

# 10 +/- ACRES - MIXED USE FOR SALE

14 SE 981st & 1006 S. Washington Avenue, KNOB NOSTER, MO



## SITE INFORMATION

- Address: **14 SE 981st & 1006 S. Washington Ave.**
- **10+/-** acres available for development
- Possible incentives from City of Knob Noster
- **ALL** utilities to the site
- Former Mobile Home Property & Existing House Across Street

## WHITEMAN AIR FORCE BASE

- Estimated population of 17,850
- Annual base payroll of \$353,915,524
- Home of new B-21 Fighter Wing
- Adding approximately 500 new family members

## PROPOSED SCHOOL CAMPUS DEVELOPMENT

- Construction Started Jan. 2025 - 100,000sf High School
- 650 student capacity
- Dome gym/stadium
- Wrestling building
- Indoor baseball field
  - 5-year completion date in two phases
- Partially funded with \$25m in grants
  - Next to 3,400-acre Knob Noster State Park (445,000+ Visitors Annually), Dollar General, R-G Federal Credit Union & McDonald's

## SALE PRICE: \$680,000



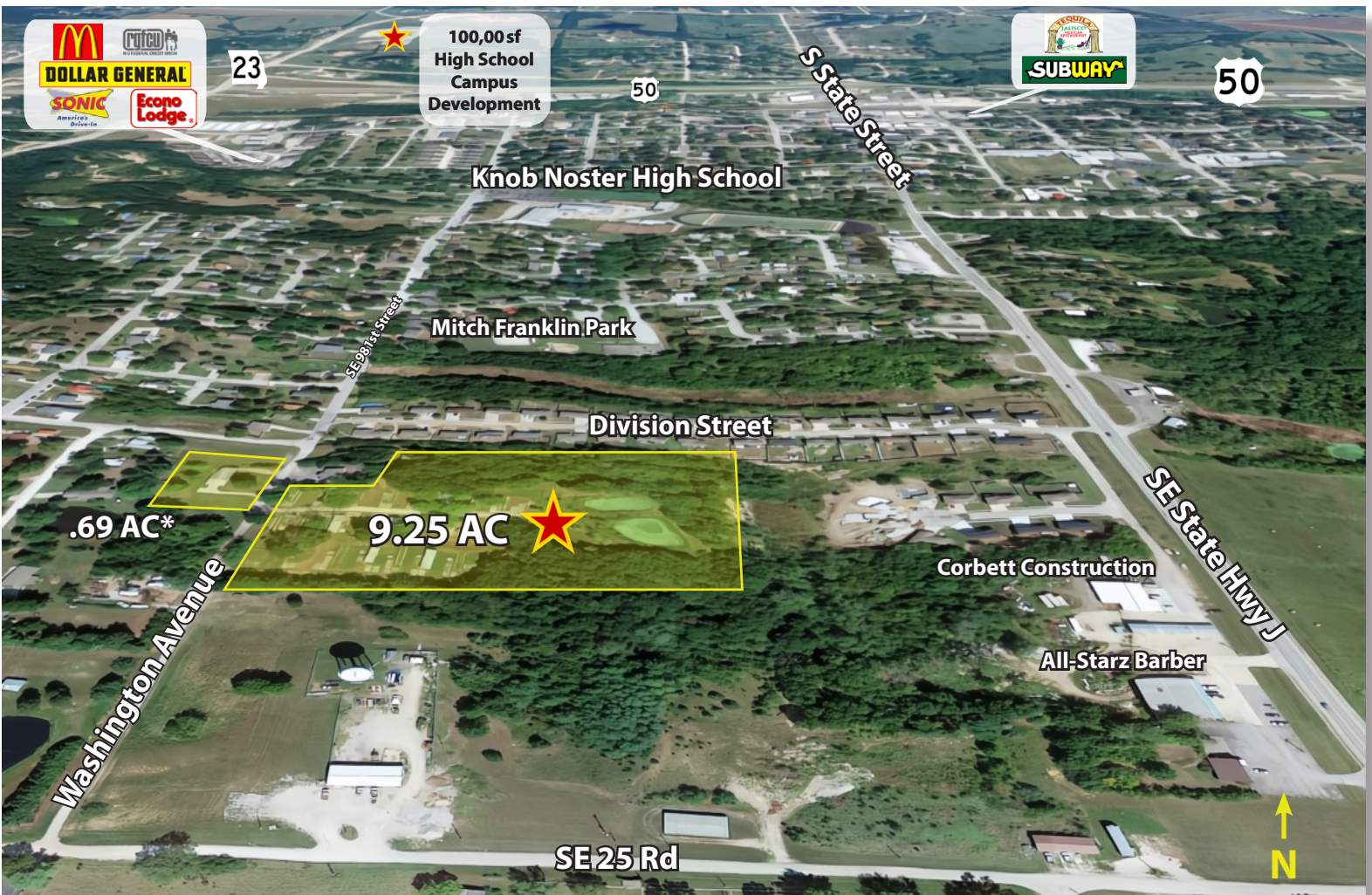
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**\*.69 Acres Consists of 30,000 sf of Land and Existing House**



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