



3351 Blue Ridge Ext, Grandview, MO 64030

**\$3,400,000**

## Grandview Mixed Use

Perfect located property with a cooperating municipality - mixed use, multi-family, commercial

Broker of Record: Diane Bickle (License: MO 1999093050)



Thomas Hammond  
FL 3336763  
904.806.1218



Diane Bickle  
1999093050  
816.985.8300

Listing Added: L

Listing Updated: Today



## Details

Asking Price	<b>\$3,400,000</b>	Property Type	<b>Land</b>
Subtype	<b>Commercial, Residential, Multifamily</b>	Permitted Zoning	<b>AG</b>
Lot Size (acres)	<b>43.3</b>	Broker Co-Op	<b>Yes</b>
APN	<b>64-940-01-44-00-0-00-000 &amp; 64-930-01-01-00-0-00-000</b>	Ownership	<b>Fee Simple</b>

## Marketing Description

This beautiful piece of land in two adjacent tracts is ready to tell a story with a Master Developer that can improve the land with sensitivity and great care for its surroundings. At the edge of the city limits of Grandview, Missouri, this 43+ acres of untouched land is just begging for high density Residential development with Retail, Restaurants, Medical Facilities, Offices Shops, and other attractions. Multifamily Apartments, Duplexes, Townhouses, Tiny-Houses can be interwoven with Retail, Office, Medical or other mixed uses. The City of Grandview is excited to assist in achieving a modern-day, environmentally sensitive, yet pragmatic use of this rare property. This is an ideal location for a Master Planned Community designed for modern living with sensible features with the goal of uniting residents across diverse backgrounds and lifestyles where they can work and play with confidence, security, and flexibility.

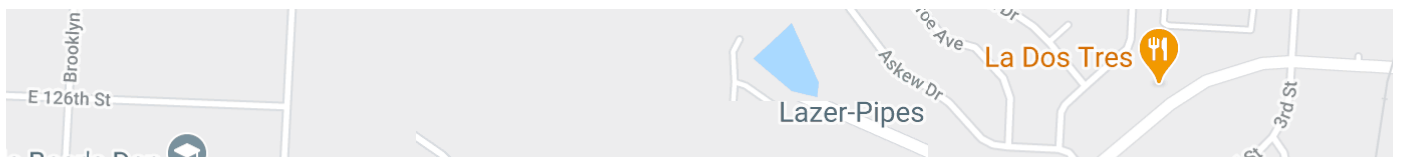
CONTACT LISTING BROKER: Diane Bickle at Glad Heart Realty (dbickle@gladheartrealty.com) (816)985-8300

Thomas Hammond is a referring agent only and is not licensed in the State of Missouri. He is happy to consult as a former developer in the Kansas City Area, but all real estate matters including offers and negotiations are to be through the licensed Listing Broker, Diane Bickle.

## Investment Highlights

- CONVENIENT TO GRANDVIEW
- MAIN ST FRONTAGE
- BLUE RIDGE EXTENSION FRONTAGE
- COOPERATION FROM CITY OF GRANDVIEW
- TREMENDOUS OPPORTUNITY FOR UNDER-SERVED MULTIFAMILY
- MANY USES POSSIBLE

## Location (1 Location)



Property Photos (1 photos)

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