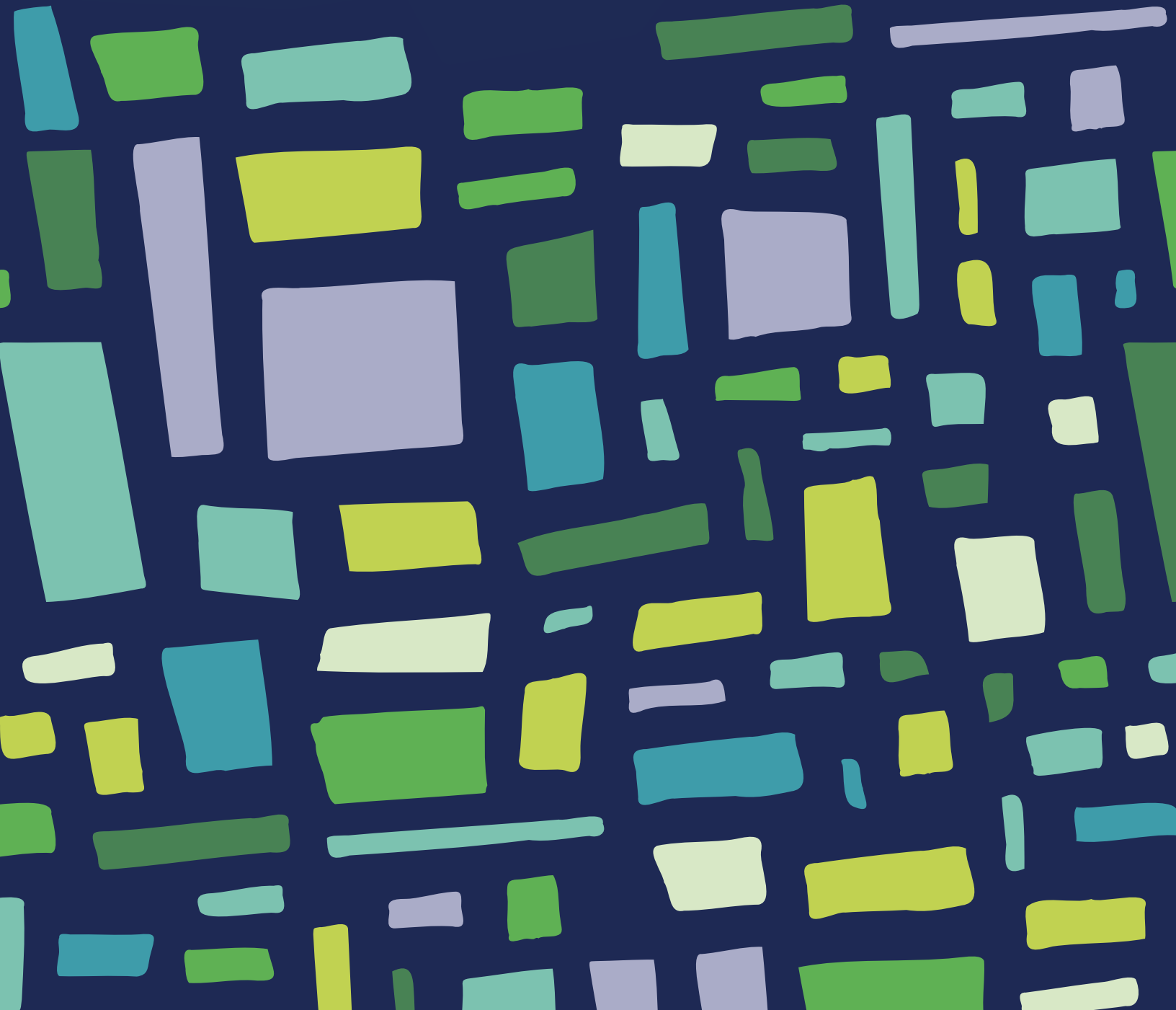


JACKSON COUNTY

Land Trust Parcel Assessment

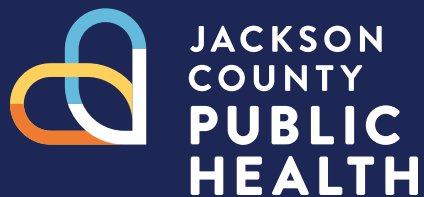
InCoLab

AUGUST 2026





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Contents

Executive Summary	2
Background & Purpose	3
Scope	4
Methodology	5
Findings	7
Implementation Considerations	8

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Executive Summary

Jackson County and the broader Kansas City region face a significant housing shortage. In a 2023 report titled Assessing the Affordable Housing Gap, the Greater Kansas City Regional Housing Partnership estimated a deficit of 64,000 affordable rental units across the metro area. Eastern Jackson County faces a persistent shortage, with an estimated gap of approximately 3,300 housing units.

