

FOR SALE



## 80+ ACRE LAND SITE - HIGHWAY VISIBILITY

NW Skyview & Cookingham Dr. | Kansas City, MO 64163



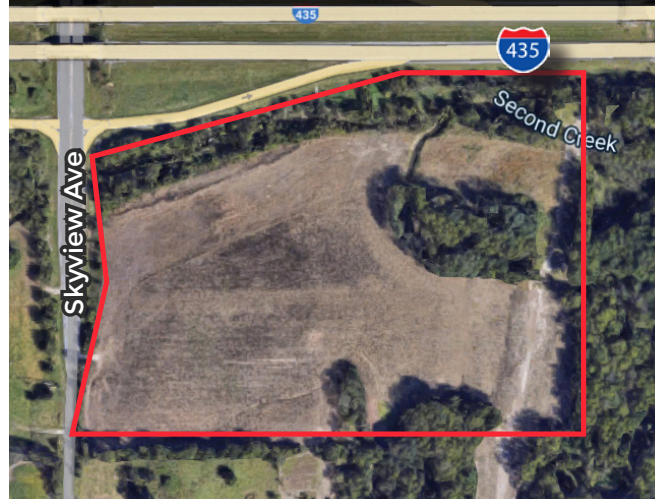
### PROPERTY HIGHLIGHTS:

- 80.5 Total acres;
  - 32 Acres north of I-435
  - 48.5 Acres south of I-435 (divisible)
- Great for future development; utilities to site
- 2 miles from MCI Airport
- Easy I-435 Highway access (ramps on property)
- Excellent visibility to 22,382+ cars per day
- 20 Minutes to Liberty, MO, Downtown KC, Parkville
- FOR SALE: \$65,000 per acre

32 ACRES - NE CORNER OF 435 & SKYVIEW  
ZONED MIXED USE



38.5 ACRES - SE OF 435 & SKYVIEW  
ZONED COMMERCIAL/ INDUSTRIAL



10 ACRES - SE OF 435 & SKYVIEW  
ZONED COMMERCIAL/ INDUSTRIAL



**GORDON SMITH**  
gsmith@crossroads-kc.com  
O (913) 636-7109



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The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

Crossroads Real Estate Group  
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Merriam, KS 66203



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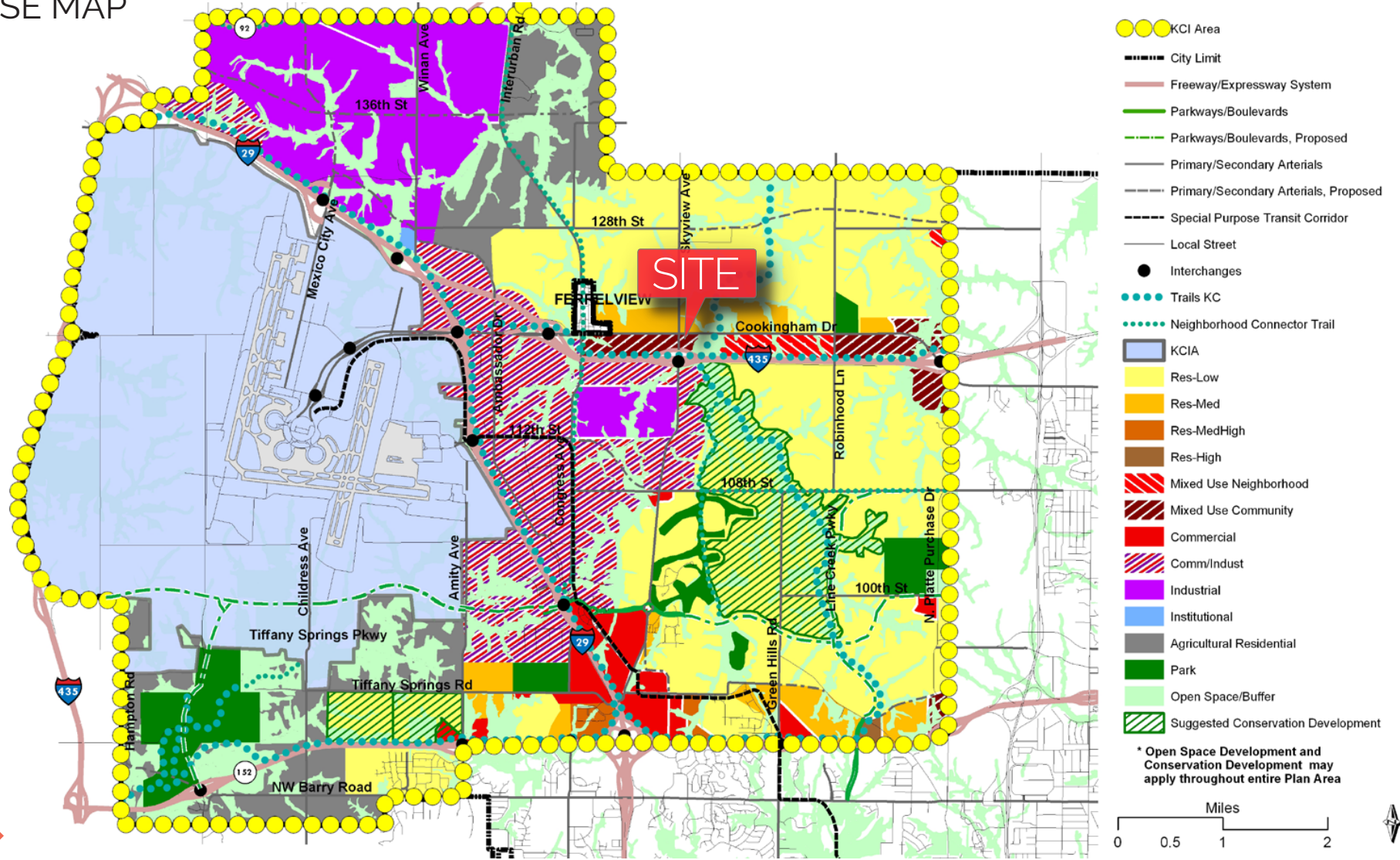
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## LAND USE MAP



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