

# Development Land for Sale

**19500 E US-40 HWY  
INDEPENDENCE, MISSOURI**

- 5.75+/- acre development site
- Prominent location at signalized intersection
- Zoned for commercial use
- Ideally suited for climate controlled self-storage (see concept plan attached)
- All utilities available
- Excellent access via I-470, I-70 and US 40 Highway
- Centrally location to Independence, Lee's Summit, Blue Springs and east Kansas City
- Offered at \$3.50 per square foot

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# Property Overview

GENERAL OVERVIEW	
<b>ADDRESS</b>	19500 E US-40 Hwy Independence, MO
<b>TOTAL LAND AREA</b>	5.75 acres/250,470 SF
<b>IMPROVEMENTS</b>	None
<b>PARCEL NUMBER</b>	34540100100000000
<b>FLOOD ZONE</b>	n/a, not located in a flood zone
<b>MUNICIPALITY</b>	Independence (Kansas City/ Jackson County)
<b>SCHOOL DISTRICT</b>	Independence School District
<b>CURRENT ZONING</b>	01-Office-Residential   Potential C-2 or C-3
<b>LEGAL USE</b>	Most office and limited retail uses; residential and multi- family allowed with conditional use permit; self storage potential with rezone to C-2 or C-3
UTILITIES	
<b>ELECTRIC</b>	Independence Power & Light
<b>GAS</b>	Spire Missouri, Inc.
<b>WATER</b>	City of Independence
<b>SEWER</b>	City of Independence



# Property Highlights

 <p><b>Premier Corner Location with High Traffic Exposure</b></p> <ul style="list-style-type: none"> <li>• With a traffic signal at the intersection of US Hwy 40 and Little Blue Pkwy</li> <li>• Exposure to over 30,000 vehicles per day</li> </ul>	 <p><b>Strong Demographics and Buying Power</b></p> <ul style="list-style-type: none"> <li>• 125,000+ residents within 5 mile radius</li> <li>• \$110,000 average household income in 3 mile radius</li> </ul>	 <p><b>Flexible Zoning and Utilities In-Place</b></p> <ul style="list-style-type: none"> <li>• Zoned 01-Office-Residential</li> <li>• Has existing water, electric, and sewer connections</li> </ul>	 <p><b>Affluent Growth Corridor with Major Retail Anchors Nearby</b></p> <ul style="list-style-type: none"> <li>• Surrounded by national tenants</li> <li>• Wide range of commercial buildings nearby</li> </ul>	 <p><b>Close to Kansas City with Regional Connectivity</b></p> <ul style="list-style-type: none"> <li>• 15 miles from downtown Kansas City</li> <li>• Within 2.2 million resident MSA</li> </ul>
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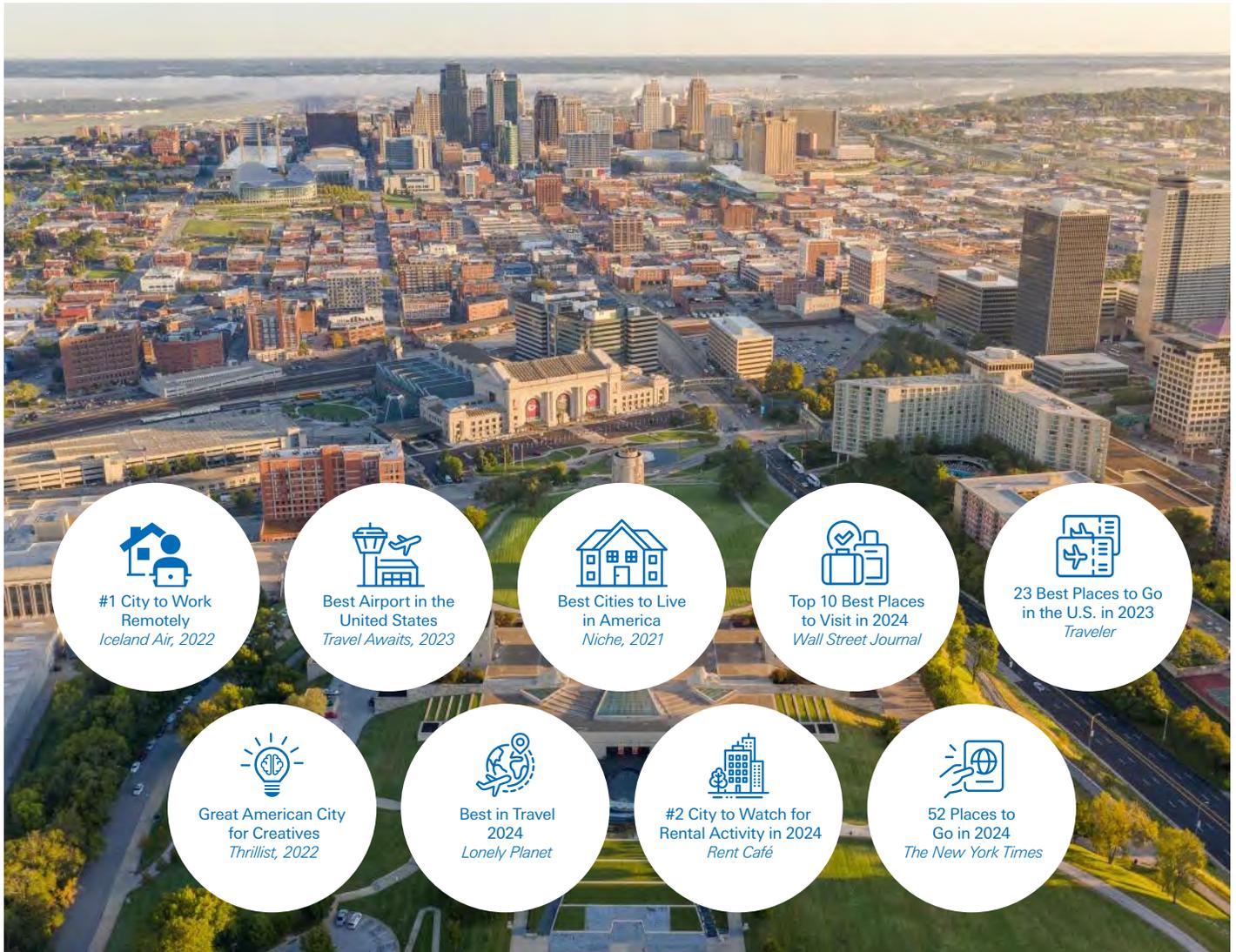
# Nearby Attractions







