



FOR SALE



EXCELLENT PAD SITE AVAILABLE
FOR SALE IN EXCELSIOR SPRINGS, MISSOURI

2222 Happy Lane
Excelsior Springs, Missouri 64024

1.46 +/- ACRES


SALE PRICE: \$895,000.00

Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind



NATE PRATHER PARTNER

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PROPERTY FEATURES



- Highway Pad Site Available Near Go Car Wash, McDonalds, Super Walmart, Applebee's, Burger King, and more
- Consumer Spending is Highest for Food, Alcohol, Transportation, and Maintenance
- Excellent Frontage and Visibility from US 69 Hwy
- More than 30,000 cars per day Both Directions
- Excellent Ingress from US 69 Hwy
- Sewer Utilities are run to Site

AREA DEMOGRAPHICS

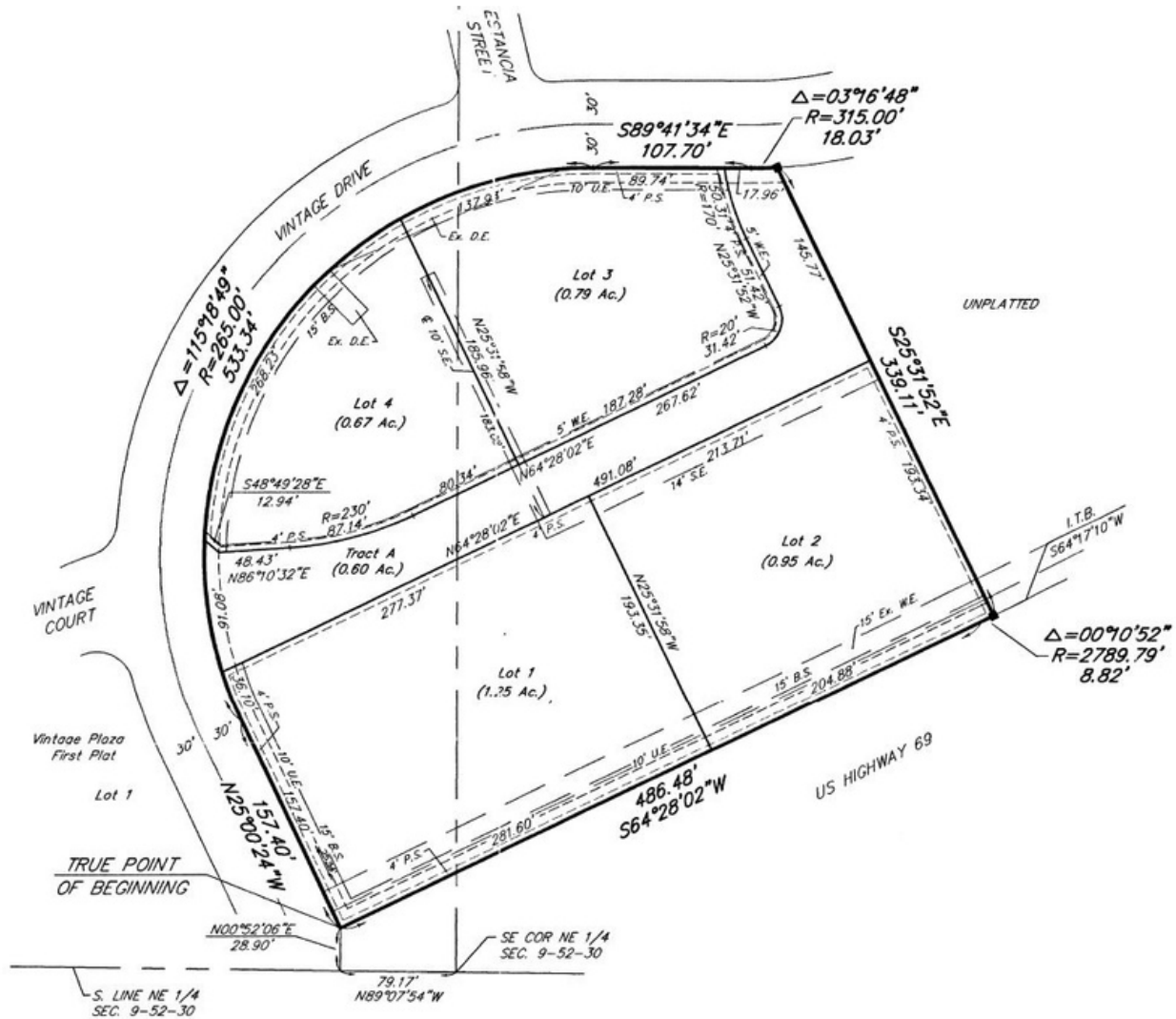


POPULATION	2 MILE	5 MILE	10 MILE
2022 Population	6,241	19,455	50,614
2027 Projection	6,730	20,945	54,020
Annual Growth 2022-2027	1.6%	1.5%	1.3%
HOUSEHOLDS			
2022 Total Households	2,317	7,323	18,333
Growth 2022-2027	1.5%	1.5%	1.3%
Median Household Income	\$59,367	\$63,596	\$72,752
HOUSING			
Median Home Value	\$185,297	\$182,743	\$212,308
Median Year Built	1974	1977	1984



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PLOT PLAN



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AERIAL PHOTO



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