



For Sale

# 4 Commercial Pad Sites

Simpson Ct, Warrensburg, MO 64093



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## Property Highlights



**LOCATION** Simpson Ct, Warrensburg, MO 64093

**ACRES** 3.5 m/l

**PRICE** Four Parcels \$200,000 each  
Together \$700,000 (\$4.59/SF)

**ZONING** GB- See Zoning Map

**UTILITIES** Electricity - Evergy  
Sewer - See Utility Map  
Water - Missouri American Water  
Gas - Spire

**TOPOGRAPHY** Flat to sloping land

**TAXES** 2025 Taxes were \$8,770

**SCHOOLS** Wbg R-6 District

The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

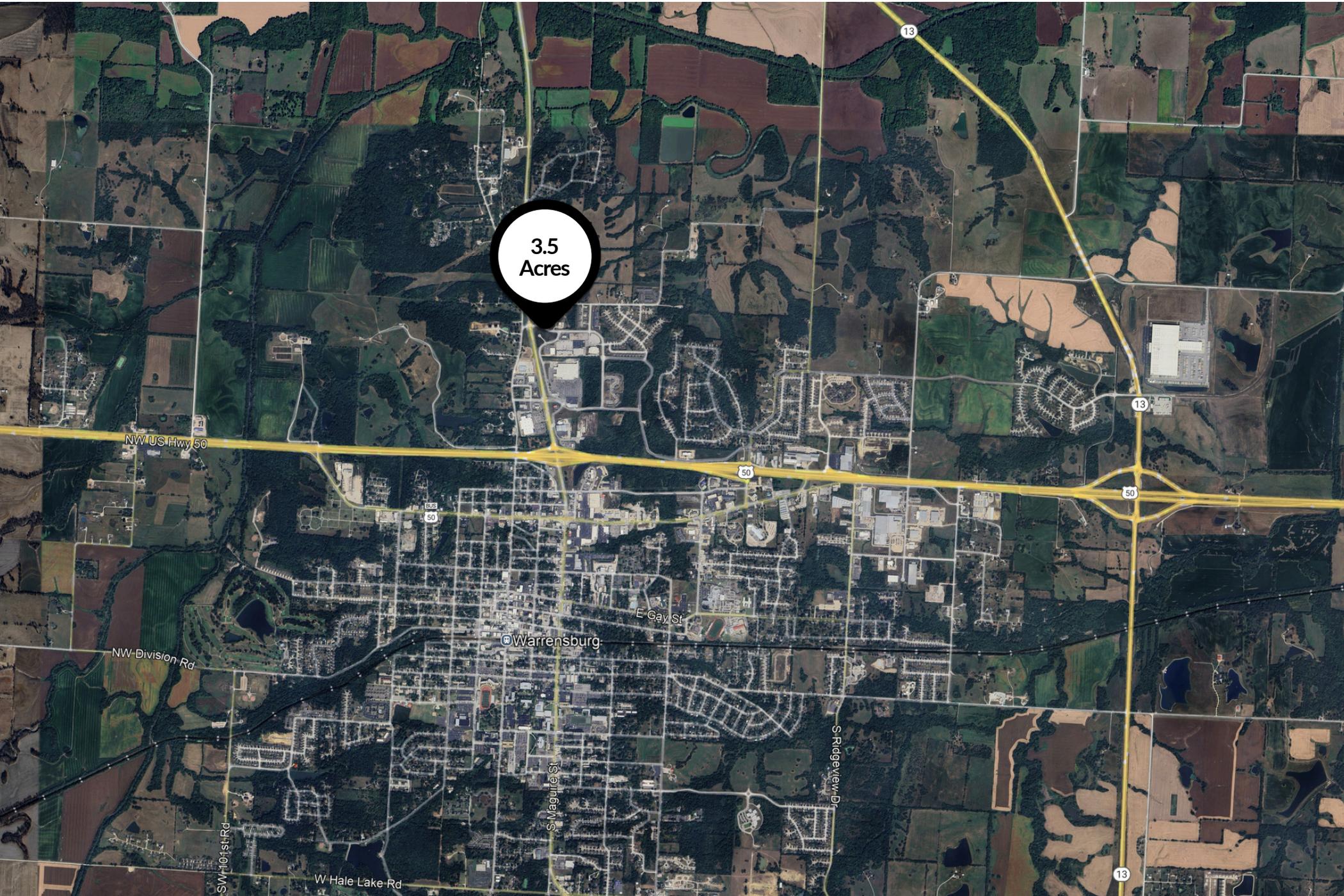
Located at the highly visible intersection of **Highway 13 & Hawthorne Boulevard**, these four pad-ready commercial lots offer an exceptional opportunity in one of Warrensburg's strongest retail corridors. The sites sit directly across from **Walmart Supercenter** and are surrounded by established national and regional retailers including **Aldi, B&B Theatres, Marshalls, Zaxby's, Shoe Sensation, and Buffalo Wild Wings**, creating consistent traffic and strong daytime and evening demand.

