

PROPOSED WHISPERING WOODS APARTMENTS

8140 Leavenworth Road, Kansas City, Kansas



SALE PRICE: \$1,254,000 | 7.5 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,298	31,631	66,490
Avg. Household Income	\$89,869	\$80,704	\$92,000

- 114 units planned across four buildings
- \$11,000 per unit
- Amenities to include a dog park, BBQ area, pool, and outdoor sand volleyball court
- Unique apartment opportunity
- Ownership is seeking all entitlements
- Amazon Fulfillment Center with roughly 2,000 employees located less than 1 mile west of the site
- Ownership is considering demolishing the retail and warehouse buildings to the east and developing an additional 50 units



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

AERIAL

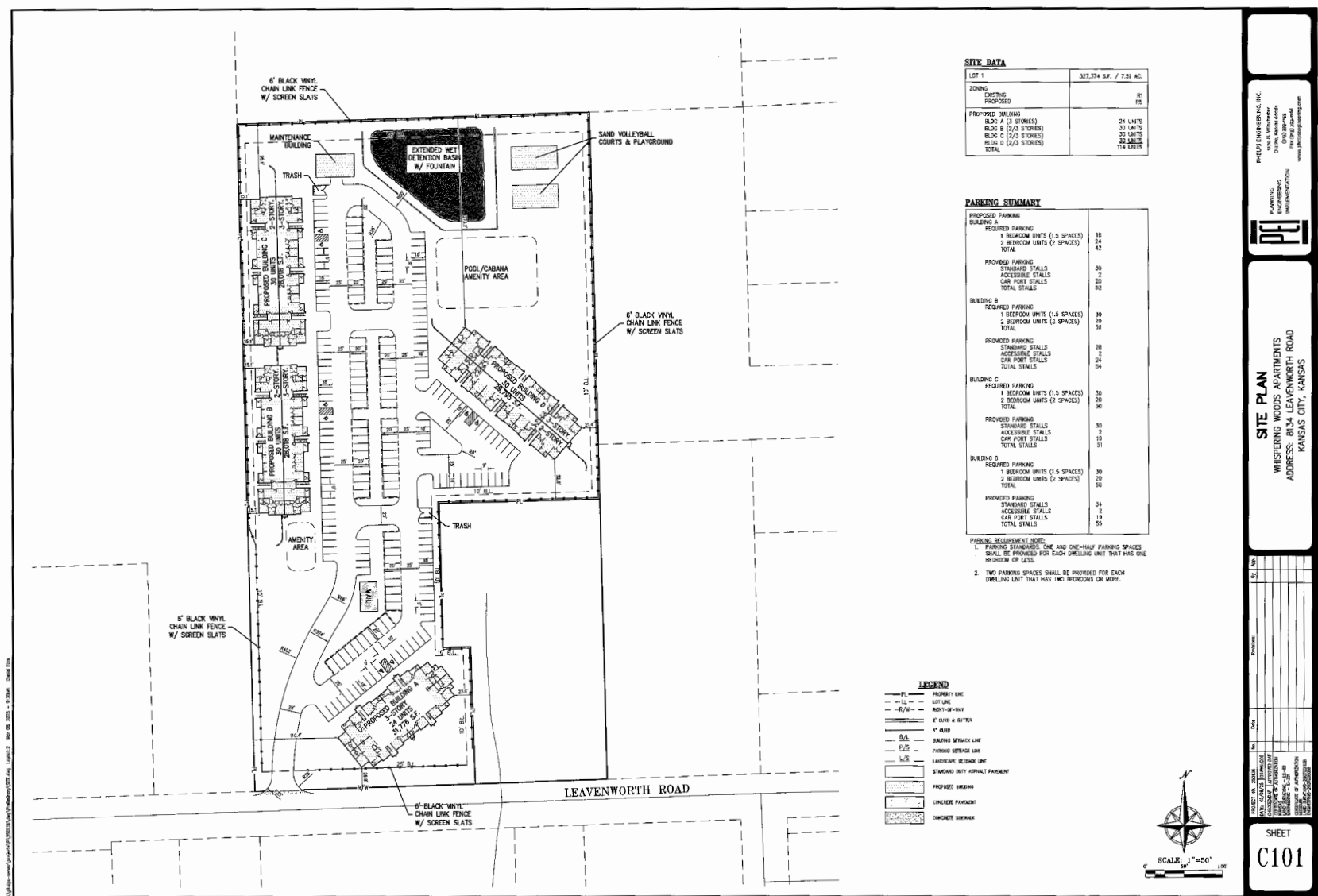




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PRELIMINARY PLAN



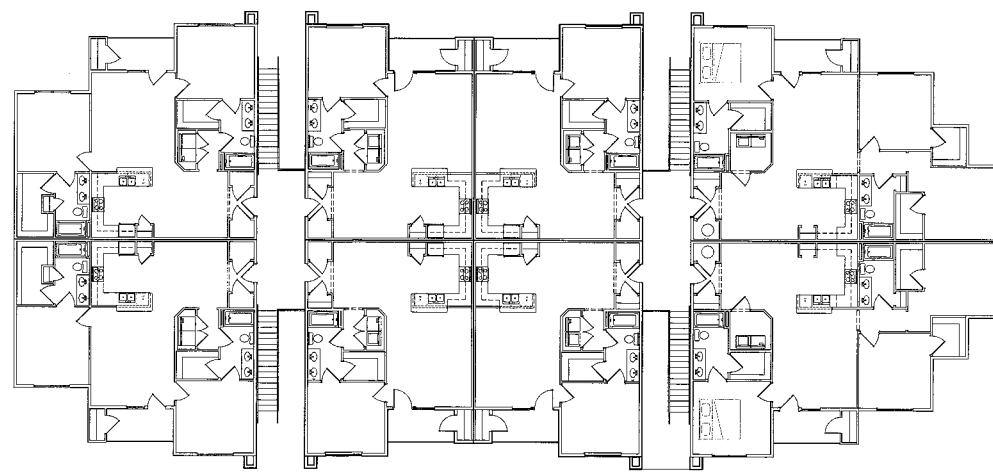




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PRELIMINARY PLAN



2 3 Story Building Floor Plan
1/8" = 1'-0"



1 3 Story Building Elevation
1/8" = 1'-0"



Jeff Shinkle Architect
A Full Service Architectural Firm
13984 West 156th Lane
Olathe, Kansas 66062
Phone: (913) 707-4924

Concept Floor Plans

Whispering Woods Apartments
8132 Leavenworth Road
Kansas City, Kansas

PROJECT NO. 2025-04
DATE: 02.06.2025
DRAWN BY: STAFF
REVIEWED BY: JHS

REVISIONS	DATE

These drawings are prepared by the architect and are subject to the terms and conditions of the architect's standard contract documents. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction. The architect is not responsible for the construction of the building or for the safety of the building. The architect is not responsible for the construction of the building or for the safety of the building.

