QUIKTRIP EXCESS GROUND FOR SALE

3536 S. Noland Road, Independence, Missouri

SALE PRICE: $18/SF | 39,218 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,651	79,740	154,749
Avg. Household Income	$86,332	$79,425	$84,621

- Excellent pad site opportunity
- Strong traffic counts along Noland Road
- Surrounding co-tenants include: Carpet Corner, Dollar General, Jimmy Johns, Pizza Street, and more

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agents*

PHIL PECK | 816.412.7364 | ppeck@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

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QUIKTRIP EXCESS GROUND FOR SALE

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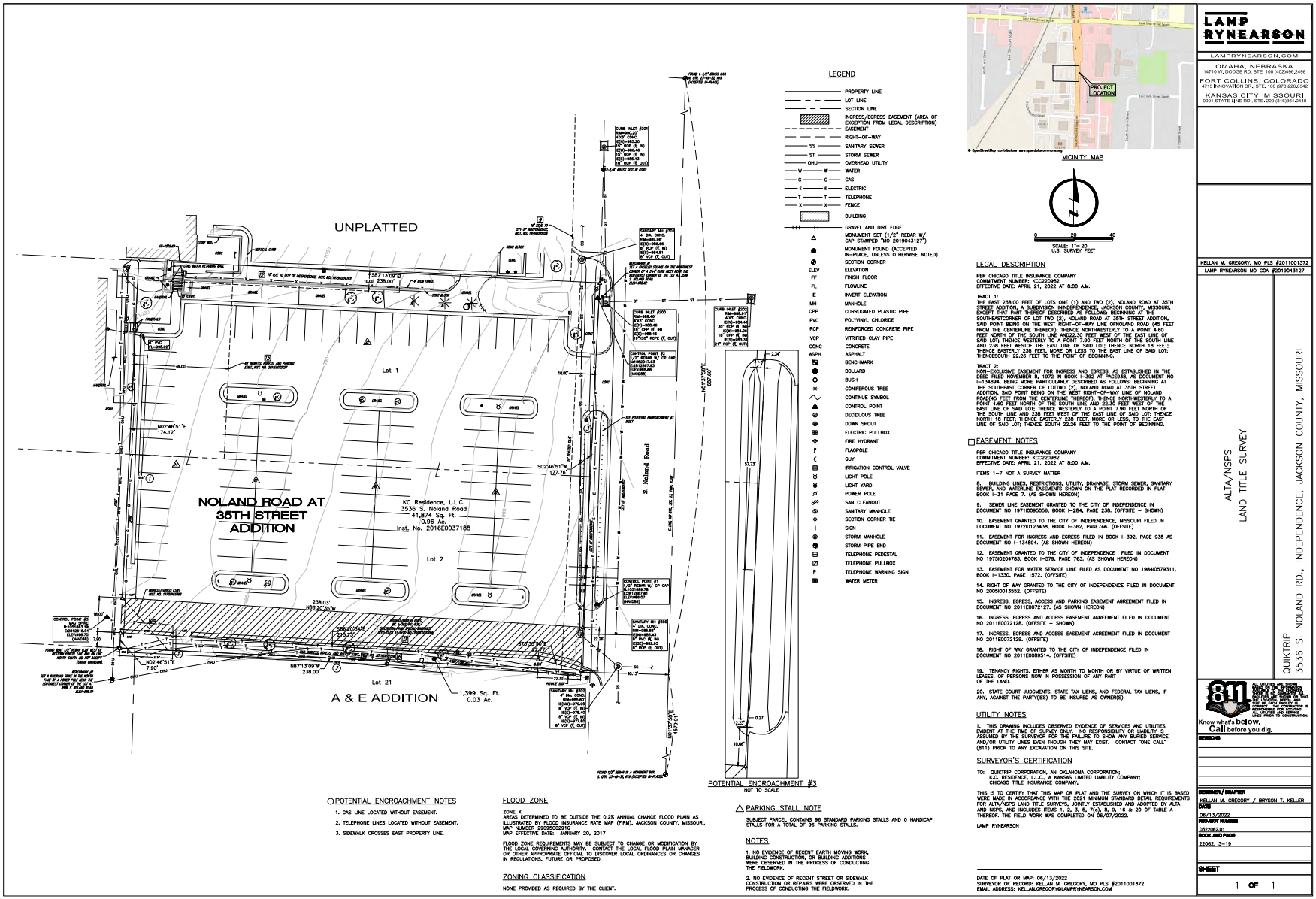
SURVEY