This assessment, conducted by InCoLab, evaluates parcels held by the Jackson County Land Trust (JCLT) to inform development opportunities and site selection decisions. Using publicly available data and a standardized screening process, 355 parcels were assessed across legal, geographic, and infrastructure criteria. Through a stepwise filtering process that included ownership verification, street access, floodplain exclusion, and zoning compliance, 129 parcels were identified as having potential for residential development. These parcels were mapped and analyzed using [PolicyMap](#), a geographic information system (GIS) that integrates public datasets to assess geographic clustering and development potential.

Findings indicate a significant geographic concentration, with 83.7% of parcels located in Independence. Although the factors contributing to this distribution were not investigated as part of this assessment, the concentration suggests a potential opportunity for community-based development strategies. Across the identified residential parcels, the analysis estimates the potential for approximately 370 housing units under current zoning conditions.

This analysis is intentionally limited to assessing parcels and does not replace full due diligence. Limitations of this assessment include incomplete parcel-level data on utilities and site conditions, as well as broader market barriers such as construction costs and financing uncertainties.

Background & Purpose

InCoLab is a collective impact initiative convened by Jackson County Public Health that brings together community leaders to address systemic barriers. One of InCoLab's priority areas is improving the understanding of housing affordability and economic instability in Eastern Jackson County. InCoLab estimates that Eastern Jackson County faces a housing gap of approximately 3,300 housing units affordable to households earning at or below the area median income.

The municipalities that comprise **Eastern Jackson County** have diverse histories, community development standards, and economic drivers. Eastern Jackson County includes municipalities east of Kansas City, such as Blue Springs, Lee's Summit, Raytown, Grandview, Sugar Creek, Oak Grove, Grain Valley, Independence, and the surrounding communities and unincorporated areas.

“ *The Land Trust of Jackson County, Mo., is a governmental corporation established by state law to sell properties within Jackson County, but outside of the city limits of Kansas City and Blue Springs that have failed to sell on the courthouse steps to satisfy unpaid taxes.*

— LAND TRUST OF JACKSON COUNTY

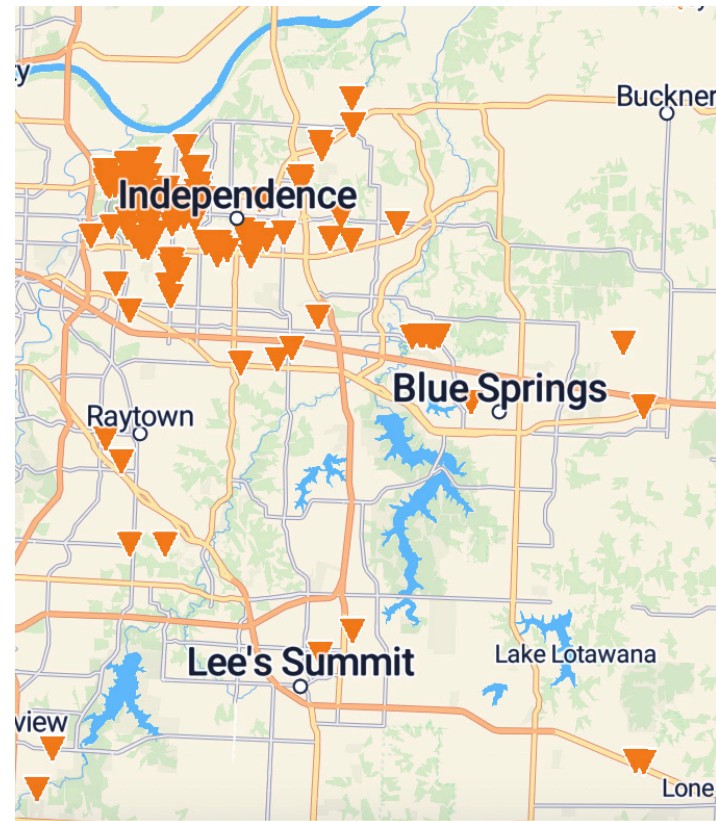
This assessment identified potential development opportunities on parcels held by the JCLT. The JCLT holds land parcels and typically offers them for sale at prices substantially below market value, often at approximately 10% of taxable market value. This analysis identifies below-market land potentially suitable for affordable housing development.

