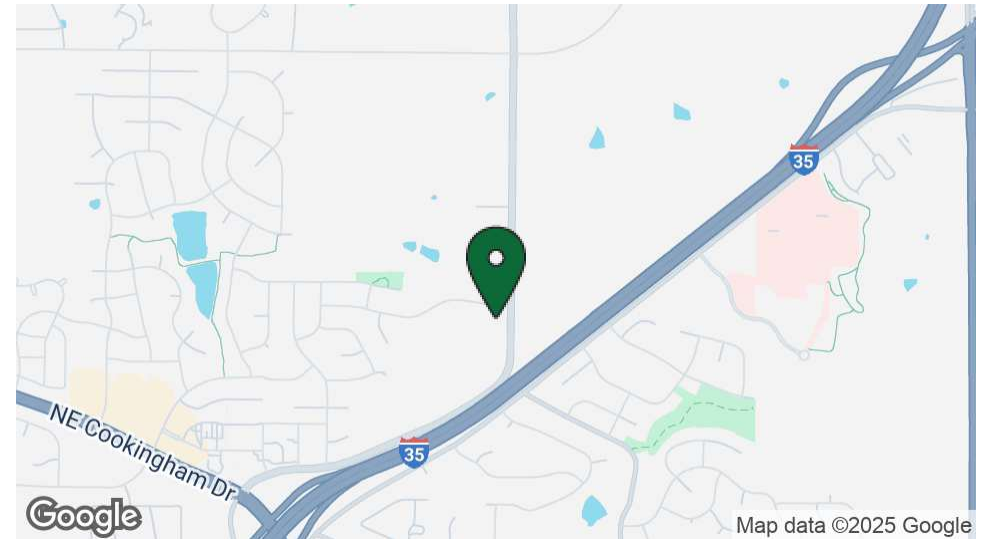


LIBERTY HILLS LAND

N CHURCH ROAD & CAMILLE, LIBERTY, MO 64068

LAND FOR SALE



PROPERTY DESCRIPTION

Situated along the highly trafficked Missouri State Route A, this property offers excellent visibility from Interstate 35, making it an ideal location for residential development.

This lot is located on the outskirts of the significant Liberty Montage master development. With easy access to major thoroughfares and proximity to essential amenities, it is perfectly positioned to capitalize on the area's expanding growth and demand for quality housing. The flat, buildable terrain allows for various development options, whether planning single-family homes, townhomes, or a mixed-use residential community.

PROPERTY HIGHLIGHTS

- Prime location in Liberty, MO – Next to Liberty Montage Development
- Zoned for residential development
- Close to amenities and major roadways
- Spacious lot size for potential development
- Proximity to schools and parks
- Desirable neighborhood
- Great potential for future growth
- Easy access to transportation and services

OFFERING SUMMARY

Lot Size:	7.04 AC +/-
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Andrew Danner

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LOCATION MAP



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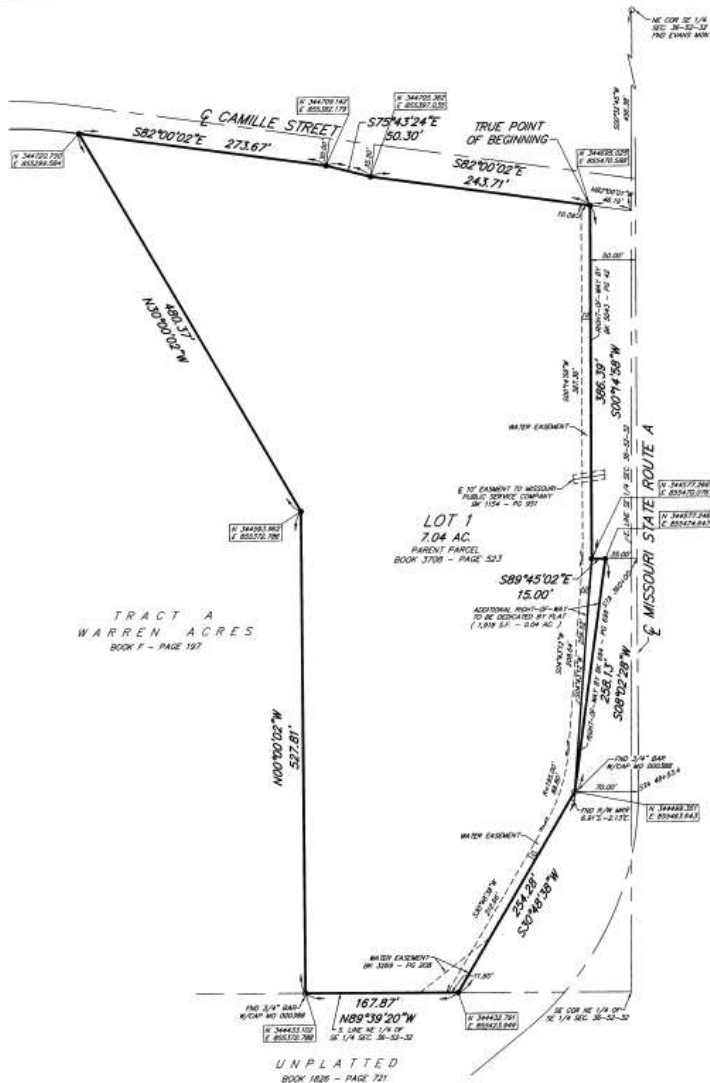
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SITE PLAN & AERIALS



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LIBERTY HILLS LAND

N CHURCH ROAD & CAMILLE, LIBERTY, MO 64068

MONTAGE MIXED
USE MASTER PLAN



Montage is a mixed-use master plan community coming soon to the west side of Liberty.

