

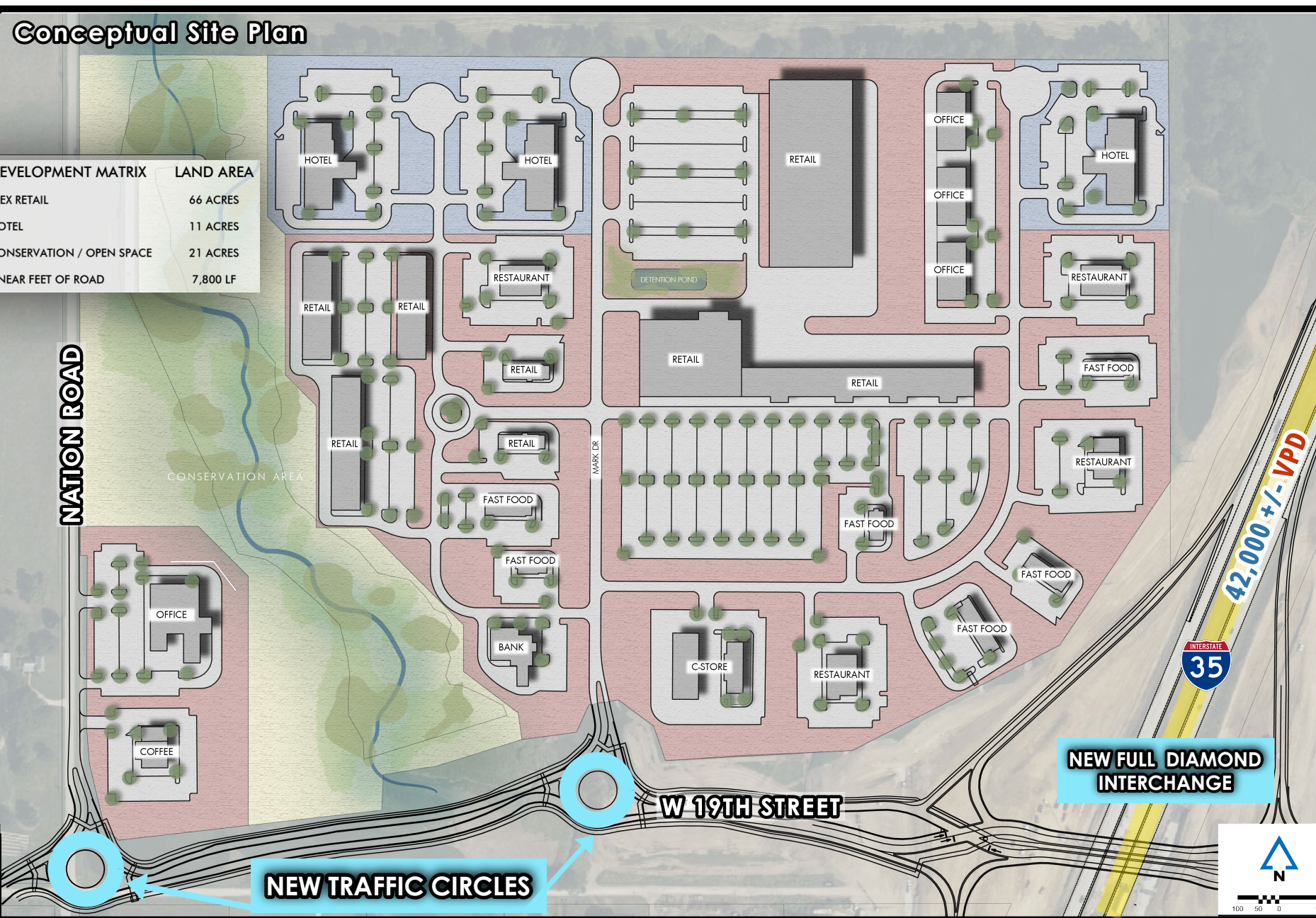
LAND FOR SALE

PRICE REDUCED 93.94 +/- Acres

Brand New Full Diamond Interchange - NWC I-35 & W 19th Street | Kearney, MO



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Property Highlights

- Brand-new Full Diamond Interchange at I-35 with two new traffic circles, designed to handle high-volume commercial and retail traffic.
- Concepts show a variety of commercial mixed-uses
- All utilities available on site
- Kearney is a rapidly growing, high-income suburb of Kansas City with strong residential stability
- Tremendous I-35 Visibility and access
- Possible business development incentives with a Pro-development municipality
- 11 miles north of Ford Claycomo Plant
- ~~\$9,635,363~~ **\$5,995,000**