The four parcels total **3.5 acres**, with individual lot sizes ranging from **±0.75 to 1 acre**, allowing flexibility for a variety of commercial uses. Zoned **General Business**, the sites permit **retail, office, and drive-thru concepts**. All utilities are available on site, and the parcels are ready for immediate development or build-to-suit opportunities.

With frontage and exposure along Highway 13 and convenient access via Hawthorne Boulevard and Simpson Drive, these sites are ideally positioned to capture both local and regional traffic. The surrounding trade area features **solid population growth, strong household incomes, and a dense concentration of retail anchors** that continue to draw consumers to the area.

Lots are **available individually or as a package**, making this a compelling opportunity for owner-users, developers, or investors seeking a high-visibility commercial location in a growing market.





3.5  
Acres

Warrensburg

NW US Hwy 50

NW Division Rd

SW 101st Rd

W Hale Lake Rd

S Maguire St

S Ridgeview Dr

E Gay St

13

50

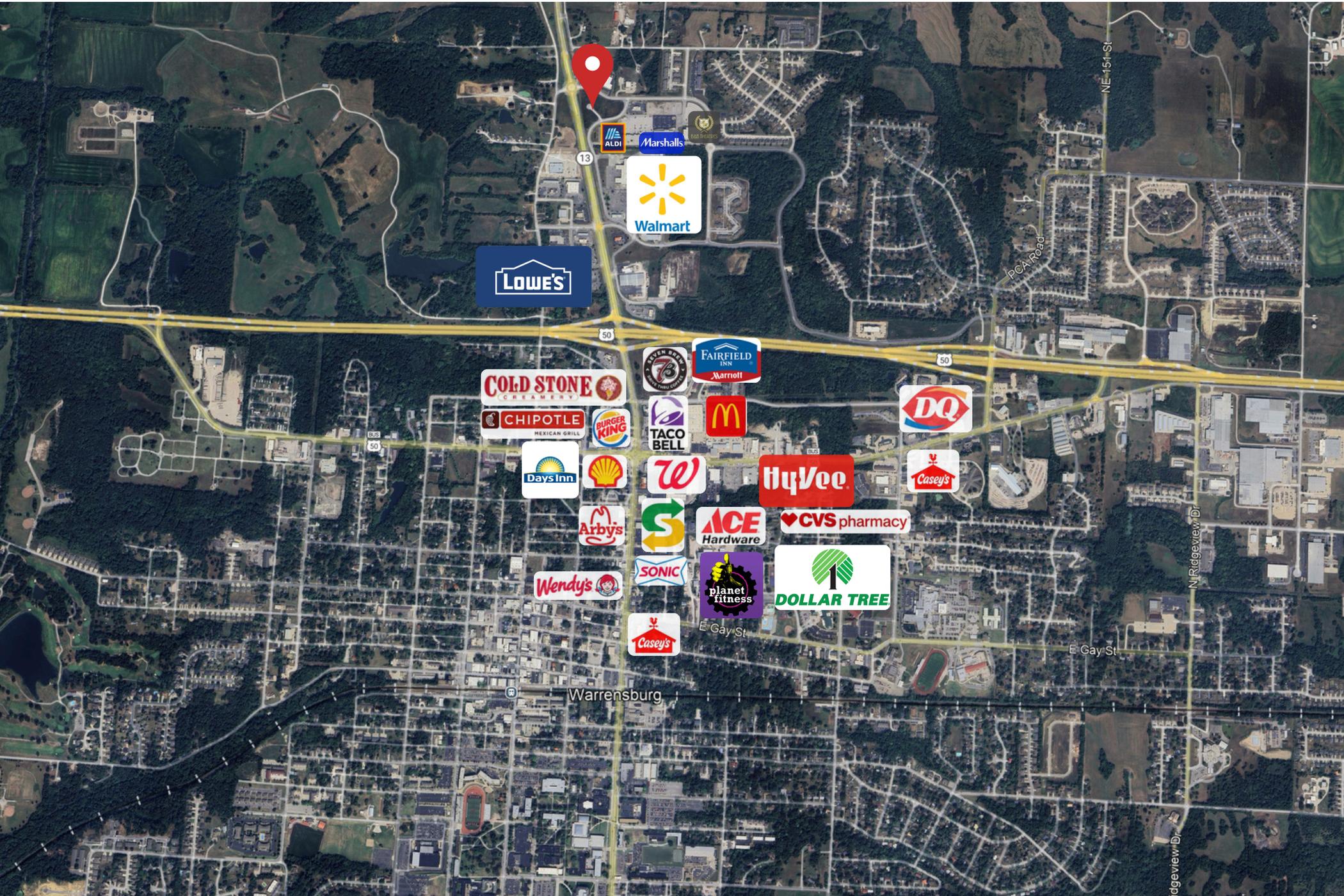
50

13

13



# Nearby Trade Area



13



50



Warrensburg

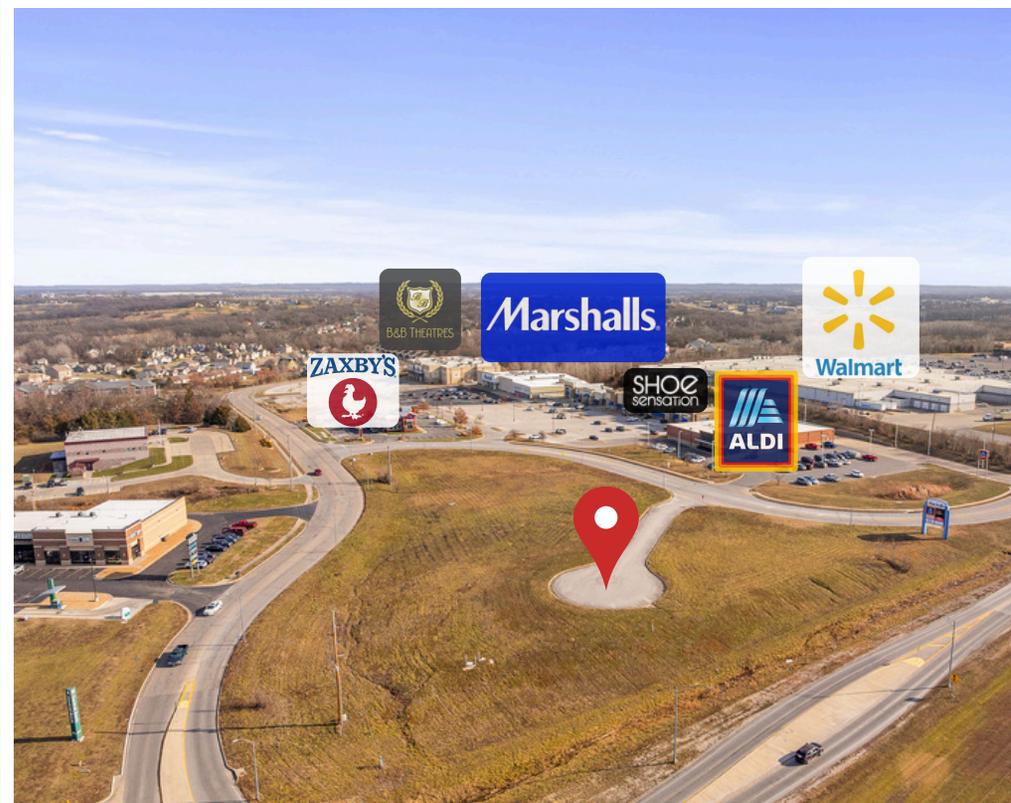
NE 151 St

PCA Road

N Ridgeview Dr

E Gay St

idgeview Dr





# Utility Map



- Water:** Missouri American Water Company
- Sewer:** City of Warrensburg
- Electric:** Evergy
- Gas:** Spire

Brown Line: Sanitary Sewer  
Blue Line: Storm Water



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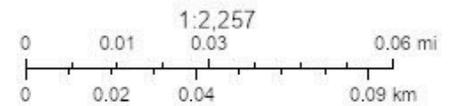
 City Boundary

Johnson County Parcels\_FILTERED

Zoning Districts\_Current

 GB - General Business

 R3 - Low-density Residential



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# Demographics & Traffic Count