○ POTENTIAL ENCROACHMENT NOTES

1. GAS LINE LOCATED WITHOUT EASEMENT.
2. TELEPHONE LINES LOCATED WITHOUT EASEMENT.
3. SIDEWALK CROSSES EAST PROPERTY LINE.

FLOOD ZONE

ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), JACKSON COUNTY, MISSOURI.
MAP NUMBER 29095C0291G
MAP EFFECTIVE DATE: JANUARY 20, 2017

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

ZONING CLASSIFICATION

NONE PROVIDED AS REQUIRED BY THE CLIENT.

△ PARKING STALL NOTE

SUBJECT PARCEL CONTAINS 96 STANDARD PARKING STALLS AND 0 HANDICAP STALLS FOR A TOTAL OF 96 PARKING STALLS.

NOTES

1. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

2. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: KCC2209662
EFFECTIVE DATE: APRIL 21, 2022 AT 8:00 A.M.

TRACT 1:
THE EAST 238.00 FEET OF LOTS ONE (1) AND TWO (2), NOLAND ROAD AT 35TH STREET ADDITION, A SUBDIVISION ININDEPENDENCE, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTCORNER OF LOT TWO (2), NOLAND ROAD AT 35TH STREET ADDITION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OFNOLAND ROAD (45 FEET FROM THE CENTERLINE THEREOF); THENCE NORTHWESTERLY TO A POINT 4.60 FEET NORTH OF THE SOUTH LINE ANDZZ.30 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WESTERLY TO A POINT 7.90 FEET NORTH OF THE SOUTH LINE AND 238 FEET WESTOF THE EAST LINE OF SAID LOT; THENCE NORTH 18 FEET; THENCE EASTERLY 238 FEET, MORE OR LESS TO THE EAST LINE OF SAID LOT; THENCESOUTH 22.26 FEET TO THE POINT OF BEGINNING.

TRACT 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS ESTABLISHED IN THE DEED FILED NOVEMBER 8, 1972 IN BOOK I-392 AT PAGE938, AS DOCUMENT NO I-134894, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOTTWO (2), NOLAND ROAD AT 35TH STREET ADDITION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NOLAND ROAD(45 FEET FROM THE CENTERLINE THEREOF); THENCE NORTHWESTERLY TO A POINT 4.60 FEET NORTH OF THE SOUTH LINE AND 22.30 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WESTERLY TO A POINT 7.90 FEET NORTH OF THE SOUTH LINE AND 238 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH 18 FEET; THENCE EASTERLY 238 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT; THENCE SOUTH 22.26 FEET TO THE POINT OF BEGINNING.

☐ EASEMENT NOTES

PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: KCC2209662
EFFECTIVE DATE: APRIL 21, 2022 AT 8:00 A.M.

ITEMS 1-7 NOT A SURVEY MATTER

8. BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED IN PLAT BOOK I-31 PAGE 7. (AS SHOWN HEREON)

9. SEWER LINE EASEMENT GRANTED TO THE CITY OF INDEPENDENCE IN DOCUMENT NO 197100905056, BOOK I-284, PAGE 238. (OFFSITE - SHOWN)

10. EASEMENT GRANTED TO THE CITY OF INDEPENDENCE, MISSOURI FILED IN DOCUMENT NO 197301123438, BOOK I-362, PAGE746. (OFFSITE)

11. EASEMENT FOR INGRESS AND EGRESS FILED IN BOOK I-392, PAGE 938 AS DOCUMENT NO I-134894. (AS SHOWN HEREON)

12. EASEMENT GRANTED TO THE CITY OF INDEPENDENCE FILED IN DOCUMENT NO 197501204783, BOOK I-579, PAGE 763. (AS SHOWN HEREON)

