

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

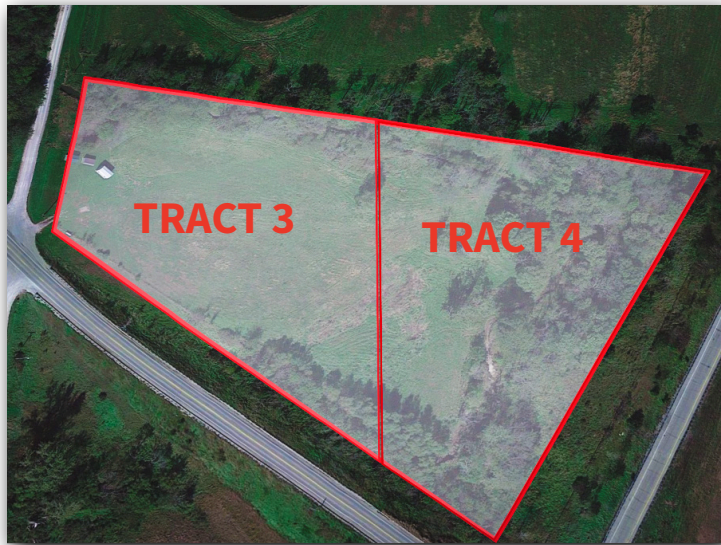
REAL ESTATE SERVICES

FOR SALE
4.41 +/- ACRES

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

[Photos](#)

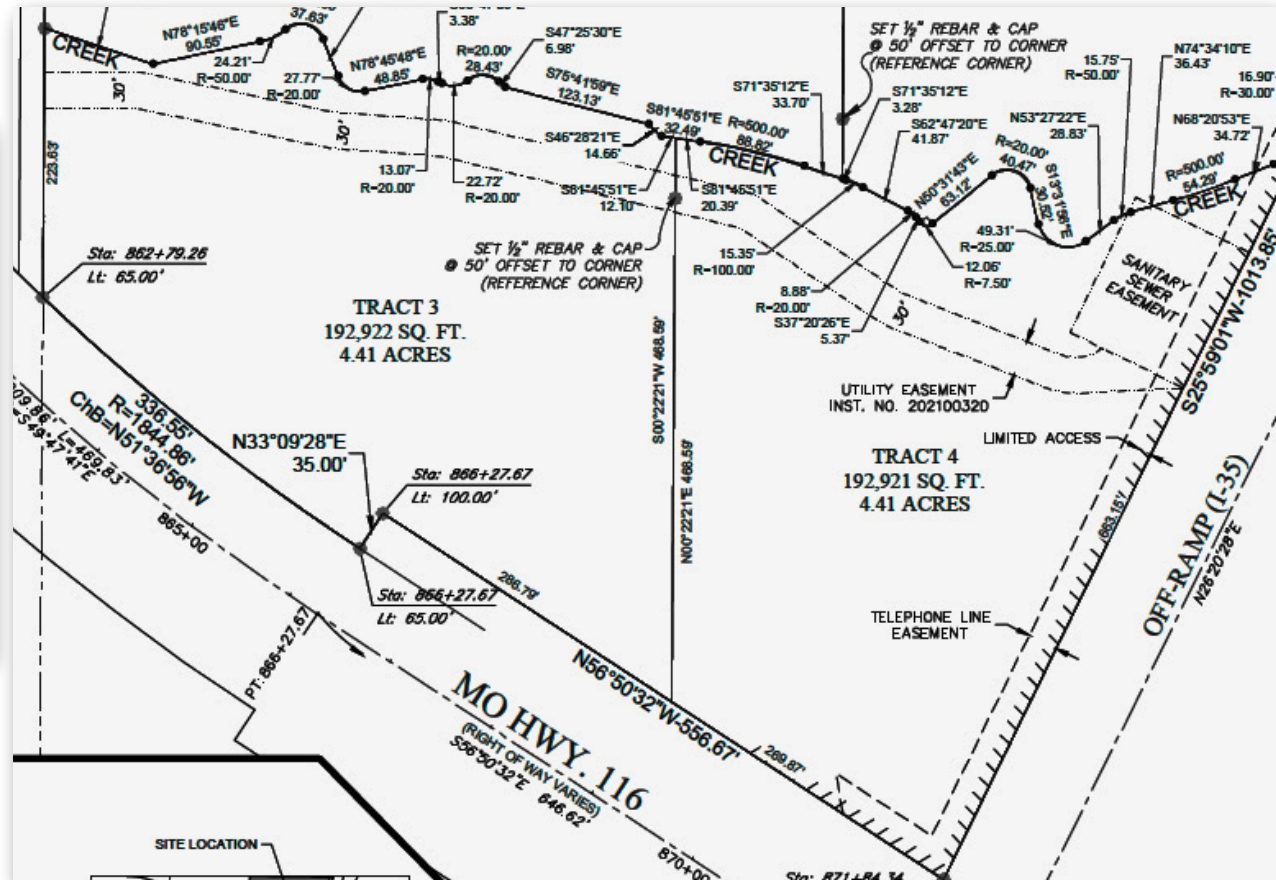
[Drone Footage](#)



