

Land for Sale

16523 E US Highway 40
Independence, MO 64055

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STEIN & SUMMERS
REAL ESTATE

COMMERCIAL DIVISION



Property Highlights

- 6.26 AC
- 400 feet of frontage on 40 Hwy
- All utilities to Site
- Convenient access to I-470 and I-70 highways
- 21,000 cars per day along US 40 Highway
- Taco Bell, Dutch Bros, O'Reilly Auto Parts, QuikTrip in surrounding area, with Club Car Wash going in right down the street

Asking Price

- \$599,000
- \$95,687 per acre
- \$2.19 per SF

For more information, please contact:

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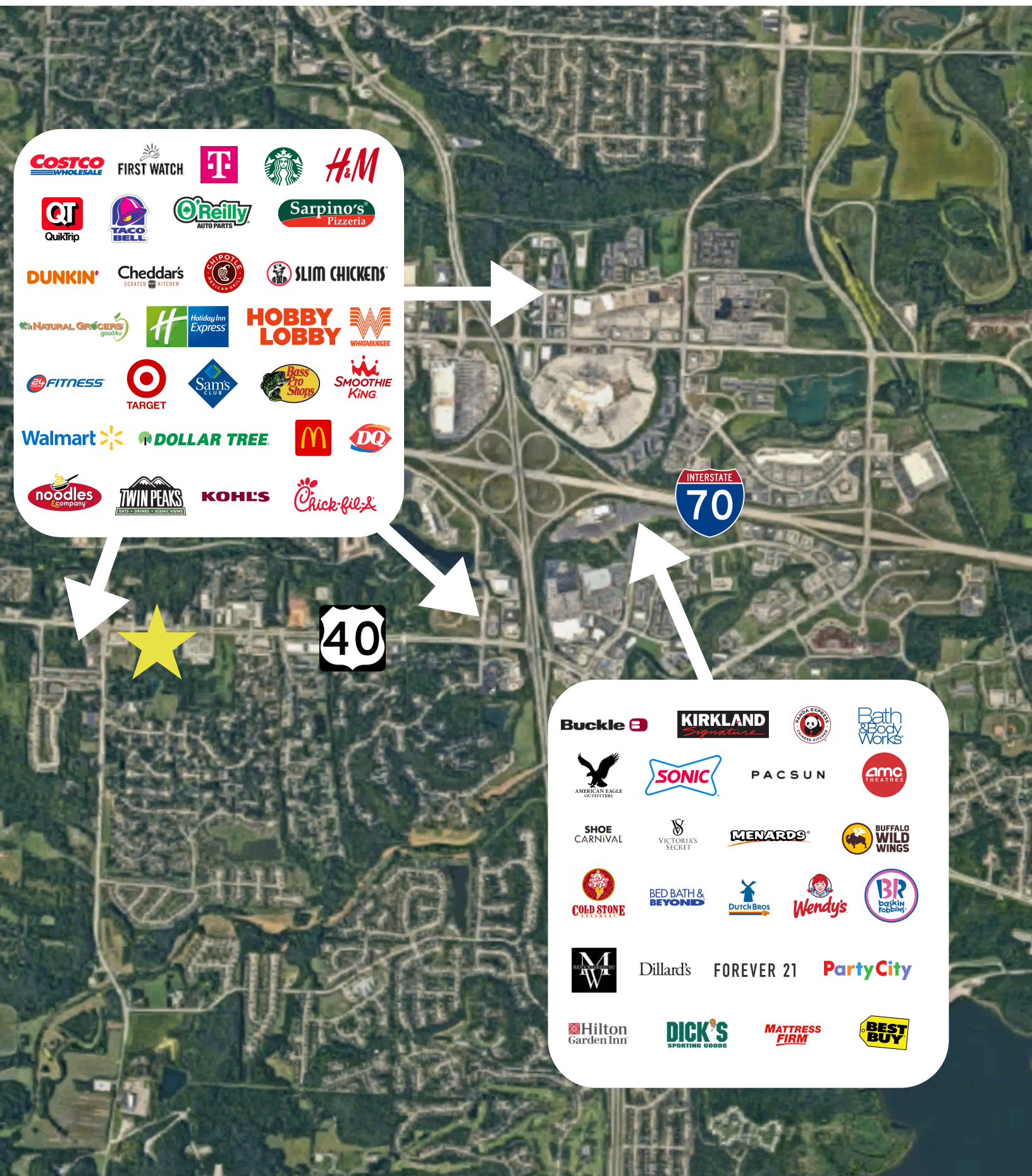
6423 N Cosby Avenue,
Kansas City, MO 64151

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PICTURES



AERIAL VIEW



Costco Wholesale **FIRST WATCH** **TF** **Starbucks** **H&M**

QT QuikTrip **TACO BELL** **O'Reilly AUTO PARTS** **Sarpino's Pizzeria**

DUNKIN' **Cheddar's SCRATCH KITCHEN** **CHIPOTLE MEXICAN** **SLIM CHICKENS**

NATURAL GROCERS good4u **H Holiday Inn Express** **HOBBY LOBBY** **WHATABURGER**

24 FITNESS **TARGET** **Sam's CLUB** **Bass Pro Shops** **SMOOTHIE KING**

Walmart **DOLLAR TREE** **McDonald's** **DQ**

noodles & company **TWIN PEAKS RESTAURANT & BAR** **KOHL'S** **Chick-fil-A**

Buckle **KIRKLAND Signature** **PRADA EXPRESS** **Bath & Body Works**

AMERICAN EAGLE OUTFITTERS **SONIC** **PACSUN** **AMC THEATRES**

SHOE CARNIVAL **VICTORIA'S SECRET** **MENARDS** **BUFFALO WILD WINGS**

COLD STONE CREAMERY **BED BATH & BEYOND** **Dutch Bros** **Wendy's** **BR Baskin Robbins**

M W **Dillard's** **FOREVER 21** **Party City**

Hilton Garden Inn **DICK'S SPORTING GOODS** **MATTRESS FIRM** **BEST BUY**