SHEET TITLE:
3 Story Elevation

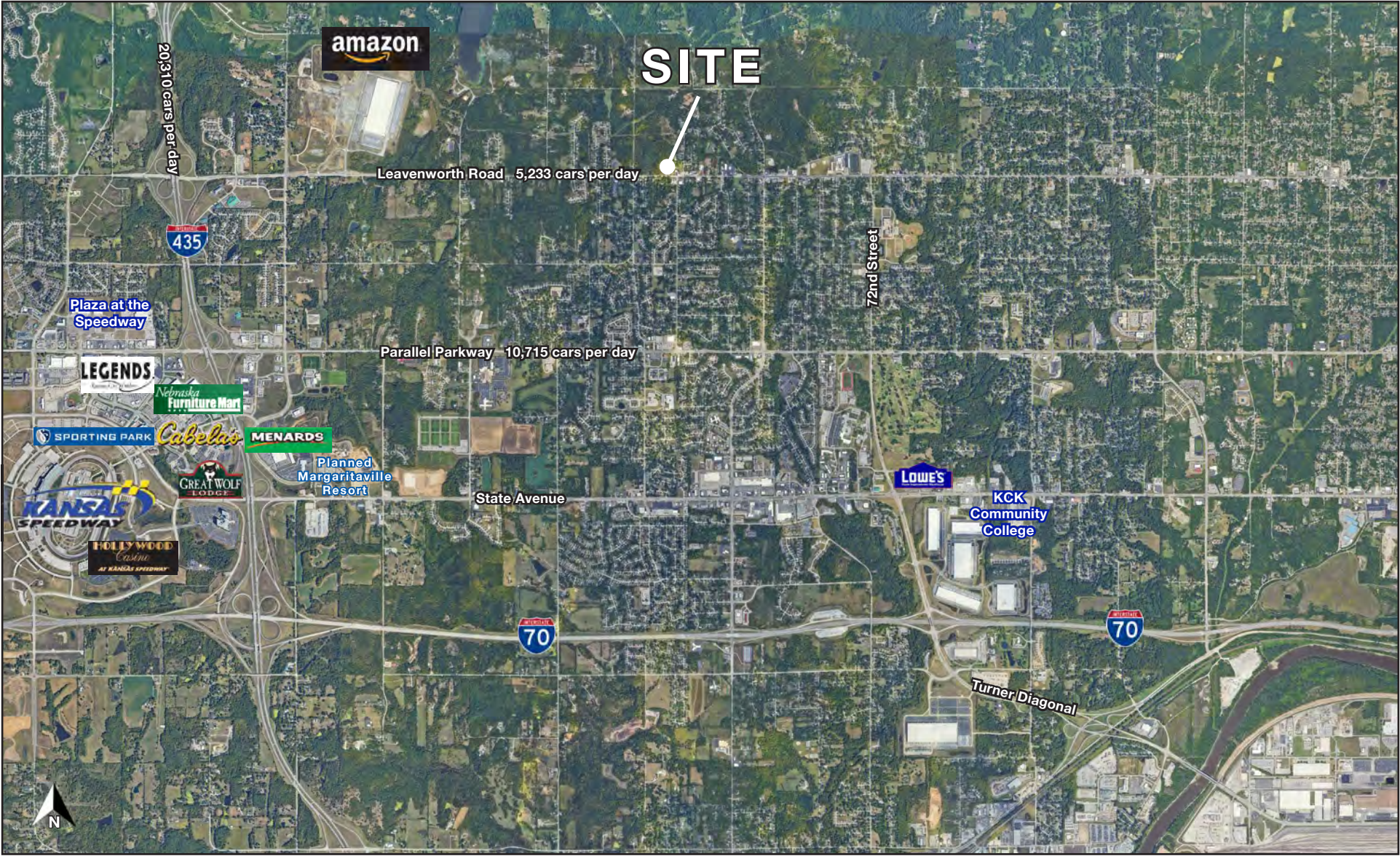