13. EASEMENT FOR WATER SERVICE LINE FILED AS DOCUMENT NO 198405179311, BOOK I-1330, PAGE 1572. (OFFSITE)

14. RIGHT OF WAY GRANTED TO THE CITY OF INDEPENDENCE FILED IN DOCUMENT NO 200501013552. (OFFSITE)

15. INGRESS, EGRESS, ACCESS AND PARKING EASEMENT AGREEMENT FILED IN DOCUMENT NO 2011E0072127. (AS SHOWN HEREON)

16. INGRESS, EGRESS AND ACCESS EASEMENT AGREEMENT FILED IN DOCUMENT NO 2011E0072128. (OFFSITE - SHOWN)

17. INGRESS, EGRESS AND ACCESS EASEMENT AGREEMENT FILED IN DOCUMENT NO 2011E0072129. (OFFSITE)

18. RIGHT OF WAY GRANTED TO THE CITY OF INDEPENDENCE FILED IN DOCUMENT NO 2011E0085614. (OFFSITE)

19. TENANCY RIGHTS, EITHER AS MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASES, OF PERSONS NOW IN POSSESSION OF ANY PART OF THE LAND.

20. STATE COURT JUDGMENTS, STATE TAX LIENS, AND FEDERAL TAX LIENS, IF ANY, AGAINST THE PARTY(ES) TO BE INSURED AS OWNER(S).

UTILITY NOTES

1. THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (811) PRIOR TO ANY EXCAVATION ON THIS SITE.

SURVEYOR'S CERTIFICATION

TO: QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION;
K.C. RESIDENCE, L.L.C., A KANSAS LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 5, 7(a), 8, 9, 16 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/07/2022.

LAMP RYNEARSON

DATE OF PLAT OR MAP: 06/13/2022
SURVEYOR OF RECORD: KELLAN M. GREGORY, MO PLS #2011001372
EMAIL ADDRESS: KELLAN.GREGORY@LAMPRYNEARSON.COM

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440
KELLAN M. GREGORY, MO PLS #2011001372
LAMP RYNEARSON MO COA #2019043127

ALTA/NSPS LAND TITLE SURVEY

QUIKTRIP
3536 S. NOLAND RD., INDEPENDENCE, JACKSON COUNTY, MISSOURI

811 Know what's below. Call before you dig.

REVISIONS

DESIGNER / DRAFTER
KELLAN M. GREGORY / BRYSON T. KELLER
DATE
06/13/2022
PROJECT NUMBER
032260.01
BOOK AND PAGE
22062, 3-19

