

# 6925 OUTER ROAD, ODESSA MO 64075

Presented by:  
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Molly Fogarty



# Property Details

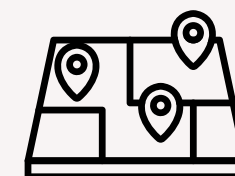
MLS #  
**2565414**

Offered at  
**\$2,995,000**

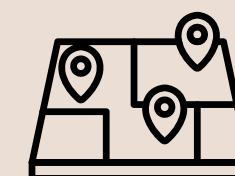
- **51.75 Acres**
- **840+ feet of I-70 frontage**
- **1,976 sq. ft. residential home**
- **3 outbuildings**

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**Annexation  
Ability**



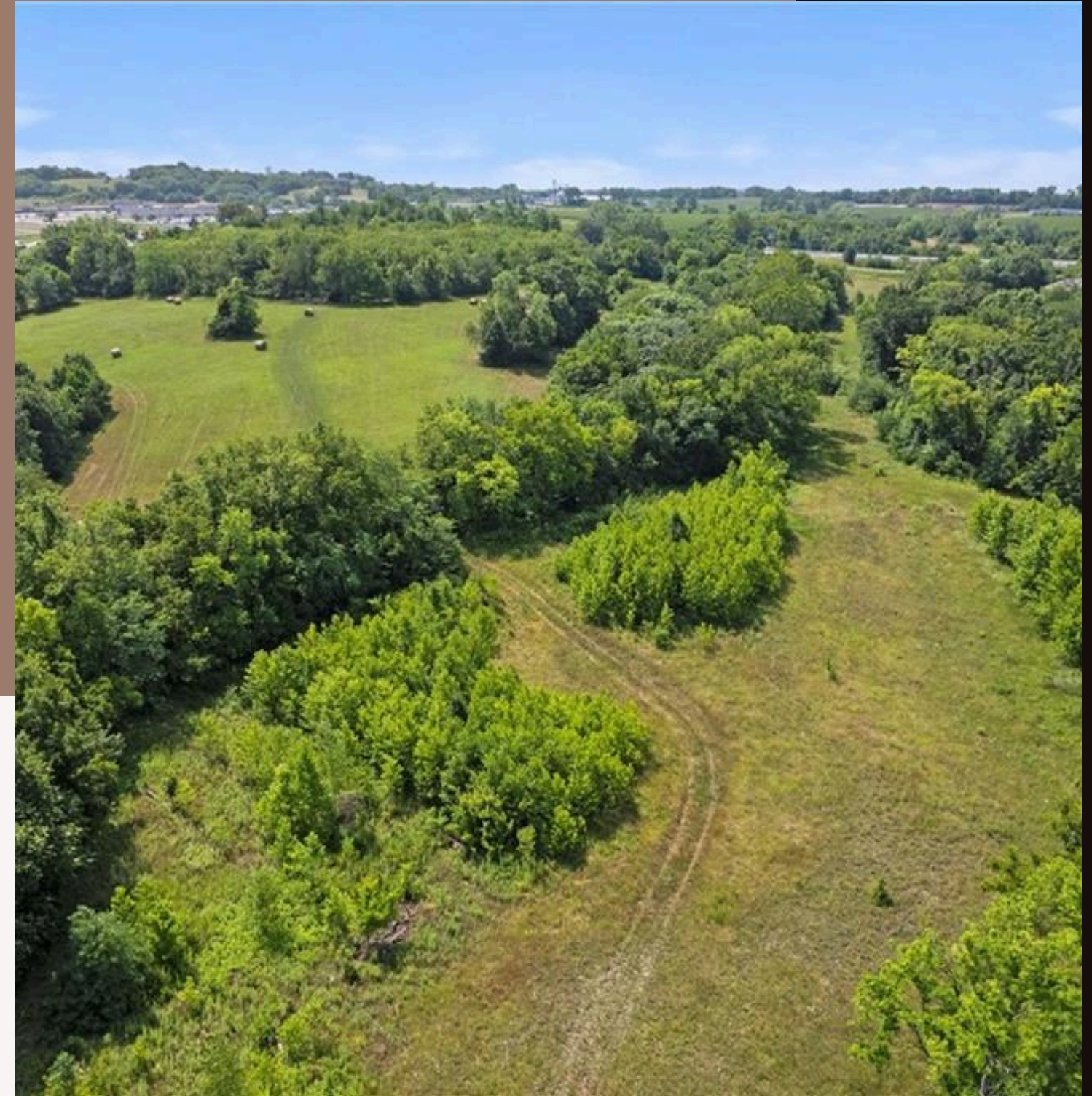
**Opportunity  
Zone**

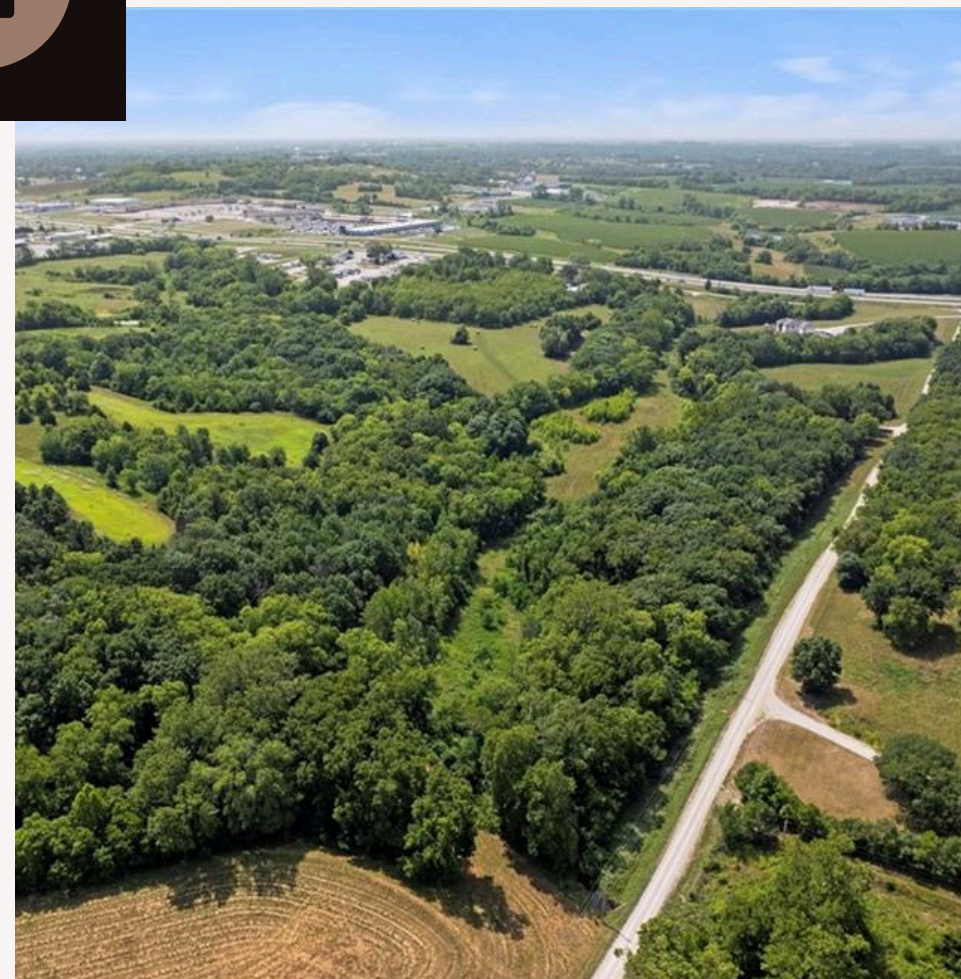
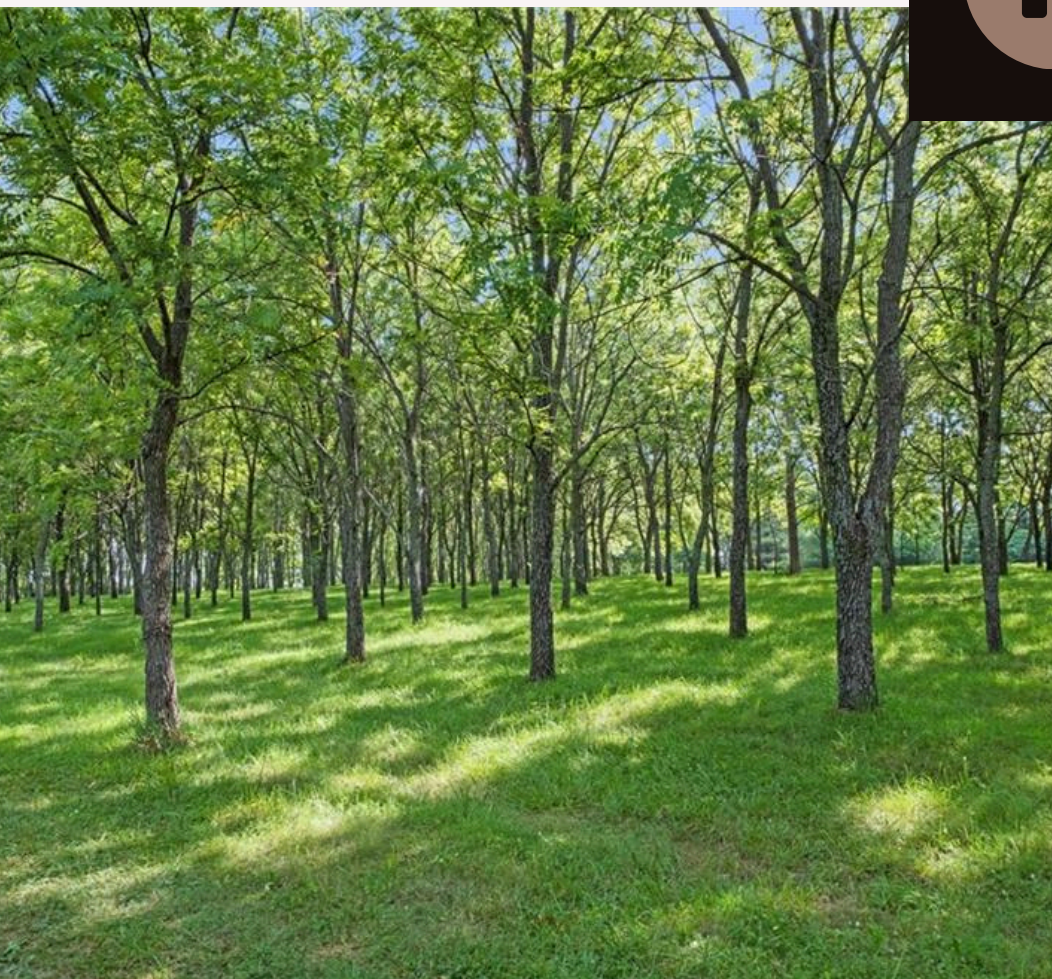
# Prime Redevelopment Opportunity

