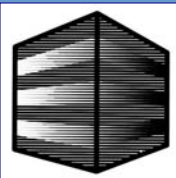


Renaissance Center Redevelopment

Grandview Missouri

**RETAIL
FOR SALE
OR LEASE**

- ◆ 15th St to Old Hwy 71 & Harry Truman Dr to Goode Ave
- ◆ Large Tracts or Pad Sites Available (building ready)
- ◆ 70,000+ Traffic Count
- ◆ 1 to 24 1/2 Acres of Land For Sale/ Build-to-Suit
- ◆ Great Highway Visibility
- ◆ TIF and 353 Already Approved



Beckner & Associates, Inc.

Commercial Real Estate Service

17795 West 106th St, Ste 202, Olathe, KS 66061

Pat Beckner

(913) 541-4041

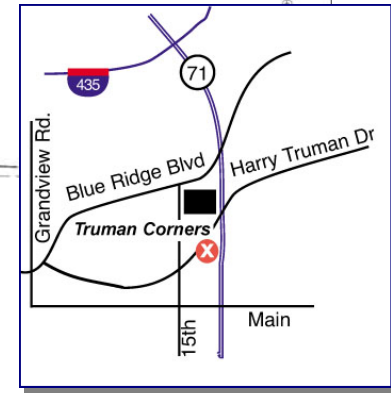
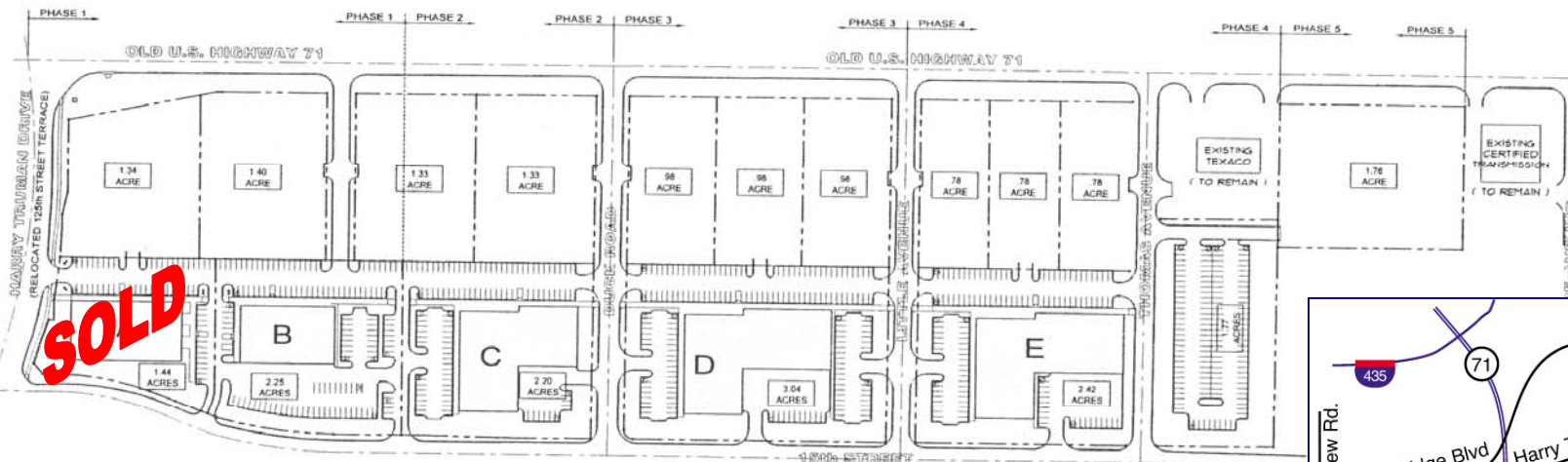
Pat@BecknerAssociates.com

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Renaissance Center Redevelopment

Current City Approved Plan

Grandview Missouri



Demographics	1 mile	3 miles	5 miles
Population 2006:	8,045	46,860	105,316
Median HH Income:	\$42,616	\$46,969	\$52,517

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Economic Development News

Grandview Missouri

- Grandview is at the confluence of the greatest concentration of road traffic in the metropolitan area--the Grandview Triangle, with a daily vehicular count of 250,000. MODOT has spent \$260,000,000 upgrading the Triangle, and work is scheduled to be completed in 2007.
- The intersection of U.S. Highway 71 and Missouri Highway 150 is scheduled for a major upgrade in 2008. Also, bids will be let in January of 2008 for widening the first section of Highway 150, eastward towards its connection with Missouri Highway 291. Major improvements to Missouri Highway 150 will funnel even more traffic onto U.S. Highway 71.
- Grandview has just hired a professional lobbyist with a good record of winning assistance from MODOT. His assignment is to help Grandview win funding to address access issues from U.S. Highway 71 to adjacent areas and commercial areas.
- The anticipated renovation of the whole Bannister Mall complex on the north edge of Grandview will bring a professional soccer stadium, hotels, and major traffic to the general area.
- The expansion of Cerner Corporation to the Bannister area brings the prospect of many new jobs and potential new residents to the area. The company already is trying to help employees find housing in Grandview because of our proximity to their offices. Cerner ultimately will have a sub-substantial impact on the City's demographics.
- The recent launch of a major intermodal facility (after years of delays) at the former Richards-Gebaur Air Base, on Grandview's south city limits finally is turning that dream into a reality. It will result in hundreds of new jobs and substantial highway traffic.
- The announcement of a new National Nuclear Security Agency/General Services Administration complex on property contiguous to south Grandview, will bring \$500,000,000 of investments and 2,000-2,500 jobs to the area, commencing in 2010.
- Grandview recently was awarded three Enhanced Enterprise Zones that will escalate our recruitment of industrial and distribution companies.
- 1,500 housing units are either underway or in the planning or platting stages inside of Grandview.
- One 700+ unit development in southeast Grandview, north of Highway 150, now is laid out with utilities and has begun making sales. Another development on the City's southeast boundary is underway and scheduled to have 1,500 new units. Both of the large developments are either on, or close to, Missouri Highway 150. Easing of the mortgage/financing situation, hopefully by mid-2008, should boost those developments.