

# OSAGE SPRINGS LAND DEVELOPMENT

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## *History Descriptive*

Camper Development L.L.C. purchased the 44 acre undeveloped site in 1999. Camper's overall concept plan (CP) was presented and approved by the Board of Aldermen for the City of Buckner. The CP included a minimum of 6 phases with the following zoning; R1, R2, R3, C1. The projected build-out period was 7-10 years. The overall strategy of the CP was not to overwhelm the city planners with 44 acres of all single-family or all duplex lots; rather to offer housing that would benefit a wider collection of Buckner's demographics.

### **Phase 1**

Construction began the winter of 2000 and completed the summer of 2001. The 32 lots are mixed use containing 14 duplex lots and 18 single-family lots. Camper Development bought 6 of the duplex lots and sold the remainder 8 duplex lots to two contractors looking to add to their investment portfolio. Selling all 14 duplex lots right after the plat was recorded made Phase 1 an instant financial success.

### **Phase 2**

Construction was completed in the fall of 2003. Phase 2 was successful with all 32 single-family lots selling out by July 2005. This included selling lots to other contractors and Camper building spec and custom-built homes.

### **Costing**

Description	Phase 1	Phase 2
Number of Lots	14 Duplex & 18 Single-Fam	32 Single-Family
Construction Cost	\$485,000	\$481,000
Lot Price	\$24,000	\$26,500 - 28,500
Bank Release Fee	\$18,500 for first 26 lots	\$18,500 for first 26 lots

Construction cost includes land, engineering, bank cost, appraisals, title work, building permits, legal, signage, utility deposits, turn-key construction cost to install sanitary & storm sewers, water lines, streets and city walks.

### **Phases 3 to 6 – Concepts Only**

As a result of the decline in our national economy and real estate markets, Camper did not pursue moving forward with development of the remaining 22 acres.

### **Phase 3 – Concept Only**

Phase 3 was a continuation of Phase 2 with 20 more single-family lots located at the southeast boundary. The street in this phase runs north/south and will connect to Barley Lane in the adjacent subdivision to the south. This is commonly called a “poor boy” phase since you are connecting to an existing street with little cost. The generous lot sizes are approximately 10,000 Sq. Ft. and mirror the size of the lots in Phases 1-2. Keep in mind 14 years has past and the new owner could reduce the lot sizes to accommodate higher density. The current market trend is smaller single-family type homes catering to 55 and older buyers.

### **Phase 4 – Concept Only**

Phase 4 is a continuation of multi-family zoning and a substantial money maker for the developer. This is located in the heart of the 22 acres and Zoned R3. You could develop duplex lots as opposed to three-plex lots. There are multiple combinations of options that achieve a big financial win for the developer. Camper estimates 40 duplex lots can be attained in this area. Multi-family lots are in high demand resulting in great profits for the developer by selling the lots, keeping the investment property for yourself or a combination of both. This portion of the development was earmarked the signature of the entire development with awe-inspiring English Tudor and French County elevations complimented by stunning landscapes.

### **Phase 5 to 6 – Concepts Only**

The two separate commercial (C1) zoned areas are located on the BB Highway frontage and behind the Masonic Lodge. There was no set plan to develop one phase before the other. They were labeled for the purpose of the concept plan and local presentations to the city.

The C1 property located behind the Masonic Lodge was slated for apartments or a Retirement Home/Village that included a Health and Wellness Center. Camper felt the Retirement Home/Village would blend and compliment the services of the Masonic Lodge. This area connects to existing streets located in the subdivision that joins the north boundary line.

The BB Highway frontage C1 will require a highway entrance like Ceremonial to the south. There were no decisions of what to do with this property since it was several years out from being developed. The conventional wisdom is the same today as yesterday. Save the highway frontage land until you have sold out the residential properties. A caveat to this is, the new developer may want to blend the area with Phase 4 and make the combined area a 55 and older community.

## *Selling the Remaining 22 Acres*

The recovery period for the real estate and construction business did not happen in the timely manner we all hoped. It is not realistic for me to continue developing the subdivision since my family and I now co-locate in Arizona and Missouri. The descriptions given are not meant to apply my prejudice on a new buyer, rather to show what worked in the past, stimulate your thoughts and encourage the new owner to pursue their dream, their thumbprint.