- 840+ feet of frontage along I-70 (one of the Midwest's busiest highways)
- Located near a Lafayette County Opportunity Zone
- Potential for annexation into the City of Odessa for additional incentives

# Utilities & Infrastructure

- **18” commercial sewer lines**
- **Water and gas available**
- **3-phase electric service**
- **Fiber optic internet**





# Lot and Location

- **Size:** 51.75 acres, treed with stream
- **Topography:** Acreage suitable for a variety of uses
- **Access:** Paved road frontage along Outer Road
- **Schools:** Odessa R-7 School District



# Current Improvements



**Residence**  
3-bed, 2-bath raised ranch  
(1,976 sq ft total; 2-car  
attached garage, finished  
basement)



**40'x60' Metal Building**  
Four oversized overhead  
doors, concrete floor, 50-  
amp hookup



**30'x40' Building**  
Oversized garage doors,  
concrete floor, attic storage,  
pellet stove, laundry with  
dog wash station

# Development Potential

Ideal for commercial rezoning and redevelopment



## Excellent location for:

- logistics
- retail
- hospitality
- mixed-use projects

# Annexing this property into the City of Odessa

Benefits of Annexation - Property owners who annex into the City of Odessa may gain:

- City services such as police protection, fire service, trash collection, and access to utilities (water/sewer/electric if available).
- Zoning and development opportunities aligned with City codes and future land use plans.
- Infrastructure support for roads, sidewalks, and drainage improvements.
- Community participation through eligibility to vote in City elections and representation by the Board of Aldermen.