Scope

To evaluate the development potential of parcels held by the JCLT, InCoLab conducted a feasibility assessment using publicly available data sources. Land evaluations are generally divided into two categories: feasibility assessments and due diligence assessments. Feasibility assessments examine whether a parcel is suitable for development based on factors such as zoning regulations, market conditions, infrastructure access, and geographic characteristics. Due diligence assessments, by contrast, identify project-specific risks through activities such as land surveys, environmental testing, soil analysis, title reviews, and permitting investigations.

This assessment focuses on development feasibility rather than comprehensive due diligence. While parcel ownership was verified through records maintained by the Jackson County Assessor's Office, detailed due diligence activities conducted by certified professionals were intentionally excluded from the scope of work. Limiting the assessment to feasibility factors allowed for the evaluation of a broader set of parcels across Eastern Jackson County and the identification of a wider range of potential development opportunities.

The resulting feasibility assessment and accompanying PolicyMap Viewer consolidate multiple public data sources into a single decision-support tool. The methodology filters parcels with legal or regulatory constraints, connects parcel locations with municipal zoning requirements, and incorporates geographic context to identify development patterns and neighborhood clusters. By organizing and visualizing disparate datasets, the tool improves the accessibility and usefulness of publicly available parcel information and helps users identify potential development opportunities.



Above: A screen capture of the PolicyMap viewer taken July 2026, showing Jackson County Land Trust parcels filtered for housing development feasibility.

Methodology

In July 2026, the InCoLab backbone team retrieved a list of parcels from the JCLT website, based on the July 2026 parcel inventory. The initial dataset included 355 parcels. Additional information from publicly available sources was appended to each parcel record, including address data and other characteristics relevant to development feasibility. These data were systematically reviewed and incorporated into the assessment framework used throughout this analysis. The table below summarizes the data sources and variables included in the analysis.

Assessment Category	Data Source	Data Incorporated
Legal: Zoning	Two levels: 1. Zoning district 2. Ordinances for minimum lot size in that zoning district	Zoning status identified and compared to minimum lot-size requirements to approximate parcel size.
Legal: Ownership	Jackson County Parcel Viewer & County Assessor's Office records.	Parcels were reviewed against assessor ownership records to confirm ownership by the JCLT.
Technical: Road Access, Visual Analysis of Land	JCLT parcel listing and linked Google Street View imagery.	Included via PolicyMap overlays and Google Street View.
Technical: FEMA Floodplain	Parcels within a high or moderate risk area are flagged and removed from visibility.	Included via PolicyMap overlay.
Technical: Utility Access	Utility access data from Missouri Public Service Commission and utility providers for parcels of concern.	Included via Missouri Public Service Commission data.
Demographic: Property Values / Comps	Manual review of nearby comparable property values.	Included in reports of high parcel density areas.

All 355 parcels were successfully verified as being owned by the JCLT. Next, a stepwise filtering process was applied to remove parcels that did not meet feasibility criteria.

Step	Parcels Remaining	Explanation
Ownership Verified	355	Ownership verification completed; no parcels were removed.
Accessible Parcels	216	Removed parcels that lack access to a public right-of-way (<i>i.e., parcels that are landlocked by properties owned by other entities</i>).
Zoned for Residential Use	183	Removed parcels that are not zoned for residential use.
Outside Floodplain	177	Removed parcels located within FEMA-designated high- or moderate-risk flood hazard areas.
Meets Minimum Lot Size Requirement	129	Removed parcels that are below the minimum lot size for their residential zoning classification.
Final Feasible Set	129	Parcels deemed potentially feasible based on the above criteria.