Our national economy is booming and at an all-time high. Buckner like most small towns is starving for new housing. Whether you are an experienced developer, contractor, excavator, landlord or investor; now is the time to expand your portfolio. If you like real estate and construction you will love land development. If you are an experienced developer you don't need input from me, but if you're not, I am willing to manage the development in-kind for you while you maintain complete anonymity.

### **Flexible Zoning and Variety of Development Options**

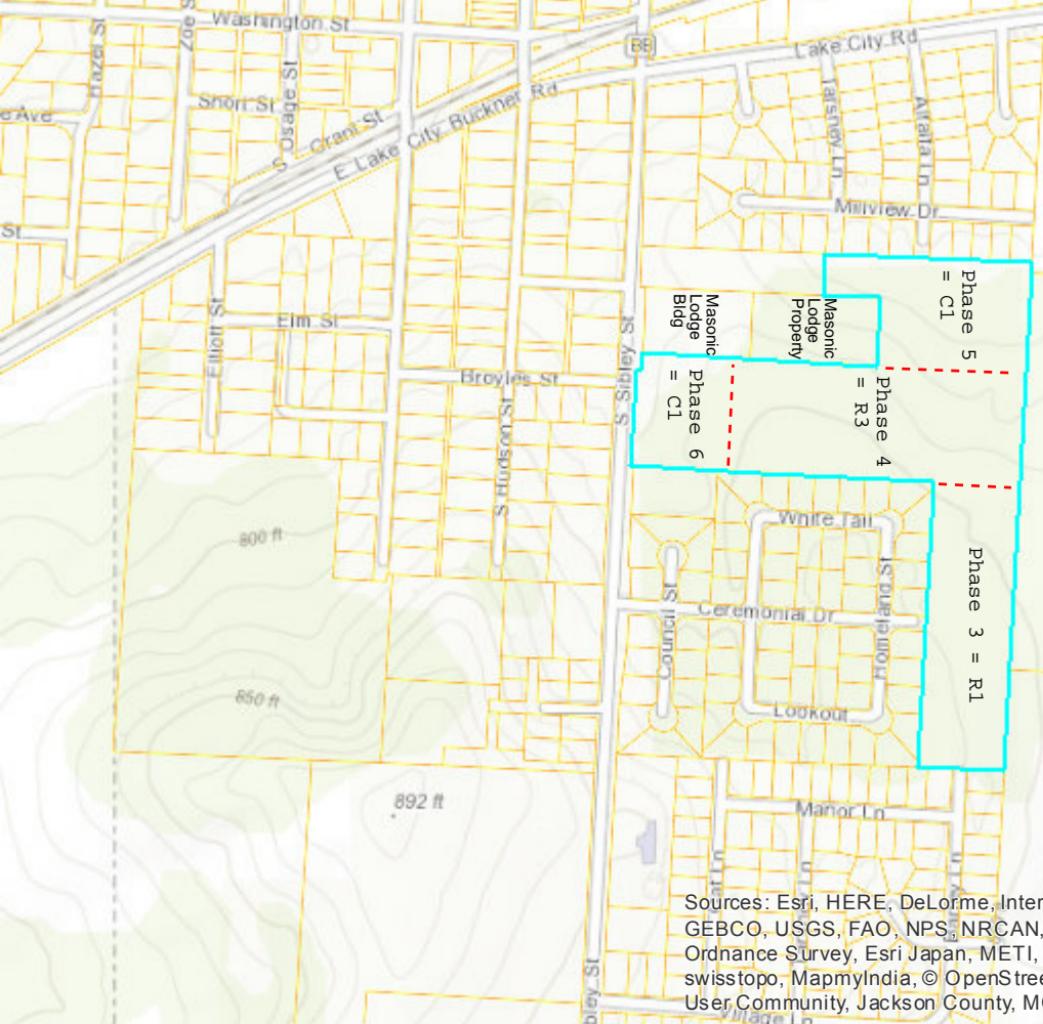
Zoning	Type	Number Lots
R1	Residential	20+
R3	Duplex	40-45
C1	Commercial	Highway frontage, other

### **Purchase options for this property**

Buyer	Acres	Cost
Developer	22	\$235,000
Individual	11 – estate size lots	\$135,190