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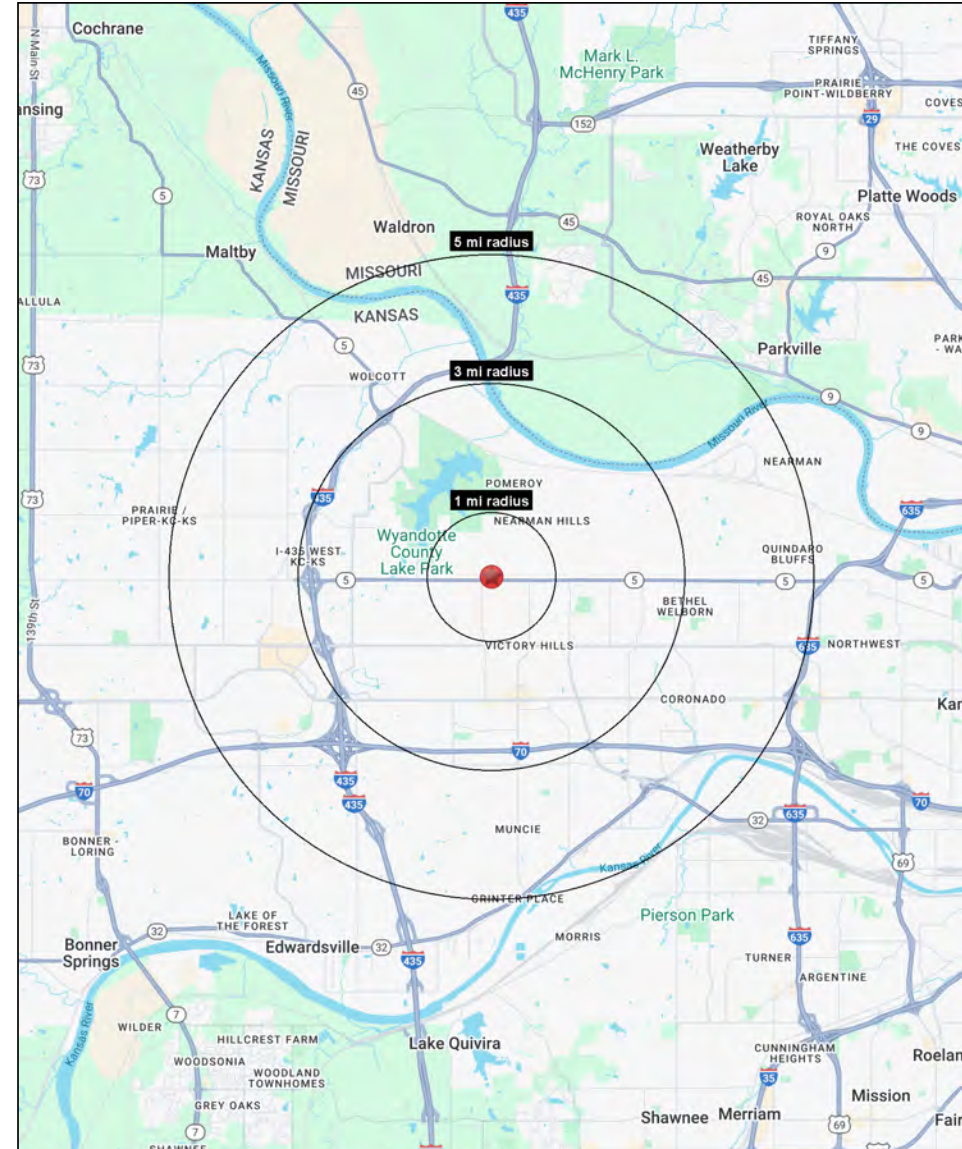