Strategically designed for a more self-sufficient and sustainable community, this superior masterplan offers you the convenience of parks, amenities, retailers, education, employment and accessibility all on your doorstep, no matter what home type you need.

- 1,100 Total Acres
- 170+ Acres Of Open Space & Park Land
- 7+ Miles Of Pedestrian, Bike And Horse Trails
- 2.2mm Sf of Commercial Space
- 1,800 Single Family Residential
- 200 Active Adult Single Family Residential
- 1,000 Apartment Homes
- 500 Mixed-use Residential Units
- 160 Hotel Rooms
- 10,000 Population
- 9,650 Jobs Creation

DISCLAIMER: The renderings and verbiage provided on this brochure are sourced from the Liberty Montage website and are used solely for illustrative purposes to show the general location of the property. We do not claim the accuracy or completeness of these renderings, and they should not be relied upon as an exact representation of the property or its features. We do not assume any liability for any discrepancies or inaccuracies in the information provided. Users are encouraged to verify details independently.



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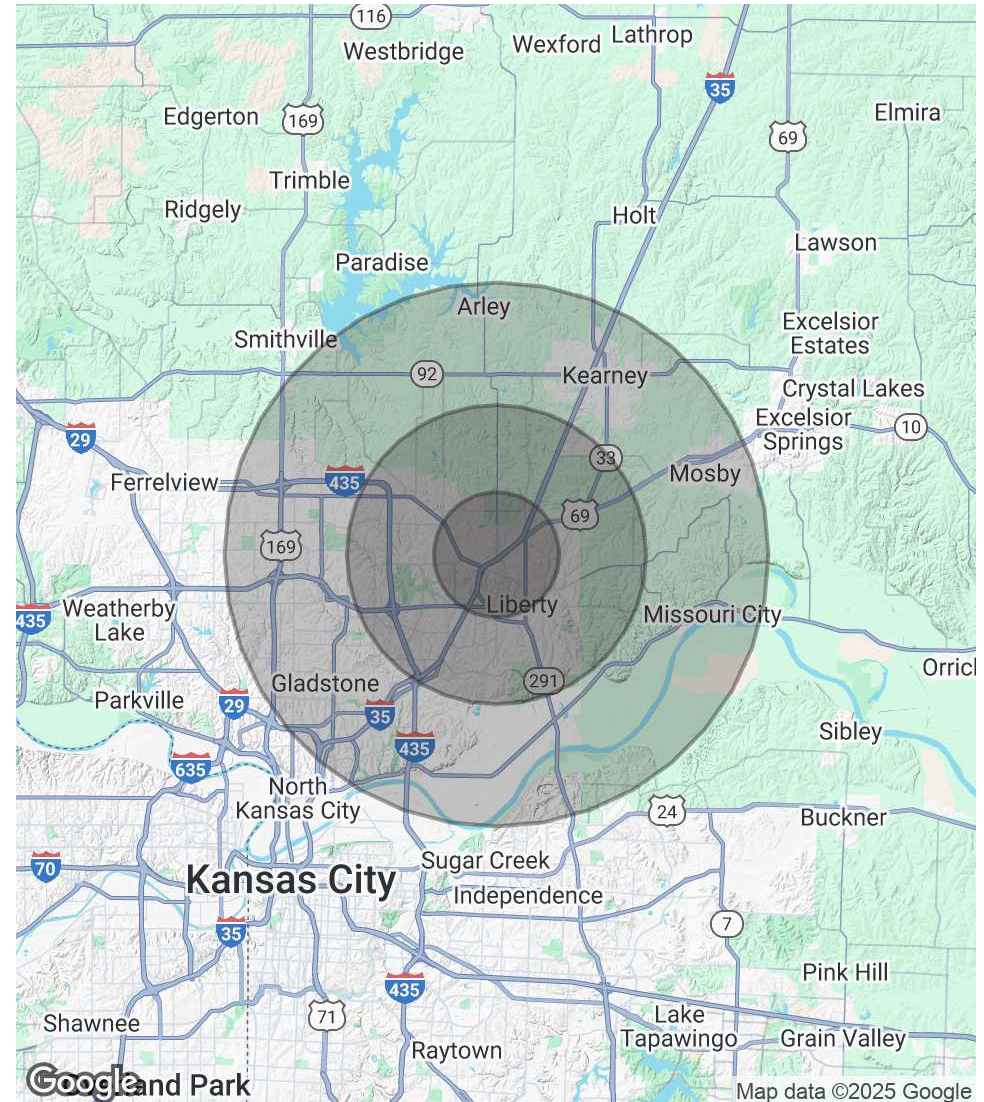
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LAND FOR SALE

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	26,110	82,353	229,583
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	9,107	29,965	89,257
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$141,588	\$128,182	\$108,840
Average House Value	\$401,554	\$371,759	\$325,547

Demographics data derived from AlphaMap



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