SHEET
1 OF 1

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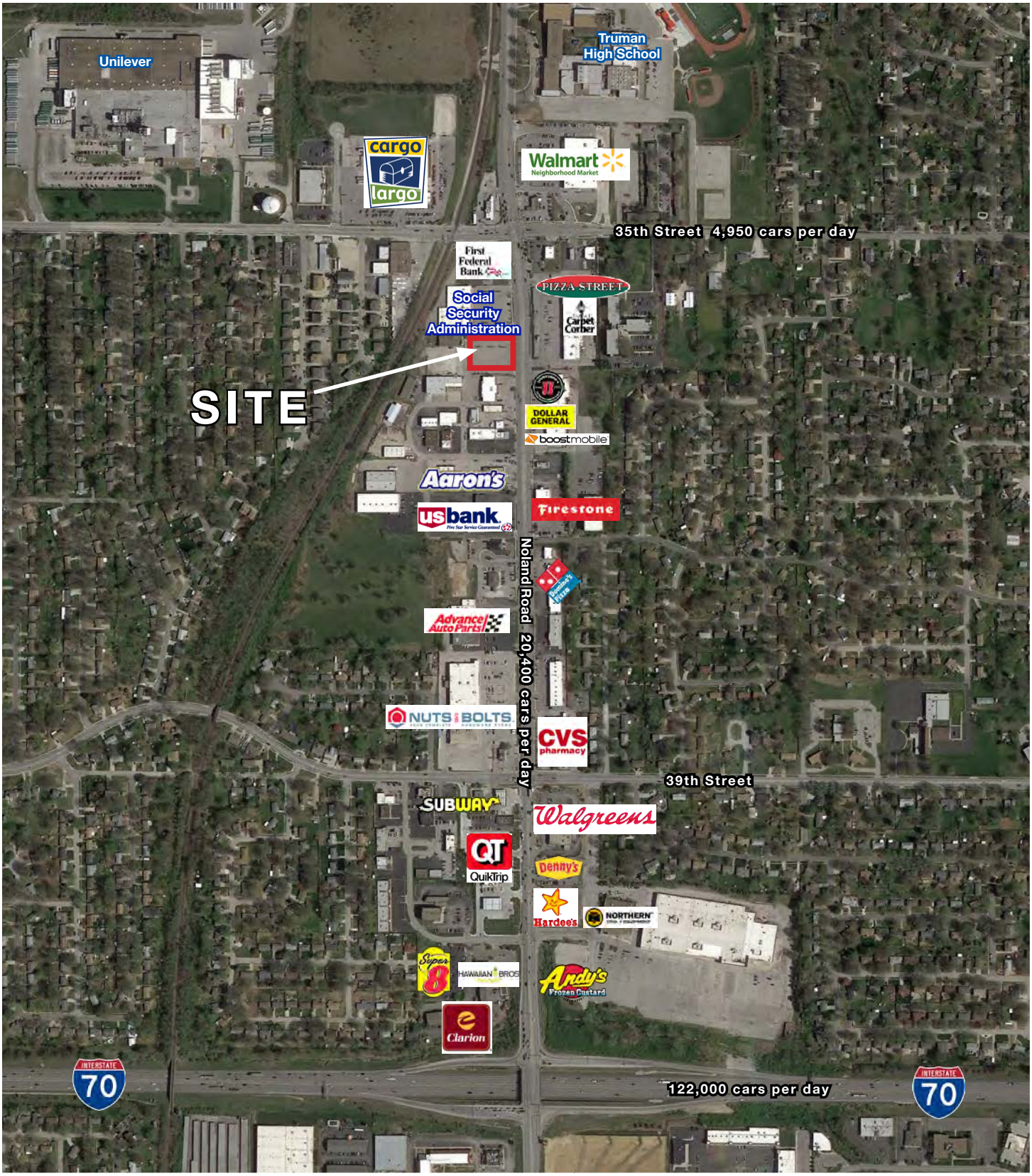
AERIAL