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AERIAL







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8140 Leavenworth Road Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,298	31,631	66,490
2030 Projected Population	5,156	32,187	68,549
2020 Census Population	5,549	30,844	64,642
2010 Census Population	5,316	29,347	57,336
Projected Annual Growth 2025 to 2030	-0.5%	0.4%	0.6%
Historical Annual Growth 2010 to 2025	-	0.5%	1.1%
2025 Median Age	37.7	36.4	35.6
Households			
2025 Estimated Households	1,989	12,129	25,036
2030 Projected Households	1,950	12,441	26,176
2020 Census Households	2,152	12,081	24,251
2010 Census Households	2,082	11,522	21,743
Projected Annual Growth 2025 to 2030	-0.4%	0.5%	0.9%
Historical Annual Growth 2010 to 2025	-0.3%	0.4%	1.0%
Race and Ethnicity			
2025 Estimated White	47.8%	42.6%	48.1%
2025 Estimated Black or African American	25.4%	29.1%	24.8%
2025 Estimated Asian or Pacific Islander	10.4%	10.2%	7.6%
2025 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2025 Estimated Other Races	15.6%	17.4%	18.7%
2025 Estimated Hispanic	20.3%	22.0%	23.5%
Income			
2025 Estimated Average Household Income	\$89,869	\$80,704	\$92,000
2025 Estimated Median Household Income	\$75,965	\$66,039	\$75,739
2025 Estimated Per Capita Income	\$33,823	\$31,114	\$34,752
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	8.7%	6.9%	6.4%
2025 Estimated Some High School (Grade Level 9 to 11)	8.9%	7.3%	7.5%
2025 Estimated High School Graduate	29.8%	28.8%	28.4%
2025 Estimated Some College	21.0%	23.8%	22.8%
2025 Estimated Associates Degree Only	8.3%	9.4%	8.9%
2025 Estimated Bachelors Degree Only	15.3%	13.9%	15.5%
2025 Estimated Graduate Degree	8.0%	10.0%	10.4%
Business			
2025 Estimated Total Businesses	76	679	1,477
2025 Estimated Total Employees	702	11,215	21,114
2025 Estimated Employee Population per Business	9.2	16.5	14.3
2025 Estimated Residential Population per Business	69.6	46.6	45.0

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