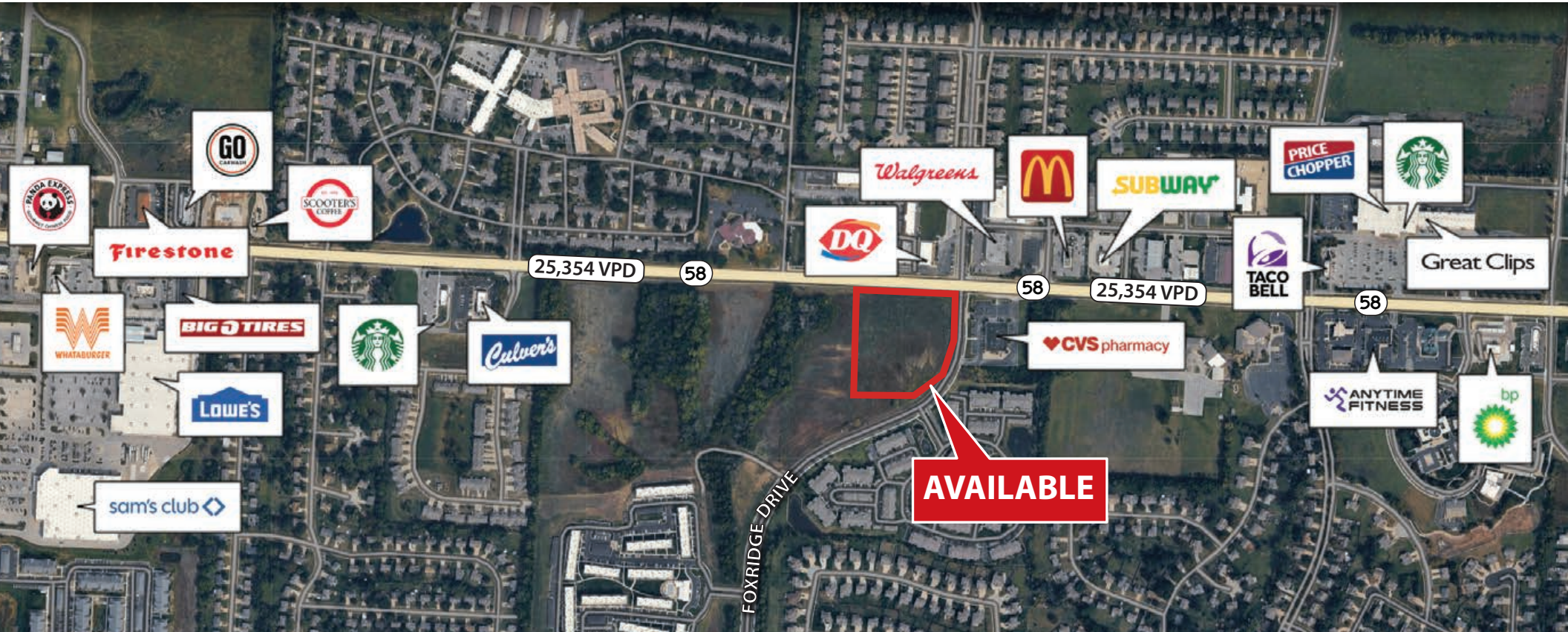


FOR SALE

3.23 ACRE LOT

Hwy 58 & Foxridge Drive
Raymore, MO



SITE SUMMARY

- 3.23 Acres Available
- \$2,000,000
- Excellent Visibility and Access from Hwy 58 and Foxridge Drive