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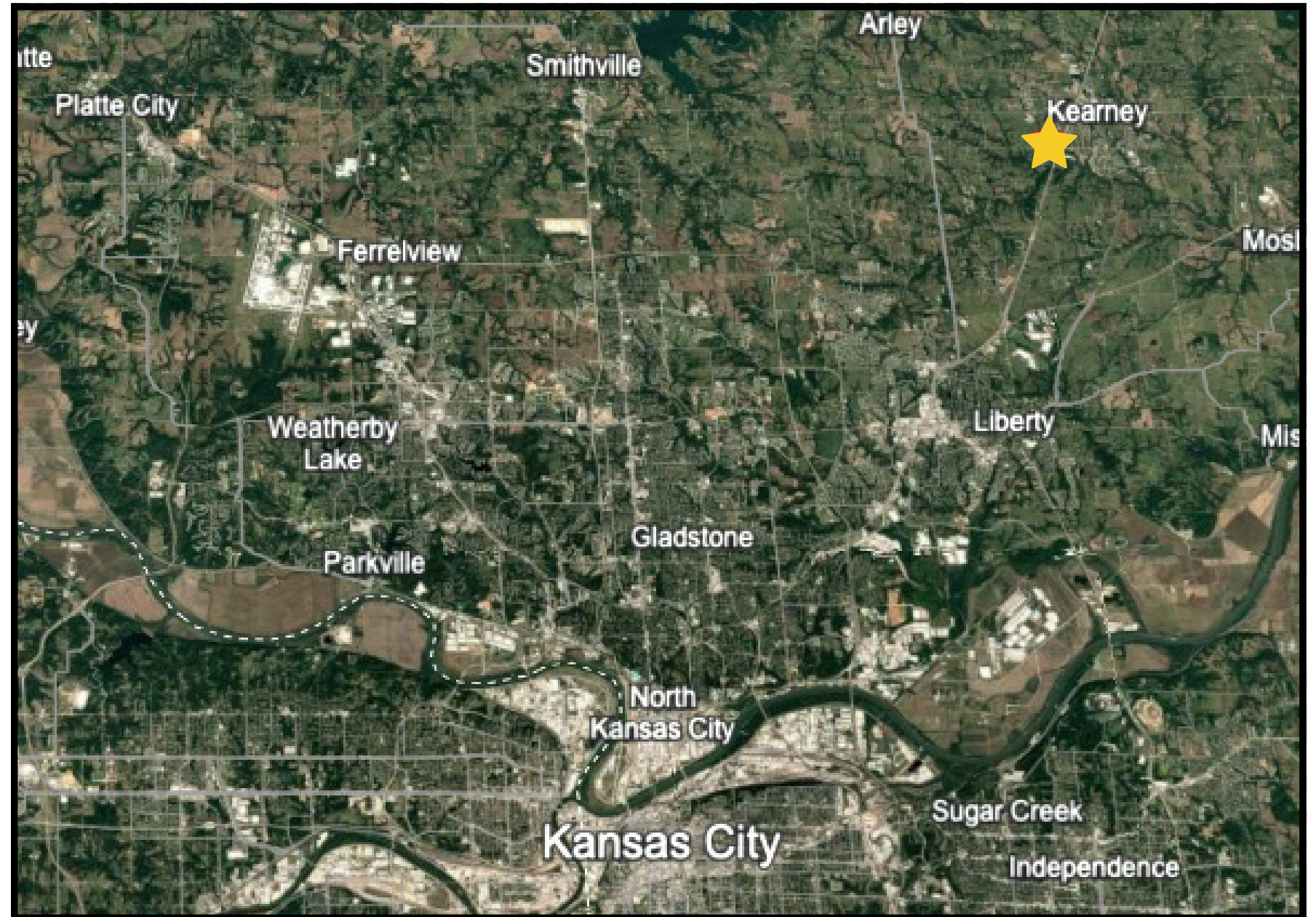
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,497	23,486	33,234
Avg. Household Income	\$123,032	\$110,940	\$115,747
Growth Rate	4.01%	4.50%	4.73%

TRAFFIC	VPD
I-35 Highway	42,000+/-
92 Highway	18,000 +/-

 **Due Diligence**

 **Drone Video**

 **Map Link**



Contact us today!

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