The remaining 129 parcels were geolocated and plotted in PolicyMap to assess their proximity to one another. Certain areas with more than six parcels within a half mile of each other were highlighted. To estimate potential housing units per parcel, calculations were based on zoning minimum lot size and density requirements compared to parcel size.

For multifamily-zoned parcels, allowable density was estimated by multiplying parcel acreage by the permitted units per acre (*Ex: A parcel zoned for 12 units per acre would allow approximately 12 dwelling units for each acre of land*). For single-family residential parcels, allowable density was estimated by dividing parcel area by the minimum lot size required under local zoning regulations (*Ex: If zoning requires 7,000 square feet per dwelling unit, the parcel area was divided by 7,000 to estimate potential unit capacity*). These calculations were only applied to parcels zoned for residential use.

Findings

Of the 129 parcels identified as potentially feasible, 108 (83.7%) are located in Independence. The reasons for the concentration of parcels in Independence were outside the scope of this assessment and were not evaluated.

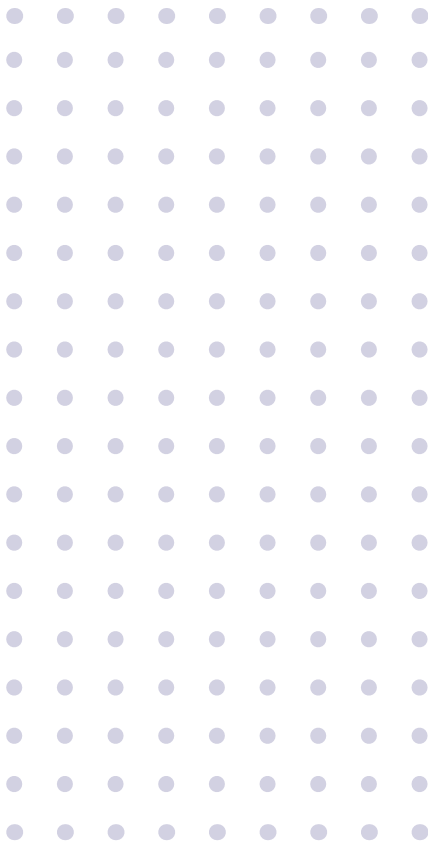
Among the parcels identified as feasible, the average asking price was \$3,252, excluding three parcels listed at \$0, for which additional valuation information may require direct inquiry.

Estimated housing capacity was calculated by comparing parcel size with applicable municipal zoning requirements. The average estimated development capacity was approximately three housing units per parcel, with a median of two units per parcel. The 129 identified parcels have an estimated combined capacity of approximately 370 housing units if developed to the maximum density permitted under current zoning regulations.



Policy Viewer:

 plcy.mp/2WLjMXJz



Limitations

Limitations of the assessment include limited access to parcel-level utility information, although general utility coverage data was incorporated. Additional limitations include the costs associated with site-specific due diligence and the need to regularly update the JCLT parcel inventory.

Another limitation is that parcels were not screened based on observable site development constraints. This analysis includes parcels that may be heavily wooded or have challenging topography, such as ravines or steep slopes, which may be a notable risk for developers.

Analysis

The stepwise filtering process indicates a concentration of parcels in Independence held by the JCLT. Many parcels exhibit characteristics that suggest residential development potential, particularly as infill opportunities within existing neighborhoods. Some parcels may require extensive clearing or verification that neighboring property owners are not informally occupying or otherwise using the parcels. Environmental constraints were outside of the scope of this assessment and have not been fully evaluated. Additional due diligence will be necessary to identify and mitigate these risks prior to development.

Implementation Considerations

Implementation Considerations

While using the PolicyMap Viewer, users should filter parcels using the available variables and review the linked Google Street View images. The Google Street View link for each parcel provides an approximate representation of the property's surroundings. If a user is concerned that the Street View may not be an accurate depiction of the parcel, the user should enter the parcel number into the Jackson County Parcel Viewer to verify the parcel location.

Parcel size data is approximate and the availability of a parcel according to Jackson County Assessor's Office records was last updated on July 1, 2026. Individuals seeking additional information about a specific parcel are encouraged to contact the JCLT office by phone at **(816) 221-3366** or via email at **jclandtrust@gmail.com**.



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