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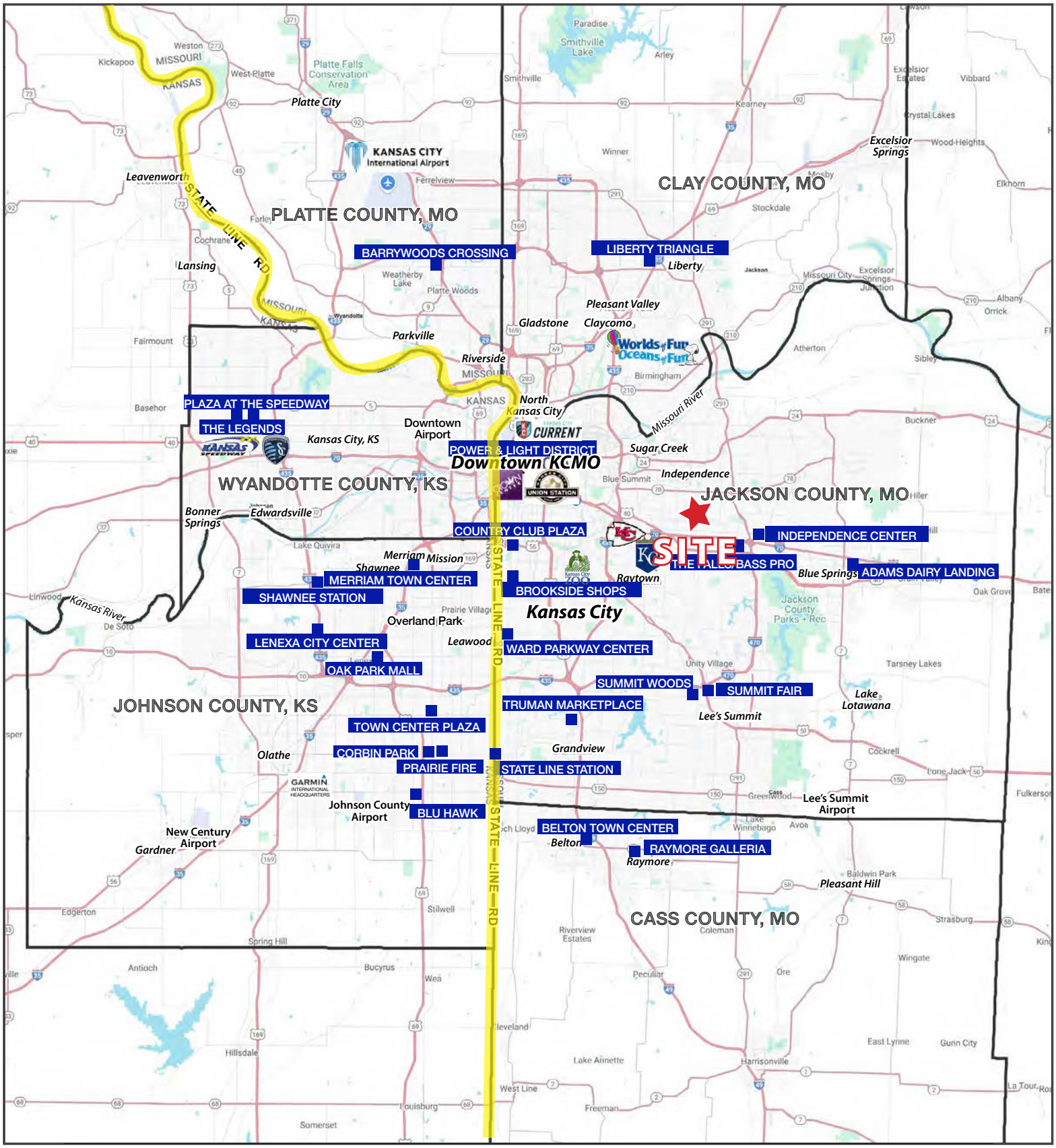

Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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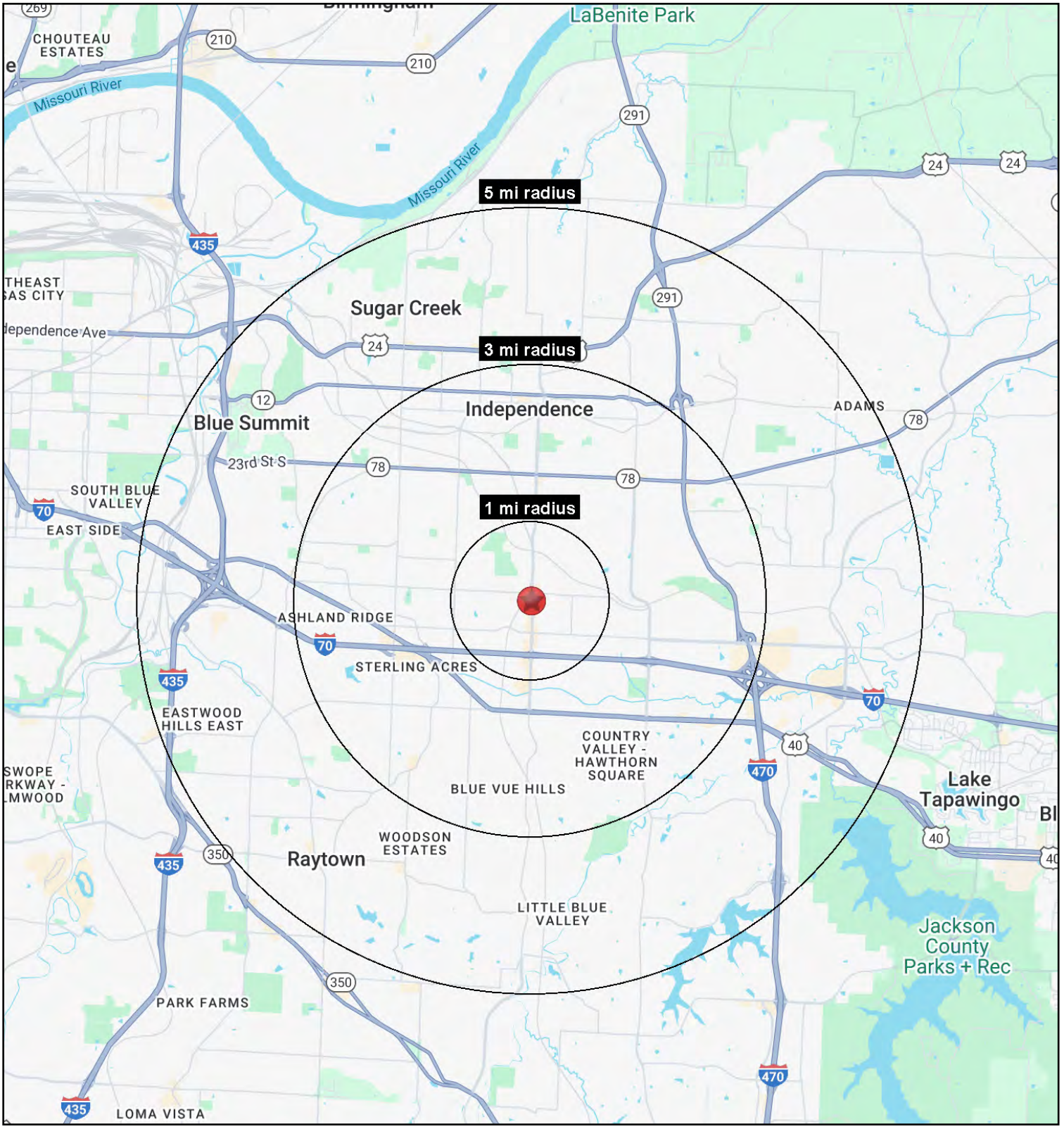

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3536 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,651	79,740	154,749
2030 Projected Population	8,247	77,882	152,390
2020 Census Population	9,261	81,728	157,571
2010 Census Population	8,587	78,138	151,657
Projected Annual Growth 2025 to 2030	-0.9%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2025	-	0.1%	0.1%
2025 Median Age	41.6	40.6	39.9
Households			
2025 Estimated Households	3,658	34,327	65,500
2030 Projected Households	3,503	33,785	65,034
2020 Census Households	3,924	35,173	66,494
2010 Census Households	3,650	33,755	63,670
Projected Annual Growth 2025 to 2030	-0.8%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	74.3%	70.0%	68.4%
2025 Estimated Black or African American	9.5%	15.1%	16.7%
2025 Estimated Asian or Pacific Islander	2.1%	1.8%	1.7%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2025 Estimated Other Races	13.4%	12.5%	12.6%
2025 Estimated Hispanic	13.6%	12.9%	12.8%
Income			
2025 Estimated Average Household Income	$86,332	$79,425	$84,621
2025 Estimated Median Household Income	$69,982	$63,469	$66,488
2025 Estimated Per Capita Income	$36,526	$34,306	$35,925
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.8%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	5.6%	6.2%
2025 Estimated High School Graduate	36.2%	34.4%	34.4%
2025 Estimated Some College	24.2%	24.5%	24.1%
2025 Estimated Associates Degree Only	10.6%	9.5%	9.0%
2025 Estimated Bachelors Degree Only	13.2%	14.8%	15.0%
2025 Estimated Graduate Degree	9.8%	8.4%	8.5%
Business			
2025 Estimated Total Businesses	373	2,624	4,988
2025 Estimated Total Employees	2,954	20,246	45,813
2025 Estimated Employee Population per Business	7.9	7.7	9.2
2025 Estimated Residential Population per Business	23.2	30.4	31.0

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