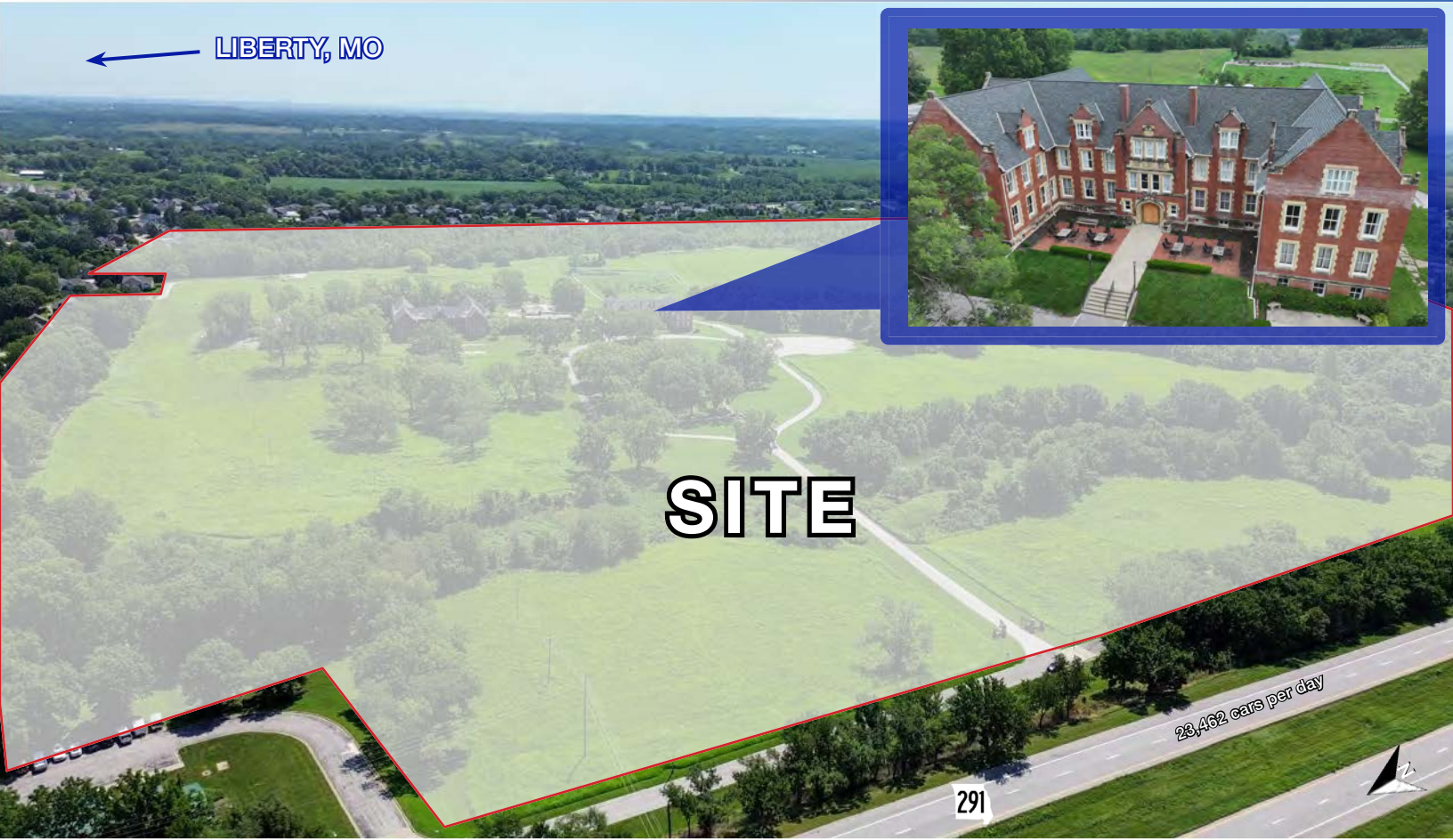




# Unique Liberty, MO Development Opportunity

1325 Odd Fellows Road, Liberty, Missouri



## CALL FOR PRICING | 140 +/- ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,256	29,050	56,868
Avg. Household Income	\$113,355	\$110,307	\$136,272

