



# Ready for Reuse

## Clay County Former Industrial Property

2251 Armour Road, North Kansas City, Missouri 64116



Images from left to right: The former Habco building demolished during the first removal action, view of second soil removal action and current site conditions.

**Site Name:** Armour Road Superfund Site

**Size:** 1.8 acres

**Existing Site Infrastructure:** All major utilities are available. The site property is a vacant lot covered with replanted grass.

**Readiness for Reuse:** All site areas are available for redevelopment. EPA worked with the city of North Kansas City and settling defendants throughout cleanup to help position the site for redevelopment.

**Use Restrictions:** Soil cleanup is complete. Additional groundwater cleanup is required.

### SETTING:

- The site is zoned for commercial/retail and mixed land uses. The site is located in an area of the city that is undergoing extensive redevelopment.
- The site is located between State Highway 210 (Armour Road) and a railroad yard. The city of North Kansas City owns and is developing the site property and surrounding areas.
- Surrounding population: 0.5 mile, 1,220 people | 2.5 miles, 26,617 people | 4 miles, 90,795 people.

### REMEDIAL STATUS:

- From 1929 to 1986, a herbicide blending facility operated on the site.
- EPA placed the site on the Superfund program's National Priorities List in 1999.
- EPA oversaw the completion of two soil removal actions. The first removal action demolished a former hardware store building and removed contaminated soil from the site property. The second removal action removed the remaining contaminated soil from beneath adjacent areas.
- EPA is overseeing a remedial investigation/feasibility study to select the final remedy for groundwater cleanup.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/armourroad](http://www.epa.gov/superfund/armourroad)

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.