Scan to read more about the voluntary process

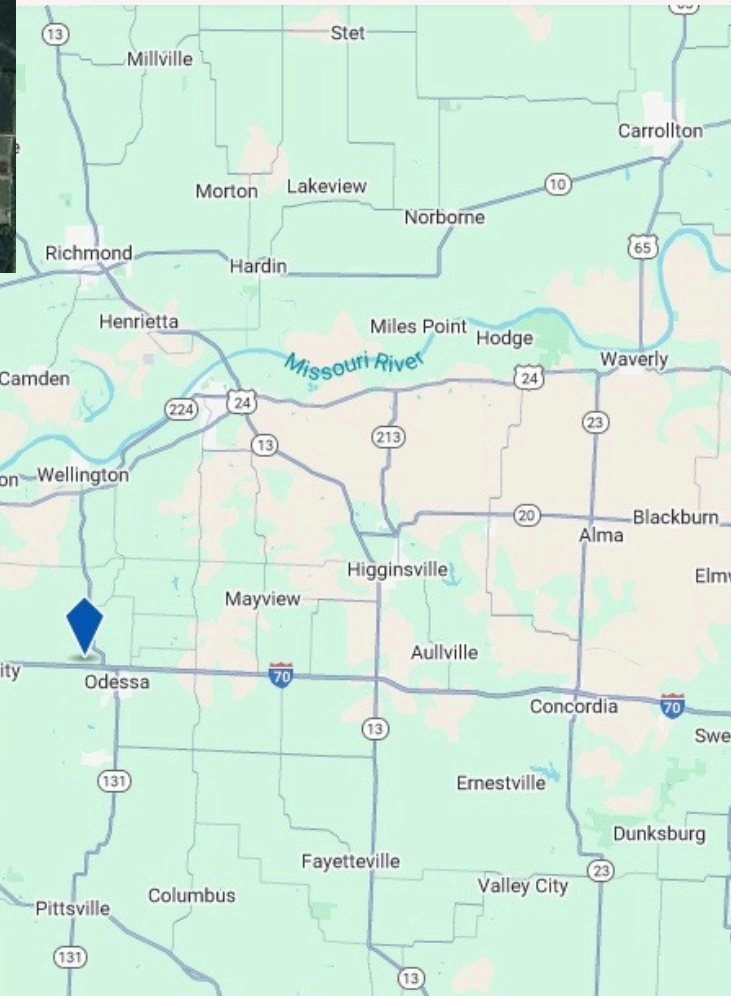
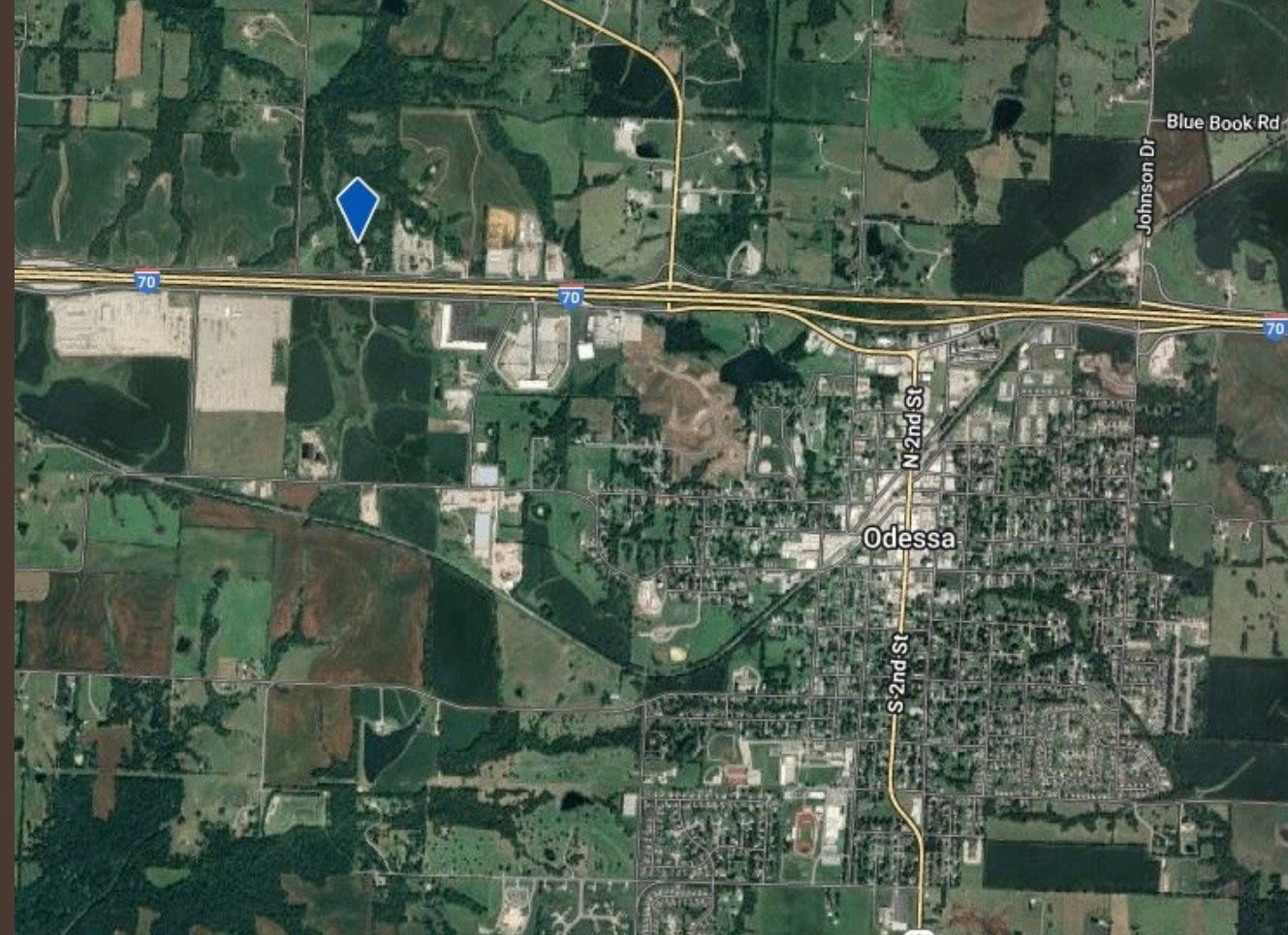
# Strategic Growth & Accessibility

The “Improve I-70” expansion project by MoDOT will add a third lane in each direction between Blue Springs and Odessa, dramatically improving traffic capacity, safety, and accessibility along this vital corridor.

Construction completion is anticipated for November 2026, with full project opening by late 2028.

Once complete, this segment of I-70 will become one of the most efficient logistics routes in the Midwest—enhancing the value and visibility of properties like 6925 Outer Road.