Brokerage • Development • Management



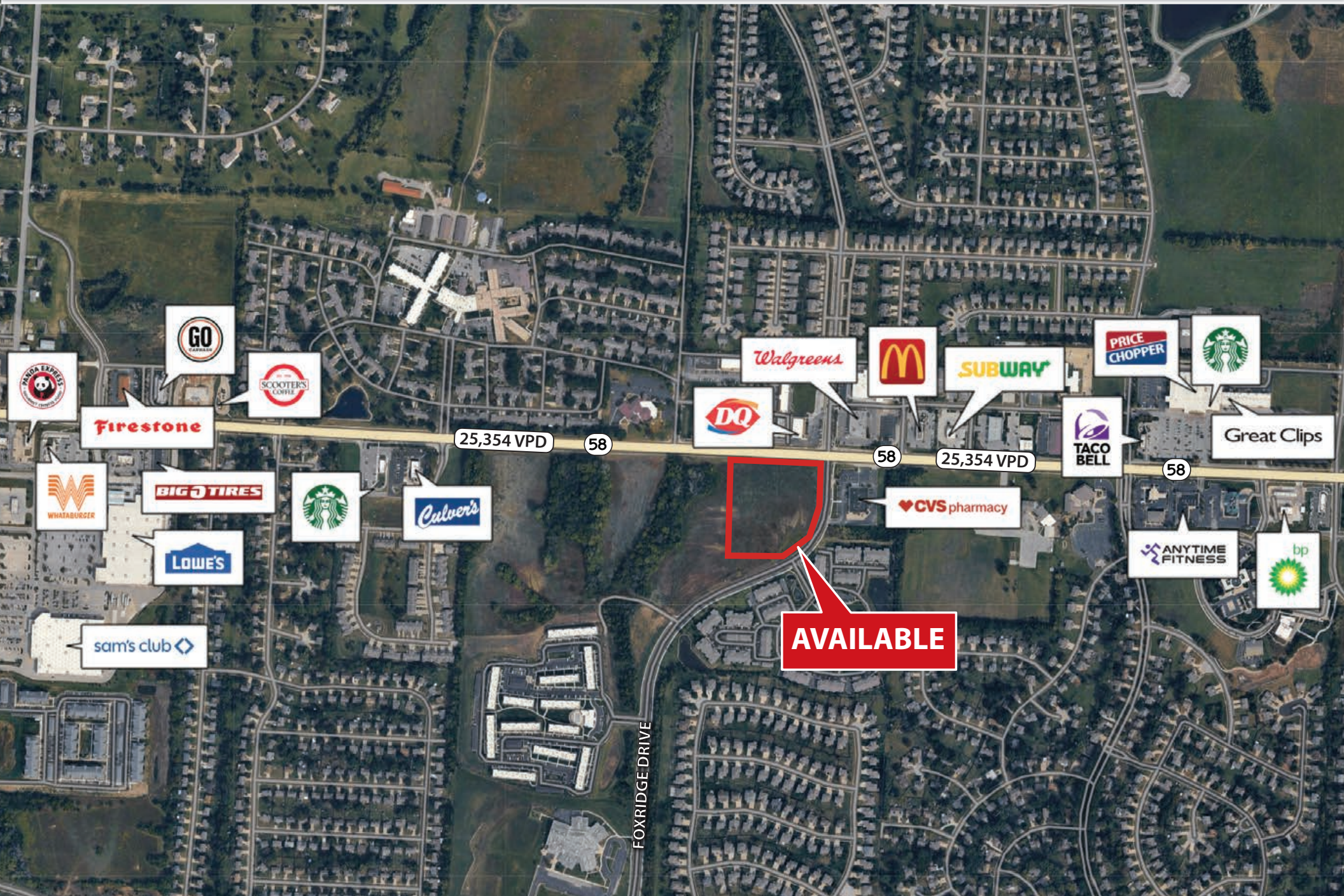
Bob Johnson

bjohnson@rhjohnson.com | 816.268.2450

4520 Madison Avenue, Suite 300 • Kansas City, MO 64111 • 816.561.5551 • rhjohnson.com

While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

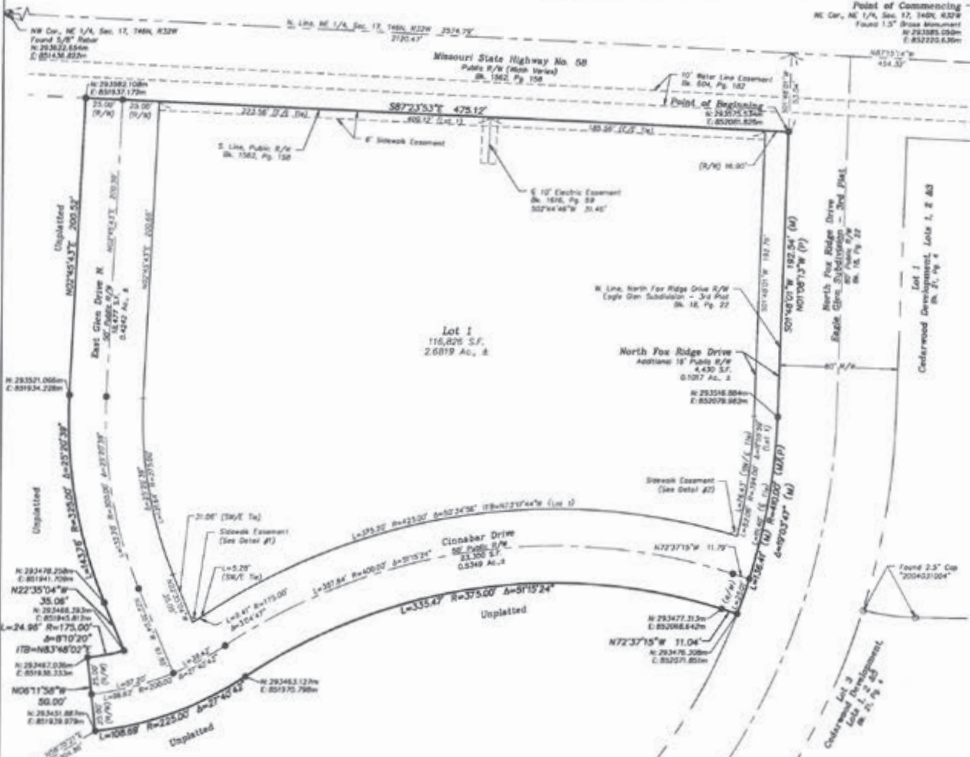
AERIAL OVERVIEW



SITE PLAN

Final Plat Foxridge Business Park

An unplatted tract of land lying in the Northeast Quarter of Section 17,
Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri



Property Description
All that part of an unplatted tract of land lying in the Northeast Quarter of Section 17, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri, described as follows:
COMMENCING at the Northeast corner of the Northeast Quarter of Section 17, Township 46 North, Range 32 West; thence North 87 degrees 15 minutes 14 seconds West, on the North line of said Northeast Quarter, a distance of 154.32 feet to a point on the Northernly extension of the West line of North Fox Ridge Drive right of way, as established in Eagle Glen Subdivision -- 3rd Plat, a subdivision in the City of Raymore, Cass County, Missouri; thence South 01 degree 43 minutes 01 second West, on a solid Northernly extension, a distance of 53.04 feet to a point on the South line of Missouri State Highway No. 58 right of way, as established in Book 1562, Page 156, the POINT OF BEGINNING; thence South 01 degree 43 minutes 01 second West, departing said South line, on said West line, a distance of 132.54 feet to a point of curvature; thence in a Southerly direction, continuing on said West line and on a curve to the right, having a radius