- First time on the market!
- Prime for mixed-use development
- More than 8.2 million square feet of commercial development is either completed or in active development around Liberty, Missouri—making it one of the most robust development corridors within the Kansas City Metro Area
- \$4 million in upgrades and renovations to the 41,000 SF winery building
- Rare opportunity to develop in Liberty, MO
- Located in south Liberty off 291 Highway
- Zoned Planned Development District



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agent

PHIL PECK | 816.412.7364 | [ppeck@blockandco.com](mailto:ppeck@blockandco.com)





# Unique Liberty, MO Development Opportunity

## 1325 Odd Fellows Road, Liberty, Missouri

### AERIAL

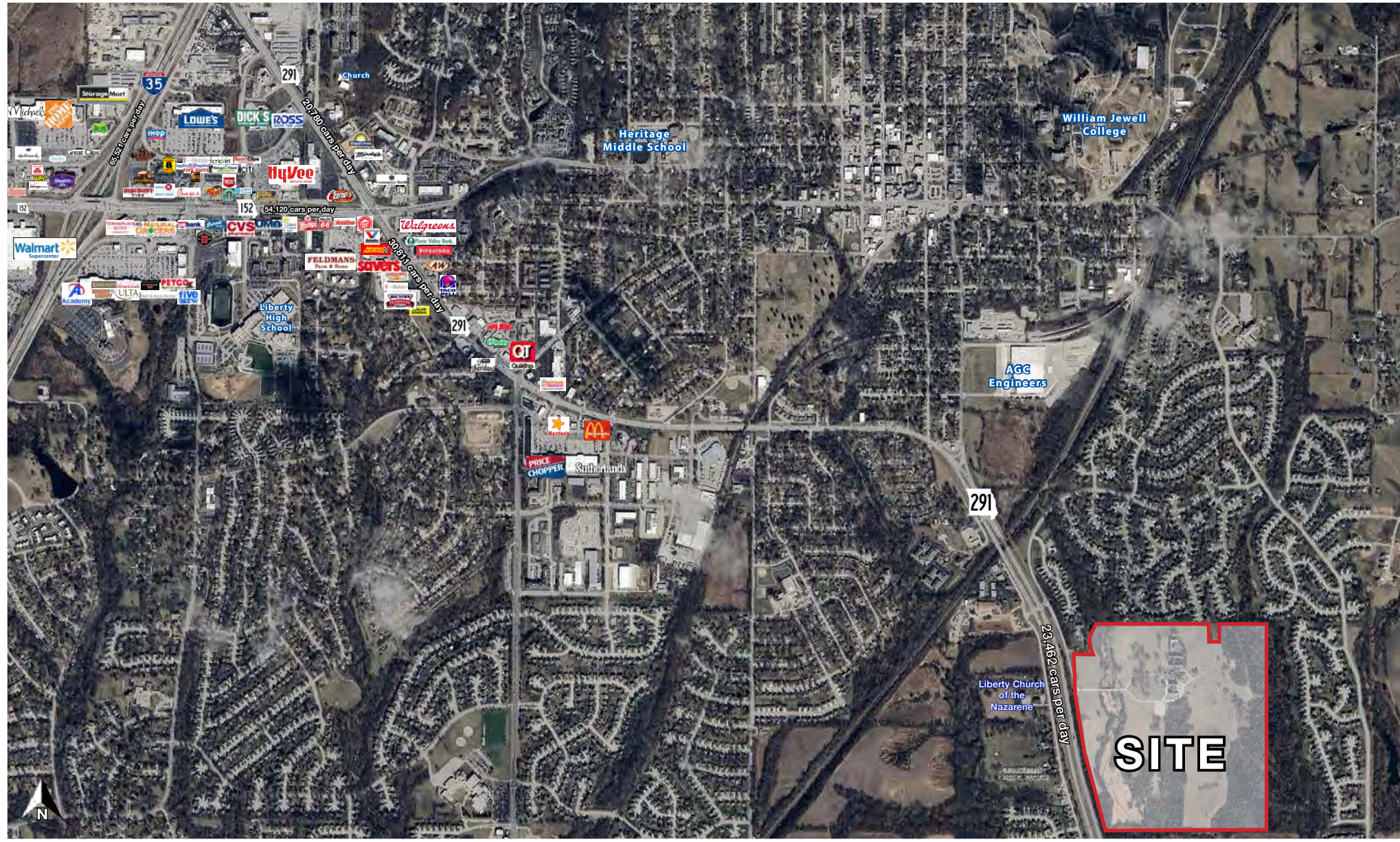




# Unique Liberty, MO Development Opportunity

## 1325 Odd Fellows Road, Liberty, Missouri

AERIAL

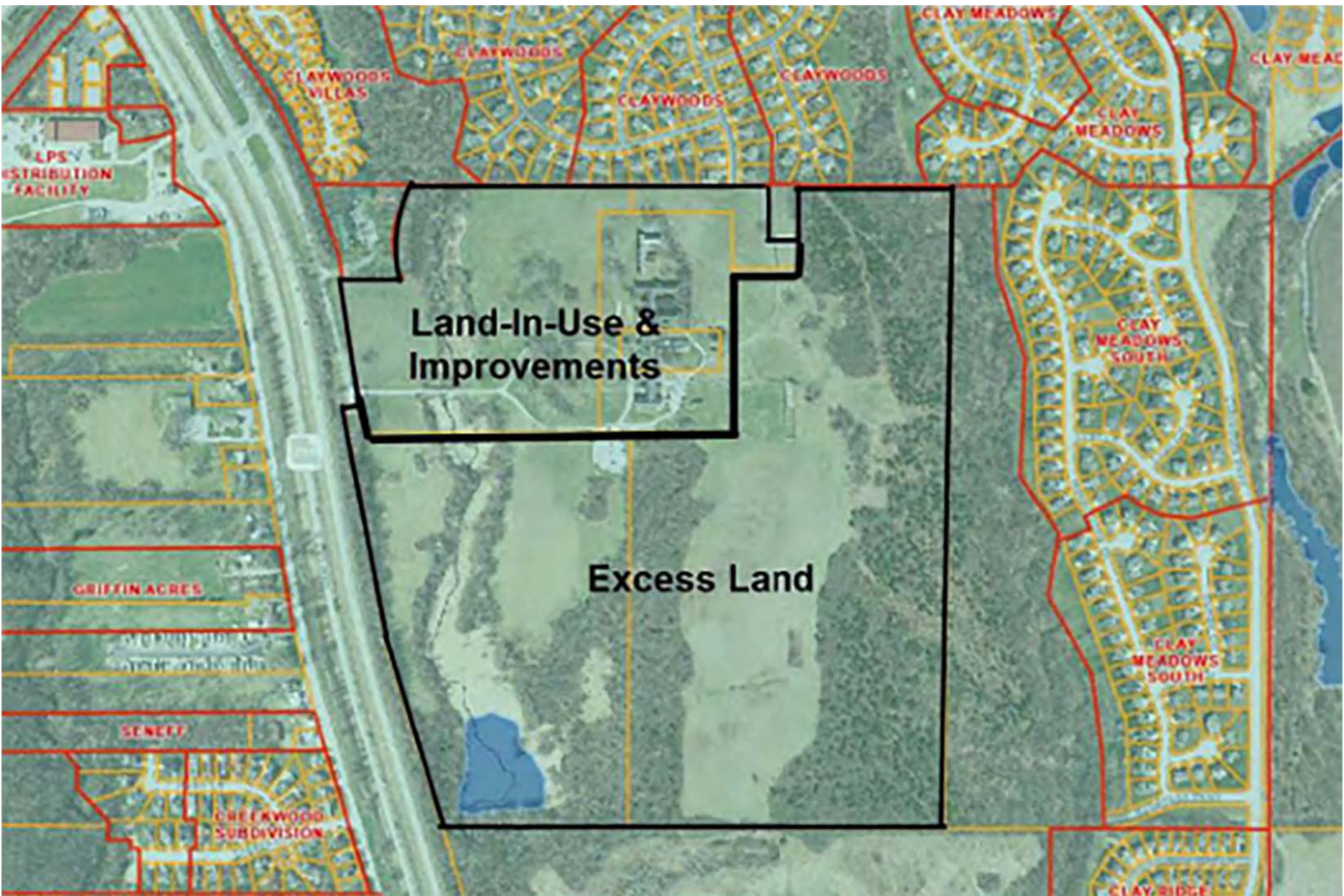




# Unique Liberty, MO Development Opportunity

1325 Odd Fellows Road, Liberty, Missouri