	POPULATION	1 MILE	3 MILES	5 MILES
	2024 Population	2,224	21,099	25,727
	MEDIAN AGE & INCOME	1 MILE	3 MILES	5 MILES
	Median Age	35	28.30	29.10
	2024 Avg Household Income	\$69,179	\$67,981	\$69,170



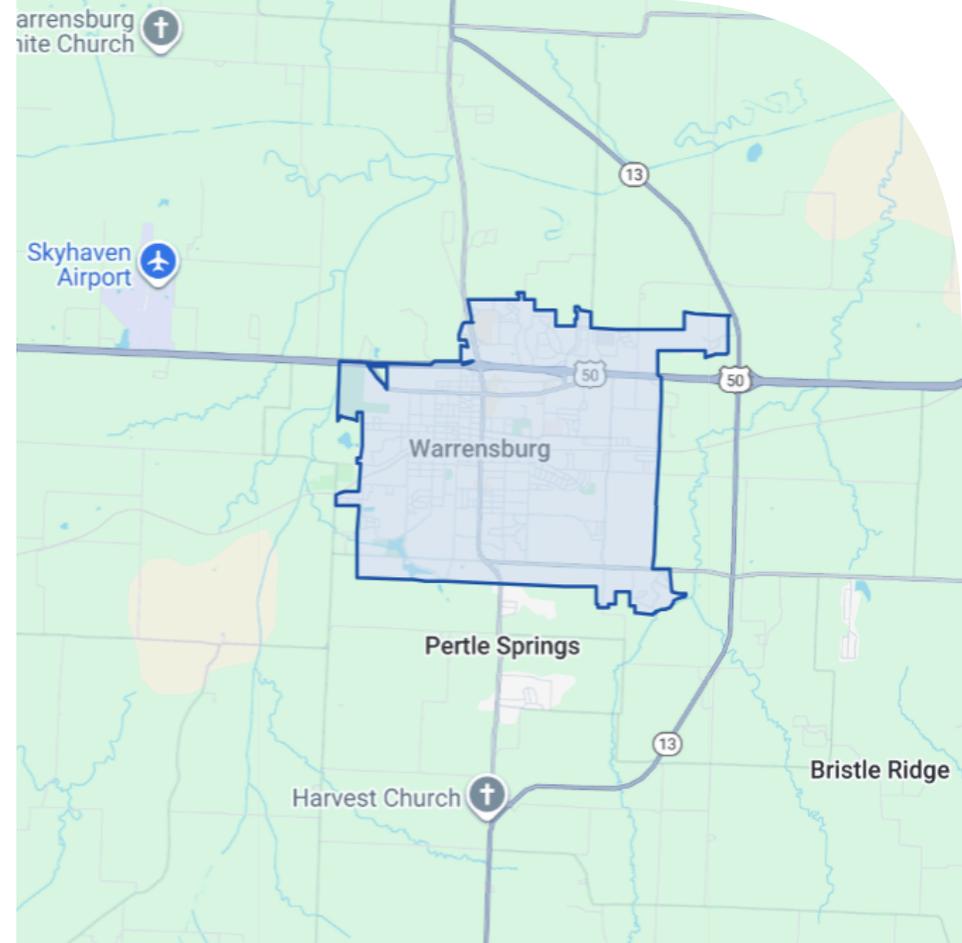
# Warrensburg Overview

## BUSINESS & ECONOMY

- Warrensburg is a stable, institutionally anchored market in central Missouri, supported by University of Central Missouri and Whiteman Air Force Base, two long-term economic drivers that provide consistent employment, population stability, and recurring demand for housing and commercial services. These anchors support a diversified local economy across education, defense, healthcare, manufacturing, and logistics.
- Strategically located along US Highway 50 with direct access to the Kansas City region, Warrensburg offers a favorable cost structure relative to major metros while maintaining regional connectivity. The city's business-friendly approach, available development sites, and ongoing infrastructure and residential growth position Warrensburg as an attractive market for service-oriented and necessity-based commercial investment.

## RETAIL

- The Warrensburg retail market is predominantly neighborhood- and community-serving, driven by daily-needs demand from residents, university students, and military families. Retail performance is supported by essential goods and services, food and beverage, medical users, and value-oriented concepts, contributing to market resilience.
- Retail inventory remains limited, with new development largely demand-driven rather than speculative, helping sustain stable occupancy and rental rates. Key retail corridors along US Highway 50 and major arterials benefit from strong visibility and consistent traffic counts. Overall, Warrensburg presents compelling opportunities for well-located neighborhood retail and service-based tenants in a supply-constrained environment.



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