of 410.00 feet, through a central angle of 19 degrees 03 minutes 47 seconds, on an arc distance of 136.41 feet to a point on a non-tangent line; thence North 72 degrees 37 minutes 15 seconds West, departing said West line, a distance of 11.04 feet to a point of curvature; thence in a Westerly and Southwesterly direction, on a curve to the left, having a radius of 325.00 feet, through a central angle of 51 degrees 15 minutes 24 seconds, on an arc distance of 335.47 feet to a point of reverse curvature; thence in a Southwesterly direction, on a curve to the right, having a radius of 225.00 feet, through a central angle of 27 degrees 40 minutes 42 seconds, on an arc distance of 105.69 feet to a point on a non-tangent line; thence in a Northwesterly and Northerly direction, on a curve to the right, having a radius of 175.00 feet, through a central angle of 8 degrees 10 minutes 20 seconds, on an arc distance of 24.98 feet to a point on a non-tangent line; thence North 22 degrees 38 minutes 04 seconds West a distance of 35.06 feet to a point of curvature; thence in a Northwesterly and Northerly direction, on a curve to the right, having a radius of 325.00 feet, through a central angle of 25 degrees 20 minutes 30 seconds, on an arc distance of 143.76 feet to a point on a non-tangent line; thence North 02 degrees 45 minutes 43 seconds East a distance of 200.52 feet to a point on said South line of Missouri State Highway No. 58 right of way; thence South 87 degrees 15 minutes 14 seconds East, on said South line, a distance of 476.12 feet to the POINT OF BEGINNING, containing 163,033 square feet or 3.7427 Acres, more or less.