## AERIAL PARCEL MAP

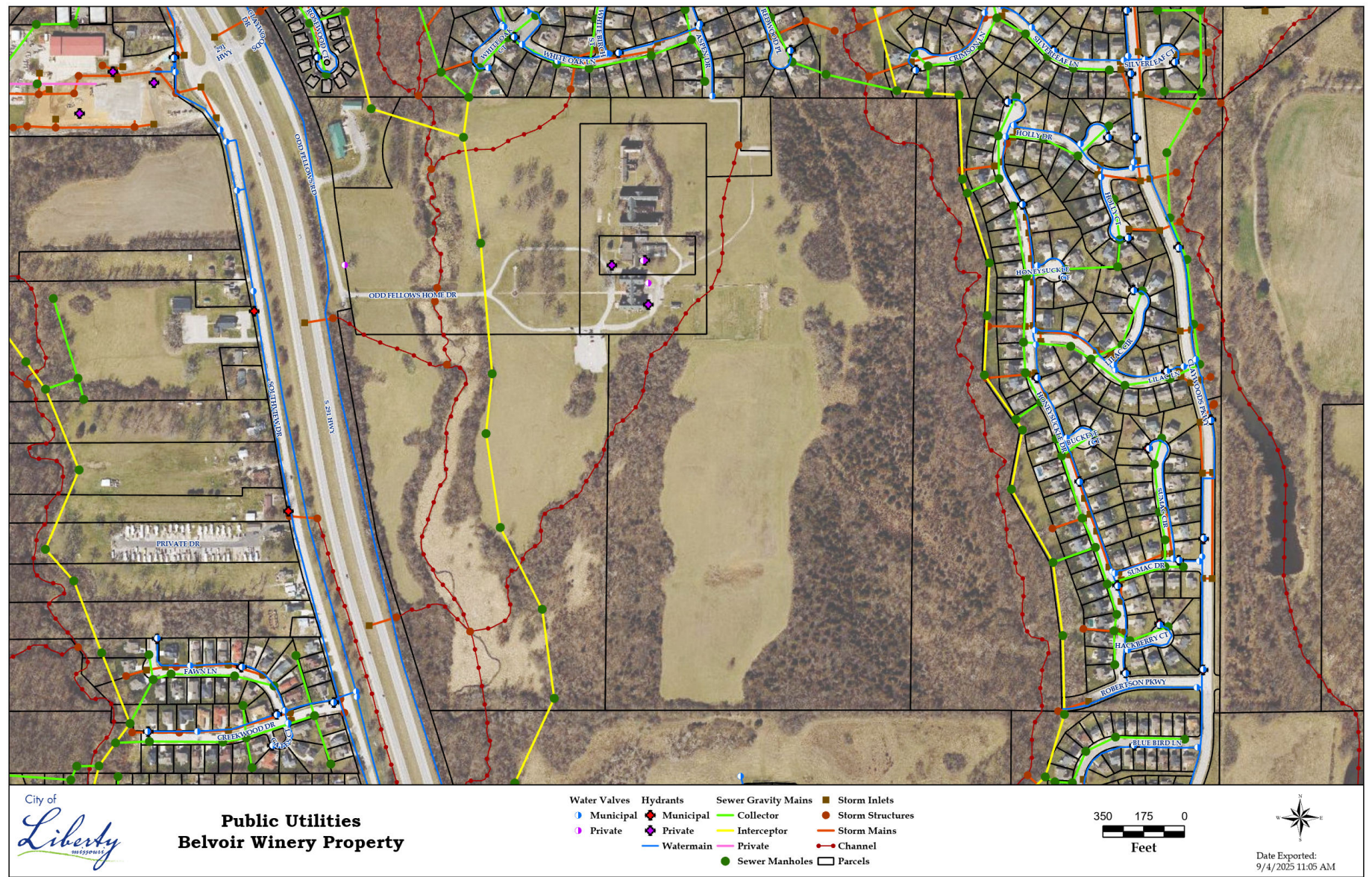




# Unique Liberty, MO Development Opportunity

## 1325 Odd Fellows Road, Liberty, Missouri

### UTILITY MAP





# Unique Liberty, MO Development Opportunity

1325 Odd Fellows Road, Liberty, Missouri

## DRONE PHOTO



**DRONE PHOTOS**







# Unique Liberty, MO Development Opportunity

1325 Odd Fellows Road, Liberty, Missouri

## Liberty, Missouri

A dynamic community with historic roots. Ready for your next big development.

### About Liberty

- Founded in 1822 and incorporated in 1829, Liberty is the second oldest incorporated town west of the Mississippi—rich in heritage, character, and charm ([Liberty Missouri](#)).
- With a population of ~30,167 (2020), median household income around \$78,000, and strong family-oriented demographic, the city offers stable growth and community appeal ([Wikipedia](#)).