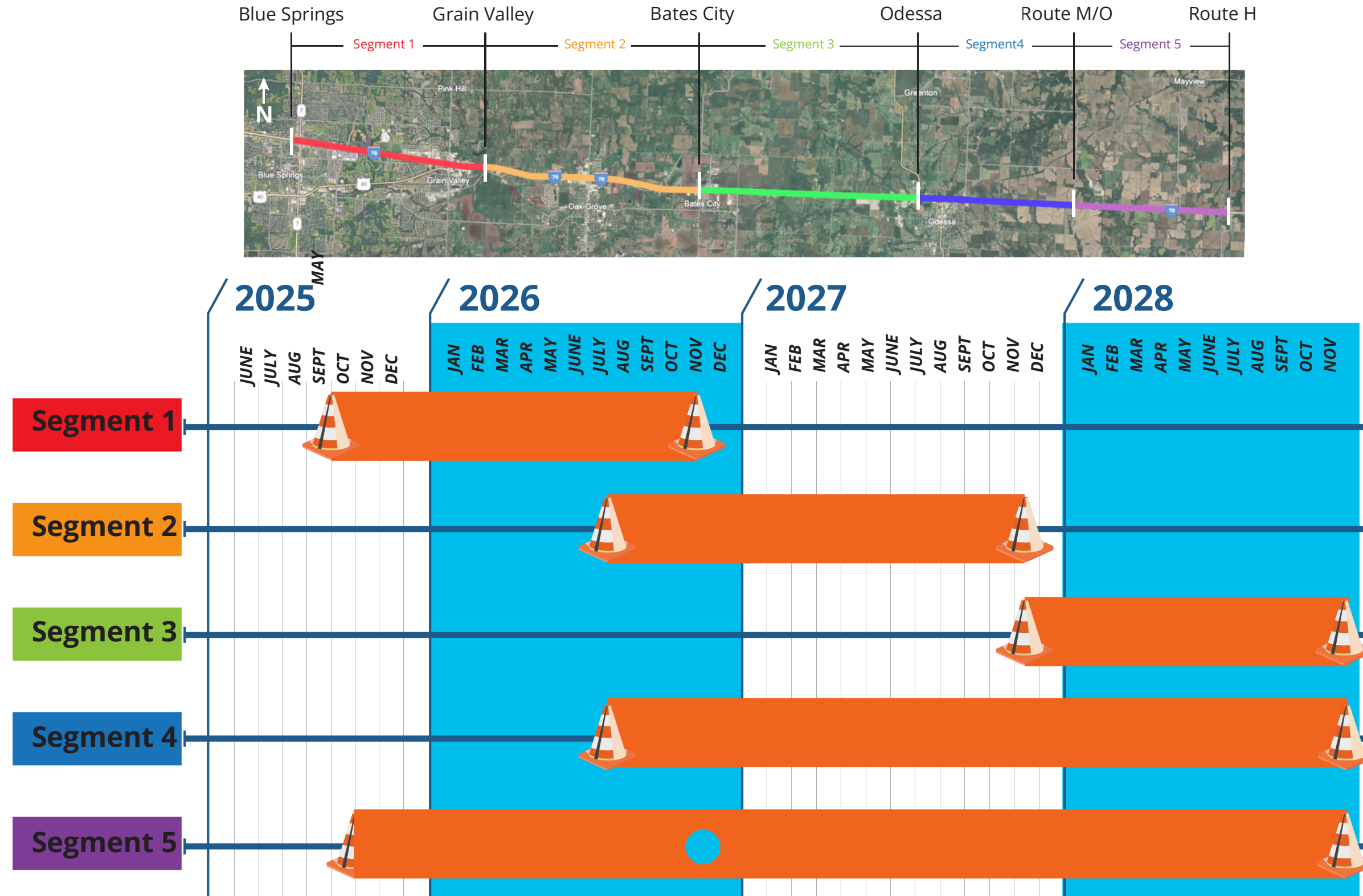
**Invest now while the area remains in early growth stages and poised for significant commercial appreciation.**



## Directions

From I-70, take Exit 37B toward Odessa. Merge onto I-70 frontage/Old Hwy 40 (0.2 mi). Turn left on MO-131 N (0.1 mi), then left on Outer Road (0.8 mi). Property on right.