Road Dedication
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereinafter known as "Foxridge Business Park".

Easement Dedication
An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for drainage, surface drainage, and grading, including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of 60 shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works.

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for sewage, including, but not limited to, underground pipes, services, pedestals, any or all of them upon, over, under and along the strips of land designated "Sanitary Sewer Easement" or "S/S", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of 60 shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works.

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, including, but not limited to, underground pipes, services, pedestals, any or all of them upon, over, under and along the strips of land designated "Water Easement" or "W/E", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of 60 shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without written approval of the Public Works Director.

Any streets or rights of way shown on this plat and not heretofore dedicated for public use are hereby so dedicated.

Execution
IN WITNESS WHEREOF, the undersigned proprietor has caused this instrument to be signed this ___ day of ___ 2019.

OWNER OF Lot 1: B&M Dean Family Farm, LLC, a Missouri limited liability company
Junior Dean, Manager
State of _____
County of _____

- SURVEYOR'S NOTES:**
1. Basis of Bearings: Held the North line of the Northeast Quarter of Section 17, Township 46 North, Range 32 West = N87°15'14" N, Missouri Coordinate System 1983, West Zone. Distances shown hereon are ground distances in US Survey Feet.
 2. Subject Property lies within "Zone X - Area determined to be outside the 0.2% annual chance floodplain," according to FEMA Flood Insurance Rate Map Number 29057C0036F, Revised January 2, 2013.
 3. Subject Property contains 163,033 Square Feet or 3.7427 Acres, more or less.
 4. The herein described surveyed premises were last conveyed in Book 3793, Page 640.
 5. This survey meets or exceeds the Utah Class Property Accuracy Standard of Closure 1:29,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
 6. Interior corners will be set of the completion of construction.

| Area Summary Table | |
|---------------------------|---------------------------------|
| Lot 1 | 116,826 S.F., 2.6819 Ac. |
| East Oak Drive N. R/W | 18,477 S.F., 0.4242 Ac. |
| Cinabarr Drive R/W | 23,300 S.F., 0.5349 Ac. |
| North Fox Ridge Drive R/W | 4,430 S.F., 0.1017 Ac. |
| Total | 163,033 S.F., 3.7427 Ac. |

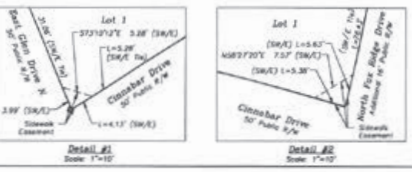


LEGEND

- SECTION CORNER
- SET SURVEY REBAR PLACED-366 CAP
- ROAD MONUMENT AS NOTED
- PREVIOUSLY PLATTED DIMENSION
- CALCULATED DIMENSION - FROM RECORD
- NEASURED DIMENSION - THIS PLAT
- PREVIOUSLY SUGGESTED DIMENSION
- DRAINAGE EASEMENT
- ELECTRIC EASEMENT
- RIGHT OF WAY
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- UTILITY EASEMENT

GENERAL NOTES:

1. B&M Dean Family Farm, LLC, 3000 E State Route 100, Raymore, Missouri 64748
2. Surveyed by: R.H. Johnson, PLS, 1827 Westpark Parkway, West Park, Missouri 64786
3. Telephone: (417) 267-2818
4. Fax: (417) 267-1212
5. Office: 1317 Street, Suite 200, Overland Park, Kansas 66213
6. Telephone: (913) 261-1170



Be it remembered that on this ___ day of ___ 2019, before me, a notary public in and for said County and State, came Junior Dean, Manager of B&M Dean Family Farm, LLC, a Missouri limited liability company, to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Signature _____ (Seal)
My Commission Expires: _____
Certification:
I hereby certify that the within Plat of "Foxridge Business Park" is a subdivision as an actual survey made by me or under my direct supervision and that survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, the current Zone of the North American Datum of 1983; that the subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the center lines and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Cass County Statutes, ordinances, and regulations which govern the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Planning and Zoning Commission
This plat of "Foxridge Business Park" addition has been submitted to and approved by the Raymore Planning and Zoning Commission this ___ day of ___ 2019.