### Why Developers Choose Liberty

#### Strategic Location & Connectivity

- At just 6 miles north of the Missouri River and approximately 15 minutes from downtown Kansas City and KCI Airport, Liberty boasts seamless access via I-35, Hwy 291, Hwy 152 and I-435 ([Wikipedia](#)).

#### Thriving Economic Base

- Investments totaling over \$650 million are fueling six million square feet of industrial space development and creating 4,000+ local jobs ([Liberty Missouri](#)).
- Major employers include Liberty Public Schools (2,100+ employees), Liberty Hospital (1,400+), Hallmark Distribution and B&B Theatres headquarters ([Wikipedia](#)).

#### Pro-Business Environment

- The Liberty Economic Development Corporation actively works with regional and national developers, offering robust incentives like TIF, EEZ, Chapter 100 bonds, and streamlined permitting ([Liberty Missouri](#)).
- As described by B&B Theatres: “high-functioning, professional staff. . . less drama equals more enjoyment in the development process” ([businessviewmagazine.com](#)).
- Whether your vision is industrial, retail, mixed-use, educational, office, or medical—a favorable environment, strong incentives, and thriving community support await.

### Heritage & Quality of Life

- Downtown Liberty features multiple historic districts—South Liberty Courthouse Square, Jewell Lightburne, Daniel Prospect Heights, and Arthur–Leonard—showcasing unmatched architectural charm and preservation commitment between 1850–1946 ([Wikipedia](#)).



# Unique Liberty, MO Development Opportunity

## 1325 Odd Fellows Road, Liberty, Missouri

### Market & Residential Growth

- Retail serves a catchment reach of 60,000+ residents, supporting national and local tenants with strong foot and vehicle traffic ([Liberty Missouri](#)).
- Diverse housing stock includes historic homes, new subdivisions, and 55+ communities, ensuring workforce and residential support for mixed-use projects ([Liberty Economic Development Corporation](#), [Liberty Missouri](#)).