Tract 3 - 4.41 ac; \$599,950

Tract 4 - 4.41 ac; \$599,950

Tracts 3 & 4 COMBINED - 8.82 ac; \$995,950

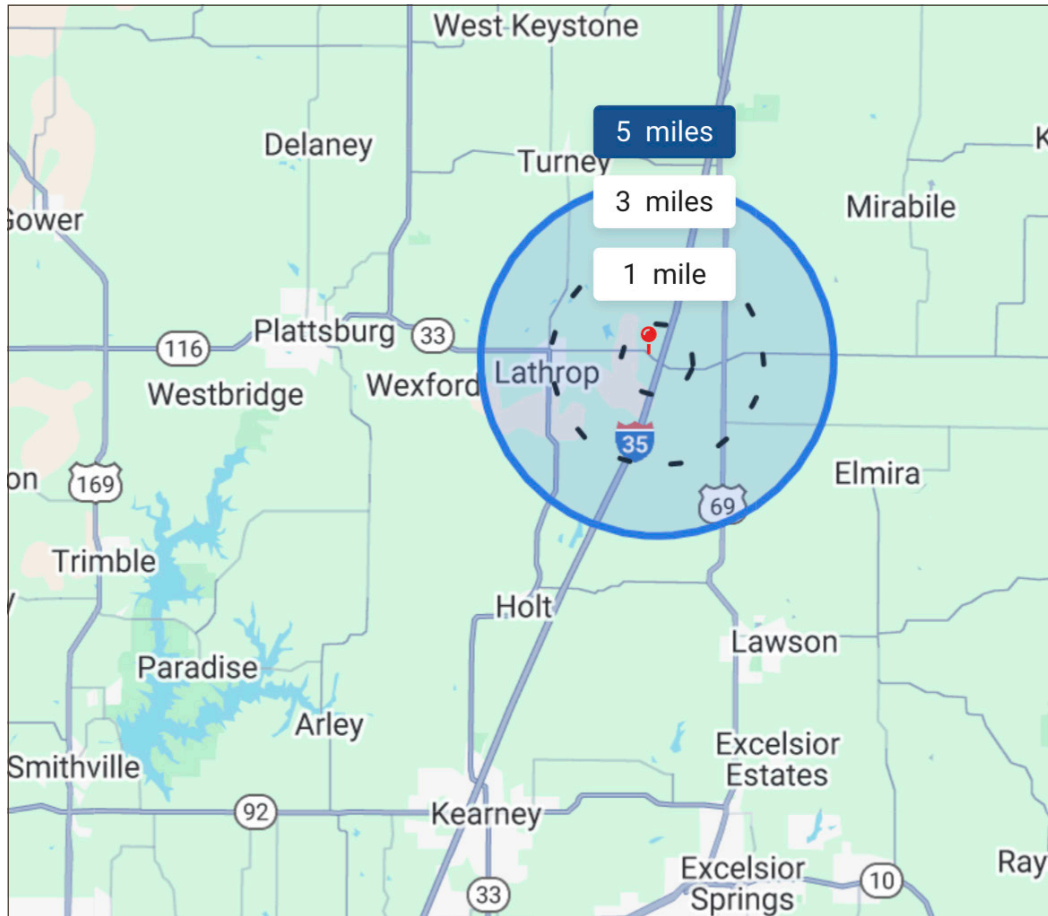


Chuck Mussorici | 816.217.8205 | chuck@boulevardcommercial.com

FOR SALE

4.41+/- ACRES

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



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.

Chuck Mussorici | 816.217.8205 | chuck@boulevardcommercial.com