

THE GOOD RANCH

The Good Ranch presents a premier master-planned development opportunity, spanning over 300+ acres at the **main south gateway** to the greater Kansas City area.

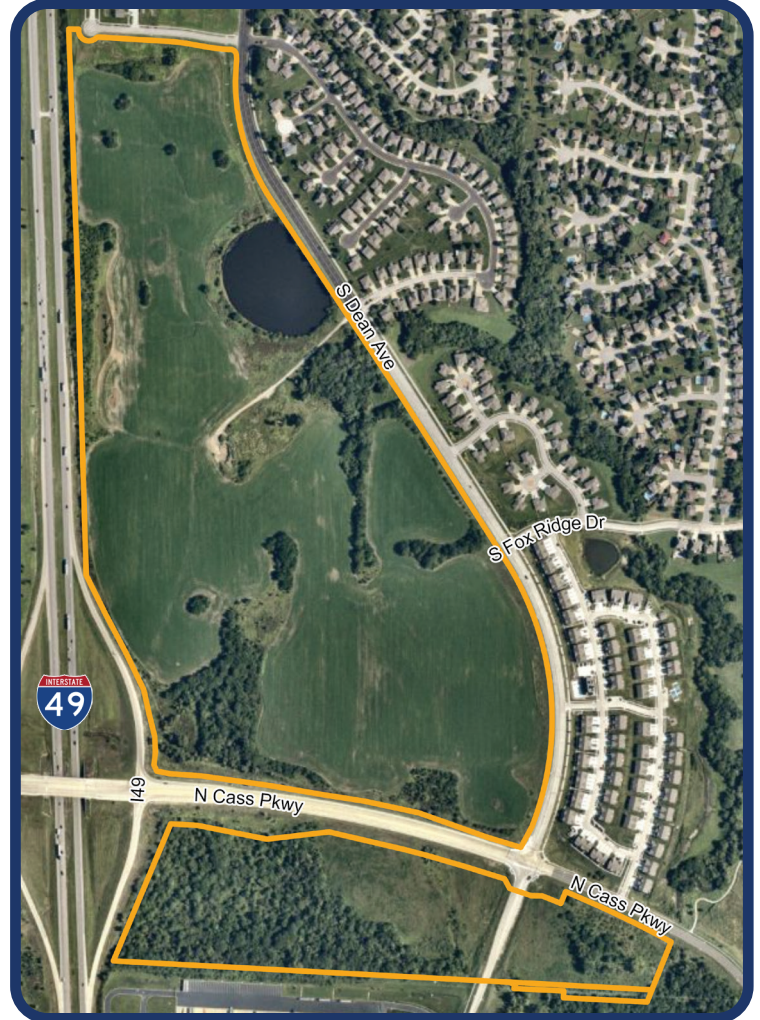


Scan the QR code for more information on the Raymore Commerce Center

AVAILABLE REAL ESTATE

Tract 1: 141 acres
Commercial/Mixed Use Village Center

North Cass Plaza: 36 acres
Commercial/Mixed Use



PROPERTY HIGHLIGHTS

- Excellent visibility from I-49
- 65,000+ AADT
- Over 2,000 employees directly south at the Raymore Commerce Center, and more on the way!
- The Venue, a 204 unit townhome community, is located immediately east

The GOOD RANCH
A PLANNED COMMUNITY

Mixed Use Neighborhood
Raymore, Missouri
29 September 2010

Designed by
FESKA
Community Planning, Development & Estimation
3000 North Highway 71, Suite 100, Raymore, MO 64083
(417) 335-1111
www.feska.com

U.S. Highway 71

Dean Avenue

Indian Grass Way

Existing Lake

Lakefront Trailway

5 acre Office Parcel

4 acre Office Parcel

4.5 acre Office Parcel

5 acre Residential Parcel

4.5 acre Residential Parcel

4.5 acre Residential Parcel

6.5 acre Residential Parcel

8 acre Residential Parcel

3 acre Residential Parcel

5 acre Residential Parcel

Landscape Buffer

4 acre Flexible Parcel

666 Cars
17,480 s.f.
(6.2 per 1,000 s.f.)

600 Cars
15,000 s.f.
(6.0 per 1,000 s.f.)

500 Cars
12,500 s.f.
(5.0 per 1,000 s.f.)

400 Cars
10,000 s.f.
(4.0 per 1,000 s.f.)

300 Cars
7,500 s.f.
(3.0 per 1,000 s.f.)

200 Cars
5,000 s.f.
(2.0 per 1,000 s.f.)

100 Cars
2,500 s.f.
(1.0 per 1,000 s.f.)

Proposed Lake

Lakefront Restaurant

10,000 s.f. Theater

75,000 s.f. Grocery Anchor

Inline Retail

40,000 s.f. Office

20,000 s.f. Office

10,000 s.f. Office

5,000 s.f. Office

2,500 s.f. Office

1,250 s.f. Office

625 s.f. Office

312 s.f. Office

156 s.f. Office

78 s.f. Office

39 s.f. Office

19.5 s.f. Office

9.75 s.f. Office

4.875 s.f. Office

2.4375 s.f. Office

1.21875 s.f. Office

0.609375 s.f. Office

0.3046875 s.f. Office

0.15234375 s.f. Office

0.076171875 s.f. Office

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PEOPLE IN RAYMORE



MEDIAN HOUSEHOLD INCOME



HOUSEHOLDS



MINUTES FOR AVG. COMMUTE