### Target Sectors for Development

- Industrial & Logistics: Light industrial and distribution projects thrive near I35 & Hwy 291 (e.g., Heartland Meadows, 43 acre M1 zoned, quick to KC metro) ([Trade and Industry Development](#)).
- Retail & Entertainment: Proximity to major employers and regional commuters creates demand for upscale retail, dining, and entertainment venues.
- Office & Institutional: Close to William Jewell College and robust public school district of over 12,600 students supports education, corporate, or medical campus development ([Wikipedia](#), [Wikipedia](#)).
- Mixed-Use & Residential: Seamlessly integrate retail, residential, and cultural elements within or near historic downtown districts.

### Development Advantages at a Glance

Advantage	Benefit
Location & Access	Direct freeway linkages to KC and KCI Airport
Economic Momentum	\$650M+ in pipeline projects; rapid expansion
Incentives & Support	TIF, EEZ, M1 zoning, expediting development
Quality of Life	Strong public schools; historic preservation
Community & Workforce	Young, educated workforce; family-oriented base
Lifestyle & Culture	Walkable downtown; thriving arts & entertainment

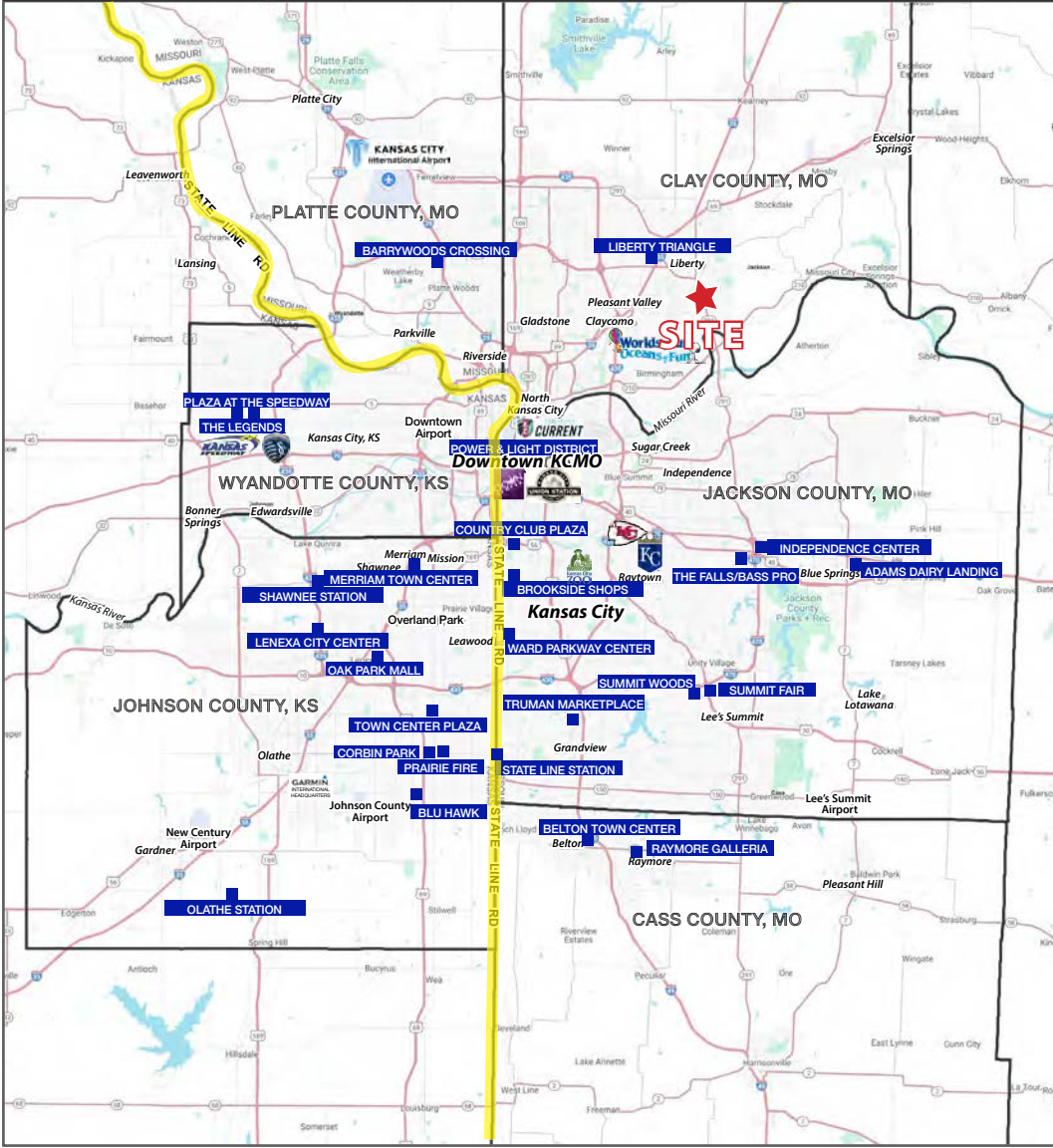
### Success Stories

- B&B Theatres Flagship Cinema: A seamless public private partnership delivering the newest flagship location, supported end to end by city staff and economic development teams ([Liberty Economic Development Corporation](#)).
- Manufacturing & Distribution: Suppliers to Ford's nearby Claycomo plant and national businesses like Animal Health Intl. and TAB USA have chosen Liberty for its logistics appeal and incentives ([Liberty Missouri](#)).



# Unique Liberty, MO Development Opportunity

## 1325 Odd Fellows Road, Liberty, Missouri





# Unique Liberty, MO Development Opportunity

## 1325 Odd Fellows Road, Liberty, Missouri

1325 Odd Fellows Rd Liberty, MO 64068	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	7,256	29,050	56,868
