

**PRICE REDUCED**  
**FOR SALE**  
**4.41 +/- ACRES**

**NWC I-35 & 116 Highway, Lathrop, MO - Tract 3 OR 4**



## Property Highlights

- I-35 full diamond interchange site & pole signage
- Excellent traffic, visibility and access
- Property located inside the Lathrop, MO city limits
- 30 mins north of KCMO CBD
- Tract 3 & Tract 4 are each 4.41 acres. Purchase separately or combined
- All Utilities On Site - city water, sewer & electricity
- Possible uses include: hotel, retail, gas/c-store, restaurant, retail

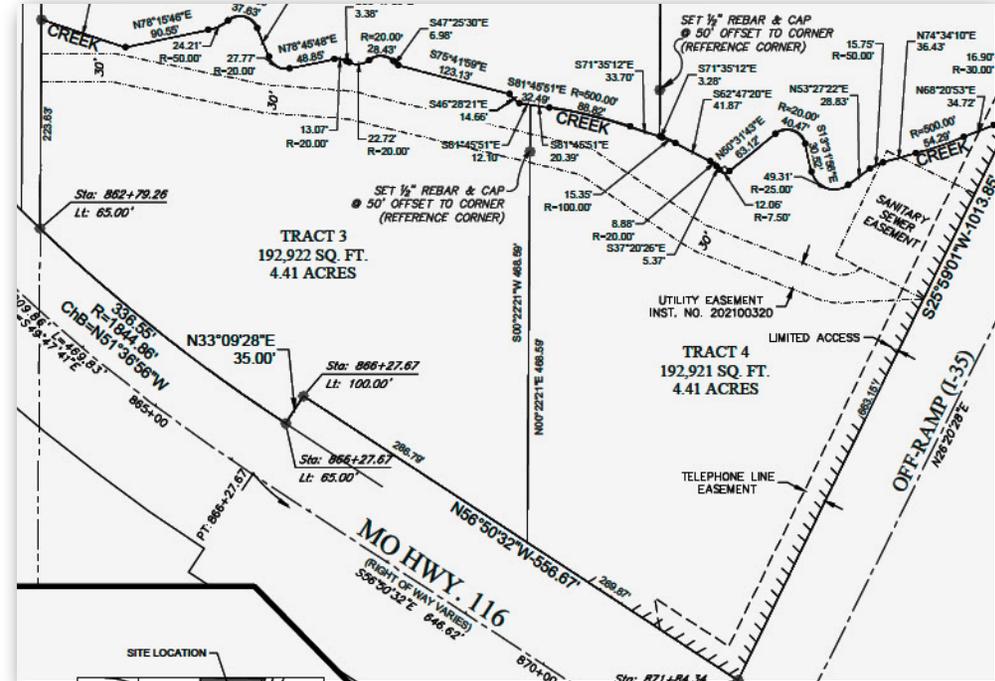


Boulevard  
Commercial

REAL ESTATE SERVICES

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**Tract 3 - 4.41 ac; ~~\$599,950~~ \$449,950**

**Tract 4 - 4.41 ac; ~~\$599,950~~ \$449,950**

**COMBINED - 8.82 ac; ~~\$999,950~~ \$795,950**



[Photos](#)



[Drone Footage](#)

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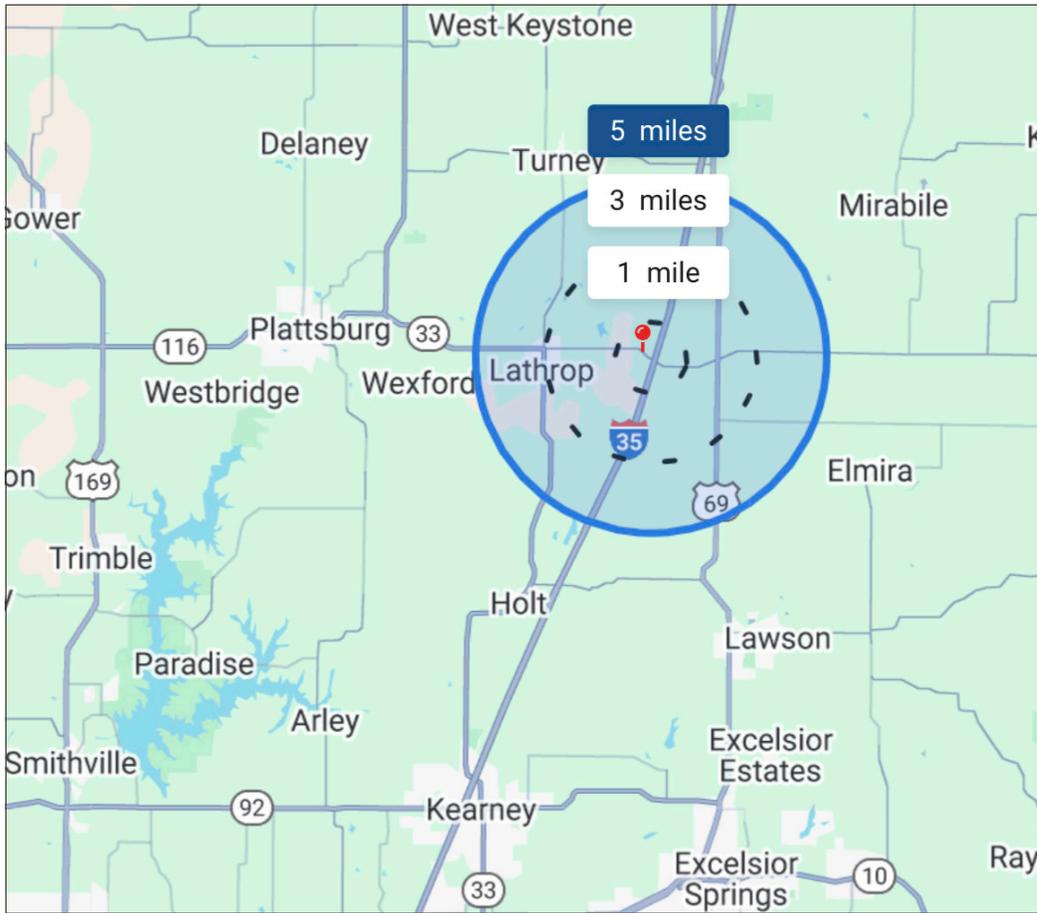


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Demographics	1 Miles	3 Miles	5 Miles
Population	1,876	4,781	11,200
AVG HH Income	\$85.7k	\$81.2k	\$77.9k

TRAFFIC	VPD
I-35	27,434
HWY 116	3,015

[Due Diligence](#)

[Map View](#)

[Photos](#)

[Drone Footage](#)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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