

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**





**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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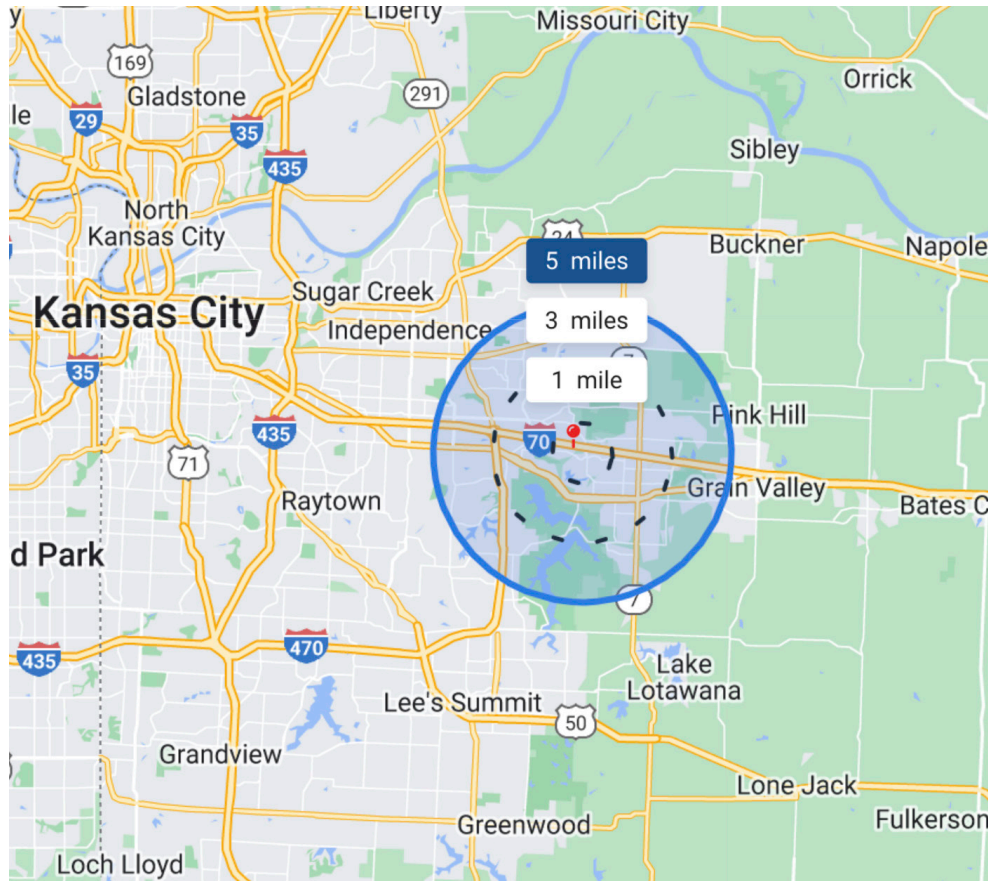


**High Traffic, High Visibility,  
Excellent Access, Full Diamond I-70  
Interchange, All Utilities On Site**

- **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

**Tract A: 34 +/- Acres | \$3,332,340**  
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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
I-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.

 816.313.8228

 923 W. 24th St  
Kansas City, MO 64108

 [boulevardcommercial.com](http://boulevardcommercial.com)

 [chuck@boulevardcommercial.com](mailto:chuck@boulevardcommercial.com)