2030 Projected Population	7,439	29,581	58,568
2020 Census Population	6,940	28,526	55,630
2010 Census Population	6,950	27,748	49,129
Projected Annual Growth 2025 to 2030	0.5%	0.4%	0.6%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	1.1%
2025 Median Age	35.2	38.8	38.6
<b>Households</b>			
2025 Estimated Households	2,634	11,373	21,739
2030 Projected Households	2,764	11,829	22,831
2020 Census Households	2,469	10,807	20,574
2010 Census Households	2,446	10,203	17,881
Projected Annual Growth 2025 to 2030	1.0%	0.8%	1.0%
Historical Annual Growth 2010 to 2025	0.5%	0.8%	1.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	83.0%	85.2%	83.7%
2025 Estimated Black or African American	7.3%	6.0%	6.4%
2025 Estimated Asian or Pacific Islander	1.6%	1.4%	2.5%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2025 Estimated Other Races	7.8%	7.1%	7.1%
2025 Estimated Hispanic	6.7%	6.2%	6.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$113,355	\$110,307	\$136,272
2025 Estimated Median Household Income	\$103,156	\$93,230	\$109,022
2025 Estimated Per Capita Income	\$41,333	\$43,401	\$52,229
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.3%	2.1%
2025 Estimated High School Graduate	22.7%	24.1%	22.7%
2025 Estimated Some College	21.9%	22.0%	21.3%
2025 Estimated Associates Degree Only	11.6%	9.8%	10.0%
2025 Estimated Bachelors Degree Only	26.2%	25.9%	28.3%
2025 Estimated Graduate Degree	13.5%	14.4%	14.1%
<b>Business</b>			
2025 Estimated Total Businesses	87	1,101	1,774
2025 Estimated Total Employees	570	8,208	17,048
2025 Estimated Employee Population per Business	6.6	7.5	9.6
2025 Estimated Residential Population per Business	83.5	26.4	32.1

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