

# PRIME COMMERCIAL DEVELOPMENT LAND FOR SALE

Lee's Summit – 291 South & 150 Hwy

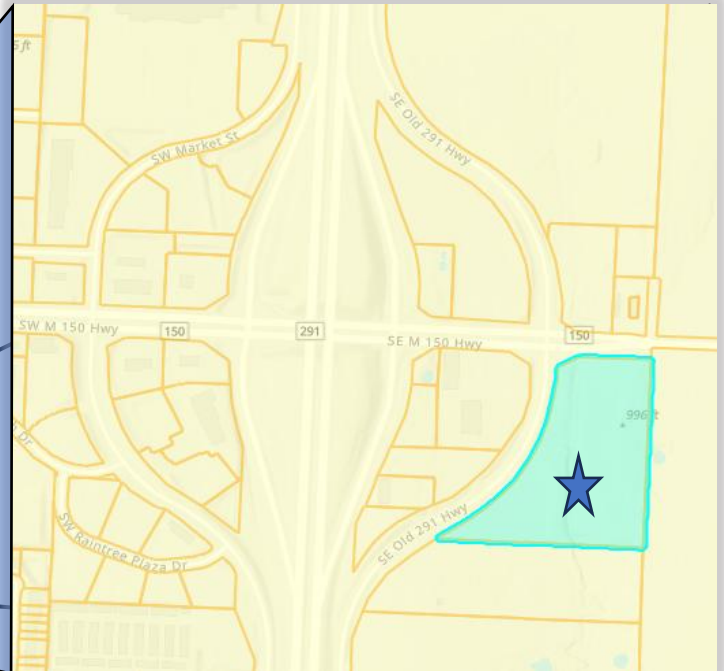


## PRIME DEVELOPMENT LAND ALONG GROWING & AFFLUENT CORRIDOR

Opportunity to be an early commercial development in a heavily trafficked and quickly developing residential area!

### Key Features

- 11.18 acres total
- Dual zoning CP-2 Community Commercial and PI Planned Industrial
- Parcel can be demised and purchased in separate sections to accommodate different uses and layouts
- Nearly 400 residential units are under construction or have been approved within a ½ mile
- \$3.75-7.50 per square foot

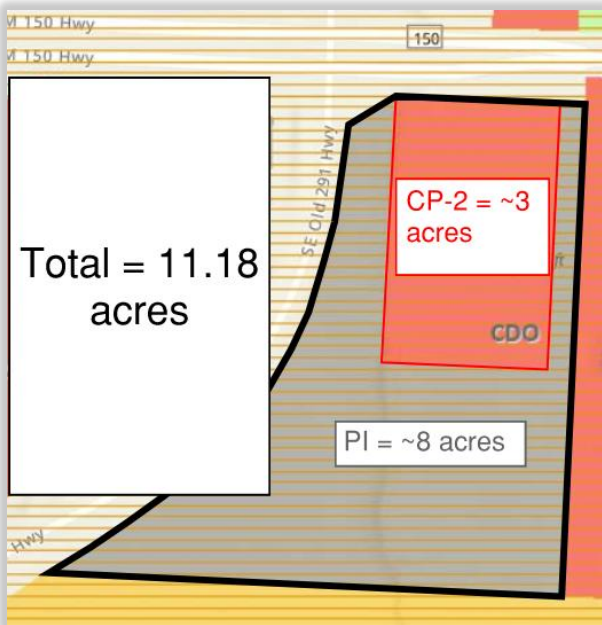
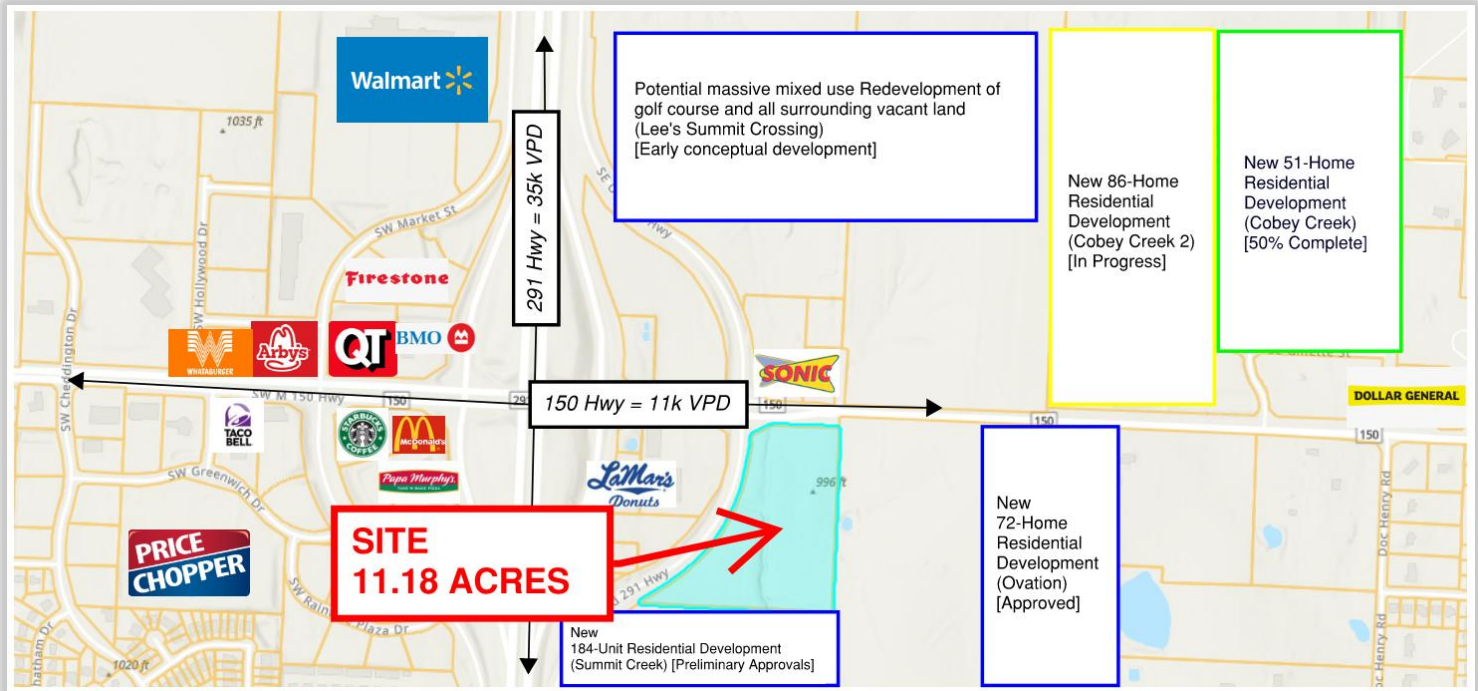


**PAYTON HATCHER**  
Broker  
816-582-0712  
payton@igrekc.com

**INTEGRITY GROUP REAL ESTATE**  
816-745-0055  
igrekc.com  
103 S. Jefferson St.  
Raymore, MO 64083

# PRIME COMMERCIAL DEVELOPMENT LAND FOR SALE

Lee's Summit – 291 South & 150 Hwy



- 11.18 acres total parcel size for sale, divisible
- ~3 acres currently zoned CP-2 Community Commercial
- ~8 acres currently zoned PI Planned Industrial
- Priced at \$3.75-7.50 per square foot depending on location and layout

**PAYTON HATCHER**  
Broker  
816-582-0712  
payton@igreck.com

**INTEGRITY GROUP REAL ESTATE**  
816-745-0055  
igreck.com  
103 S. Jefferson St.  
Raymore, MO 64083