

# N. 291 HWY & I-35

N. 291 HWY & I-35 | LIBERTY, MO 64068

»»0.85AC AVAILABLE

## OFFERING SUMMARY

Price:	Ask Agent
Lot Size:	0.85 AC
Zoning:	Vacant Commercial (COMM)
Vehicles/Day:	26,212 Hwy 291
Market:	Kansas City
Submarket:	I-35 Corridor
Parcels:	14315000100101
Demographics (5miles)	
Population:	65,002
Avg. Household Income:	\$119,754.00
Median Age:	36

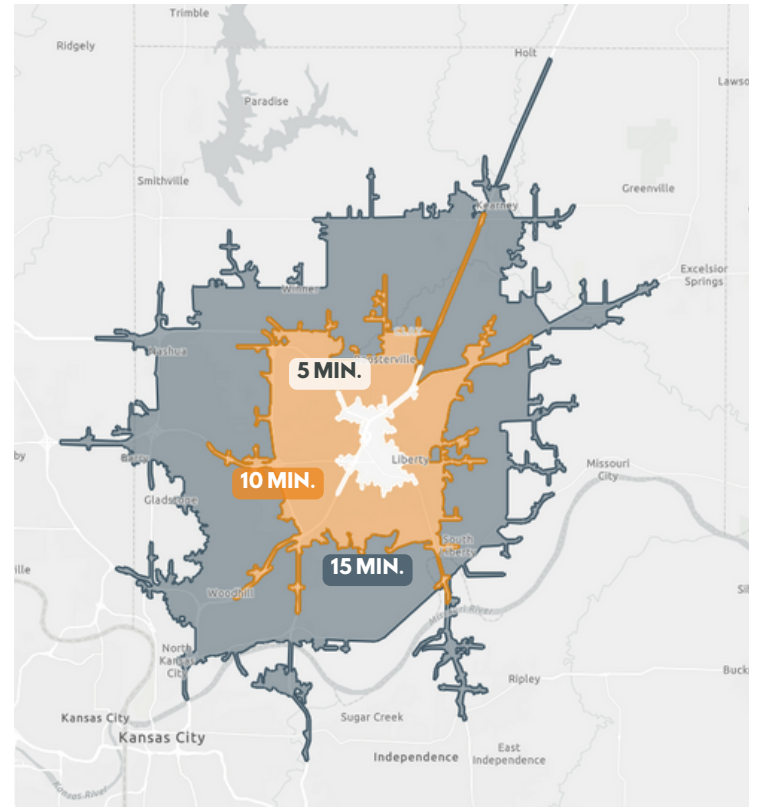
## LOT OUTLINE



## PROPERTY HIGHLIGHTS

- Located adjacent to multiple hotels with over 224 guest rooms.
- Rare build-to-suit / pad site opportunity in Liberty
- Located just outside KCMO which means no E-Tax
- Near strong local tenants and retailers
- Just a few miles from historic downtown Liberty, Clay County Courthouse & William Jewell College.
- Site can accommodate < 5,018 SF building
- Convenient access to I-35, MO-152, and Hwy 69

## DRIVE TIME MAP



# BUILDING RENDERING



## NEARBY AMENITIES