# Kansas City Metro



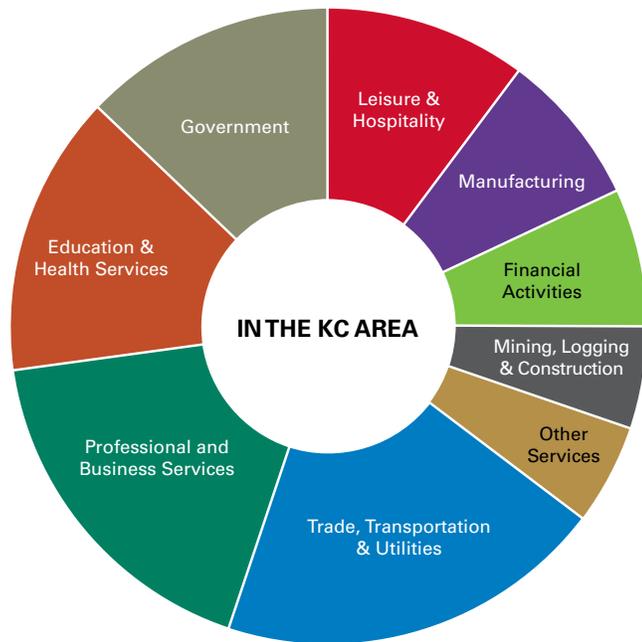
Located in the heart of the United States, Kansas City (KC), Missouri is at the center of the 18-county Kansas City metropolitan area, with a total population of 2.7 Million according to KCADC. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. Kansas City's dynamic economy features low cost of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

# Kansas City Metro Area Demographics

Kansas City has a 3.6% Unemployment Rate, which is close to state and national norms. The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Oracle, Garmin, Hallmark, AMC, American Century, and H&R Block.

## Employment By Industry



## Major Employers



# Kansas City Market Overview

In 2025, Kansas City added an estimated 14,000 new jobs in large part to \$6.3 Billion in capital investments across eight major projects underway or that were completed in 2025. Major 2025 development highlights include The Panasonic EV Battery Plant in De Soto, HomeField Resort Master Plan, Lee's Summit Green Street and the ongoing Country Club Plaza redevelopment.

- \$6.3 Billion** Capital invested in 2025
- 11.4 Million SF** net absorption - up 184.6% YoY
- 14,000** New jobs added in 2025

COST OF LIVING COMPARISON	
CITY	COMPOSITE INDEX
Austin, TX	97.4
Chicago, IL	115.1
Phoenix, AZ	106.3
<b>Kansas City, MO</b>	<b>91.1</b>
Los Angeles, CA	149.4
Minneapolis, MN	93.6
Denver, CO	108.6

# Lee's Summit Highlights

Lee's Summit is located 16 miles southeast of downtown Kansas City, is one of the fastest-growing communities in the state with a population of over 102,781 and a median household income of \$98,960. At 65 square miles—the fifth largest in Missouri—the city has room to grow, including recently annexed properties in strategic highway-served locations. Served by I-470, I-70, and U.S.

Highways 50 and 71, Lee's Summit is accessible to regional and national markets. Beyond its location and growth, the city is celebrated for its welcoming, community-focused atmosphere, award-winning schools and community college, comprehensive parks and recreation amenities, diverse housing options, pedestrian-friendly downtown, and commitment to preserving its history.

## Major Employers



## Award-Winning City



#14 out of 50 cities in the U.S. Fortune Ranking



2023 Top 100 Places to Live Livability Ranking

103k Population	\$99k Median Household Income	\$249k Median Home Value	39.2 Median Age (US 38)	97% High School Educated	49% Bachelor's Degree
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# Independence Highlights

Independence, Missouri is nine miles southeast of downtown Kansas City and the fifth-largest city in the state, with a population of about 123,000 and a median household income of \$63,342. Spanning 78 square miles, the city offers room to grow and is conveniently served by I-70, I-470, U.S. 40, and MO 291, providing access to regional and national markets. Independence

is a pro-business hub and the regional retail, office, and medical center of Eastern Jackson County, with continued redevelopment strengthening its commercial and residential appeal. At the heart of the city, Historic Independence Square features renovated shops, restaurants, loft-style apartments, a cinema, a bowling alley, and a farmers market, creating a vibrant destination for residents and visitors alike."

## Major Employers



123k Population	\$63k Median Household Income
51k Total Households	40.7 Median Age (US 38)