



Boulevard
Commercial
REAL ESTATE SERVICES

Tract A: 34 +/- ac
Tract B: 1.28 +/- ac
Tract C: 1.12 +/- ac

FOR SALE, LEASE or BUILD TO SUIT - I-70 & Woods Chapel Road, Blue Springs, MO



816.313.8228

923 W. 24th St
Kansas City, MO 64108

boulevardcommercial.com

chuck@boulevardcommercial.com



Boulevard
Commercial
REAL ESTATE SERVICES

Tract A: 34 +/- Acres | \$3,332,340
Tract B: 1.28 +/- Acres | \$1,226,650
Tract C: 1.12 +/- Acres | \$683,020

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**High Traffic, High Visibility,
Excellent Access, Full Diamond I-70
Interchange, All Utilities On Site**

- **Tract A: 34 +/- Acres: \$3,332,340**
 - Highly Visible, Dense Residential Tract
 - Other Uses Include Retail, Office, Medical
- **Tract B: 1.28 +/- Acres: \$1,226,650**
 - Prime Pad Between Quik Trip & CVS
 - Excellent Visibility & Access
- **Tract C: 1.12 +/- Acres: \$683,020**
 - Pad Site Located Adjacent to the Corner Intersection
 - Perfect for Daycare, Retail, Medical or Flex Uses



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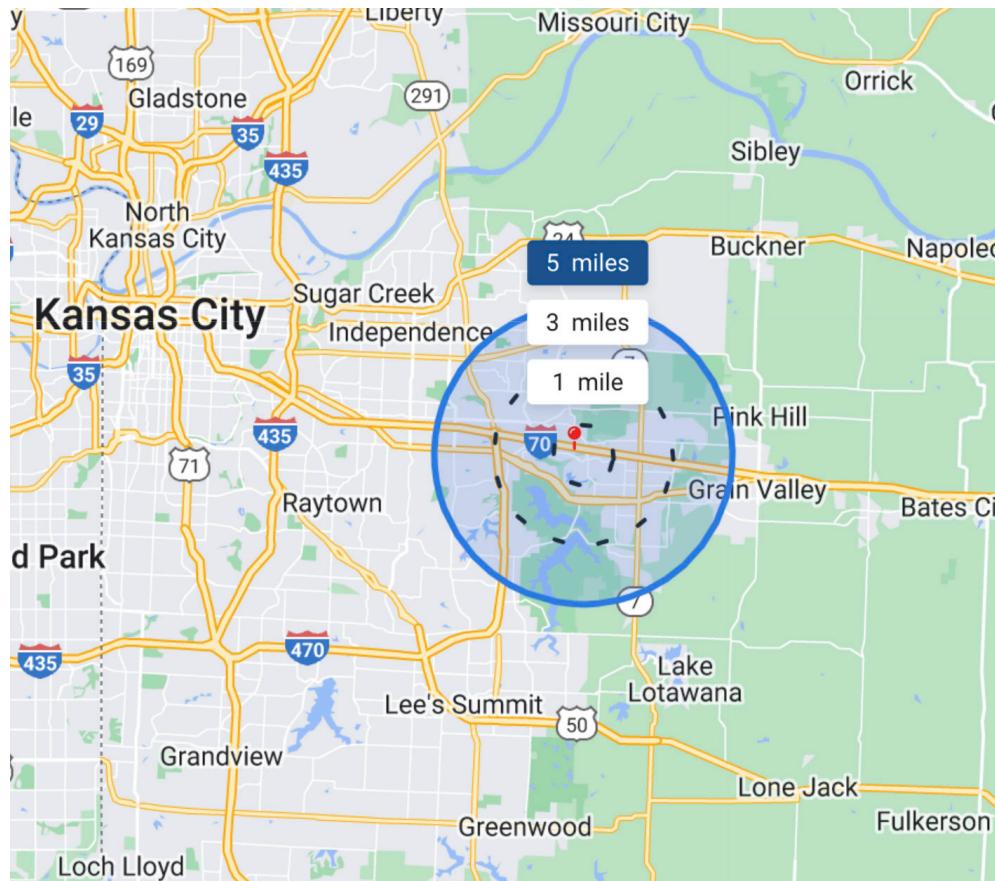
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Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	19.3K	79.6K	156K
MEDIAN AGE	36	39	39
AVG HH INCOME	\$88K	\$85K	\$81.9K

Traffic

	VPD
1-70	105,594
WOODS CHAPEL RD	20,472

[Due Diligence](#) [Map View](#)

[Blue Springs Business & Development](#)

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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