Secretary

City Council

This plat of "Foxridge Business Park" addition, including easements and rights-of-way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No. ___ duly passed and approved by the Mayor of Raymore, Missouri, on the ___ day of ___ 2019.

By: Timothy Eric Maxwell, M.D. PLS No. 2009000067
Chason, LC-356
Tmaxwell@olsson.com
Entered on transfer record this ___ day of ___ 2019.

Deputy County Recorder of Deeds
(SEAL) _____ Mayor
ATTEST: _____ City Clerk
_____ City Engineer

olsson
1317 Street, Suite 200
Overland Park, KS 66213-7290
TEL: 913.261.1170 www.olsson.com

Final Plat
Foxridge Business Park

An unplatted tract of land lying in the Northeast Quarter of Section 17, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

| REV. | DATE | REVISION DESCRIPTION |
|------|------|----------------------|
| | | |

2019

SHEET
1 of 1

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.8121/-94.4759

| Hwy 58 & Foxridge Drive | 1 mi | 3 mi | 5 mi |
|---|---------------|---------------|---------------|
| Raymore, MO 64083 | radius | radius | radius |
| Population | | | |
| 2025 Estimated Population | 10,205 | 38,190 | 73,662 |
| 2030 Projected Population | 12,023 | 42,836 | 80,818 |
| 2020 Census Population | 8,347 | 34,287 | 68,451 |
| 2010 Census Population | 7,118 | 30,260 | 60,595 |
| Projected Annual Growth 2025 to 2030 | 3.6% | 2.4% | 1.9% |
| Historical Annual Growth 2010 to 2025 | 2.9% | 1.7% | 1.4% |
| 2025 Median Age | 40.0 | 38.8 | 37.9 |
| Households | | | |
| 2025 Estimated Households | 3,901 | 14,809 | 28,577 |
| 2030 Projected Households | 4,654 | 16,819 | 31,704 |
| 2020 Census Households | 3,161 | 12,896 | 25,854 |
| 2010 Census Households | 2,653 | 11,258 | 22,509 |
| Projected Annual Growth 2025 to 2030 | 3.9% | 2.7% | 2.2% |
| Historical Annual Growth 2010 to 2025 | 3.1% | 2.1% | 1.8% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 76.3% | 79.0% | 76.4% |
| 2025 Estimated Black or African American | 14.9% | 11.7% | 13.4% |
| 2025 Estimated Asian or Pacific Islander | 2.2% | 1.6% | 1.6% |
| 2025 Estimated American Indian or Native Alaskan | 0.4% | 0.3% | 0.4% |
| 2025 Estimated Other Races | 6.2% | 7.4% | 8.3% |
| 2025 Estimated Hispanic | 5.7% | 6.9% | 7.7% |
| Income | | | |
| 2025 Estimated Average Household Income | \$118,303 | \$116,010 | \$110,814 |
| 2025 Estimated Median Household Income | \$98,661 | \$95,767 | \$91,653 |
| 2025 Estimated Per Capita Income | \$45,289 | \$45,032 | \$43,031 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 2.2% | 2.9% | 2.4% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 2.5% | 3.1% | 3.8% |
| 2025 Estimated High School Graduate | 23.4% | 27.0% | 27.7% |
| 2025 Estimated Some College | 23.2% | 24.0% | 23.2% |
| 2025 Estimated Associates Degree Only | 9.0% | 8.1% | 8.3% |
| 2025 Estimated Bachelors Degree Only | 24.2% | 23.1% | 22.8% |
| 2025 Estimated Graduate Degree | 15.6% | 11.8% | 11.9% |
| Business | | | |
| 2025 Estimated Total Businesses | 214 | 845 | 1,498 |
| 2025 Estimated Total Employees | 1,364 | 8,060 | 16,701 |
| 2025 Estimated Employee Population per Business | 6.4 | 9.5 | 11.2 |
| 2025 Estimated Residential Population per Business | 47.6 | 45.2 | 49.2 |