### **Contact Camper Development, LLC**

Phone / Email	Acres
Land Line	816-229-1604
Mobile	816-305-5307
Email	<a href="mailto:tcproperties@att.net">tcproperties@att.net</a>



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Jackson County, MO



## Property Report for 19-230-02-06-00-0-00-000

## PROPERTY PHOTO



## STREET MAP



## AERIAL PHOTO



<b>Parcel ID:</b>	19-230-02-06-00-0-00-000	
<b>Parcel Address:</b>	NO ADDRESS ASSIGNED BY CITY	
	BUCKNER	
	MO 64016	
<b>Owner Information:</b>	CAMPER DEVELOPMENT LLC 1608 NE DUNCAN RD BLUE SPRINGS MO 64014	
<b>Complex Name:</b>	N/A	
<b>Mortgage Holder Information:</b>	N/A	
<b>Property Characteristics:</b>	Year Built:	N/A
	Approx. Bldg. Area:	N/A sq. ft.
	Neighborhood Tax Code:	7889
	Approx. Area (Sq Ft):	944,433.88 sq. ft.
	Approx. Area (Acres):	21.68 acres
<b>Land Use Type:</b>	4100	
<b>Tax Code Area:</b>	Code:	31
	City:	Buckner
	Fire:	Fort Osage
	Library:	Mid Continent
	School:	Fort Osage R-1
	Water:	
<b>Assessment Information:</b>	Tax Year:	2019
	Land Value:	
	Agricultural:	\$11,708
	Commercial:	N/A
	Residential:	N/A
	Improvements Value:	
	Agricultural:	N/A
	Commercial:	N/A
	Residential:	N/A
	New Construction Value:	
	Agricultural:	N/A
	Commercial:	N/A
	Residential:	N/A
	Total Market Value:	\$11,708
	Total Assessed Value:	\$1,405
	Total Taxable Value:	\$1,405
<b>Exemptions and Abatements:</b>	No exemptions or abatements.	
<b>Community Improvement Dist:</b>	Property is not in a CID for which Jackson County collects a tax or assessment.	
<b>TIF Information:</b>	Property is not in a TIF Plan area or TIF Project area known to Jackson County.	

**Legal Description**

SEC-23 TWP-50 RNG-30---TH PT OF TH SW 1/4 NW 1/4 & TH PT SW 1/4 DAF: BEG AT NE COR NW 1/4 SW 1/4 TH N 28.5' TH N 86 DEG 42 MIN SEC W ALG S LI MILLWOOD SUB 678.02' TH S 03 DEG 03 MIN 56 SEC W, 223.01' TH N 86 DEG 37 MIN 26 SEC W 773.9' TO E ROW LI BUCKNE TARSNEY RD TH S ALG SD E ROW LI 65.60' TH W ALG E ROW LI 20' TH CONT S ALG SD E ROW LI 308'M TH S 86 DEG 54 MIN 51 SEC E 997. TH S 03, DEG 05 MIN 09 SEC W 934.94' TH ELY 286.57' MOL TO NE COR LOT 24 VILLAGE MANOR TH N 1668' TO POB

**Property Values**

<b>Value Type</b>	<b>Tax Year 2019</b>	<b>Tax Year 2018</b>	<b>Tax Year 2017</b>	<b>Tax Year 2016</b>	<b>Tax Year 2015</b>
Land Value:					
Agricultural:	N/A	\$11,711	\$11,711	\$11,711	\$11,711
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
Improvements Value:					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
New Construction Value:					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
Total Market Value:	\$11,708	\$11,711	\$11,711	\$11,711	\$11,711
Total Assessed Value:	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405
Total Taxable Value:	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405

**ELECTED OFFICIALS**

<b>Jackson County</b>	<b>State of Missouri</b>	<b>United States</b>
<b>County Executive:</b> Frank White Jr. (D)	<b>Representative:</b> Bill E. Kidd (R) - District 20	<b>Representative:</b> Sam Graves (R) - District 6
<b>Individual Legislator:</b> Jeanie Lauer (R) - District 5	<b>Senator:</b> John Rizzo (D) - District 11	<b>Senator:</b> Roy Blunt (R)
<b>At-Large Legislator:</b> Jalen Anderson (D) - District 1	<b>Governor:</b> Michael L Parson (R)	<b>Senator:</b> Claire McCaskill (D)