## Schedule for Segments

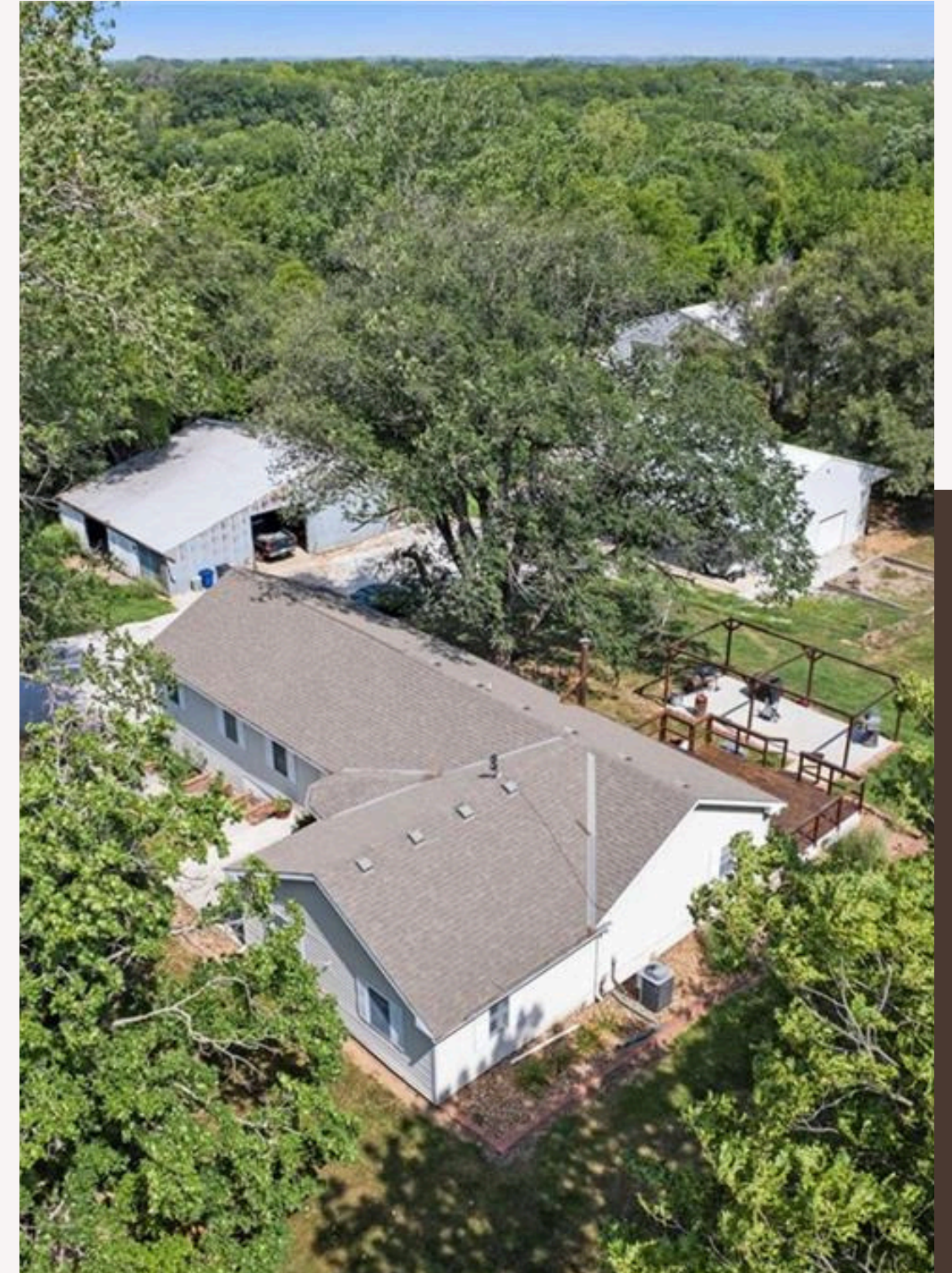
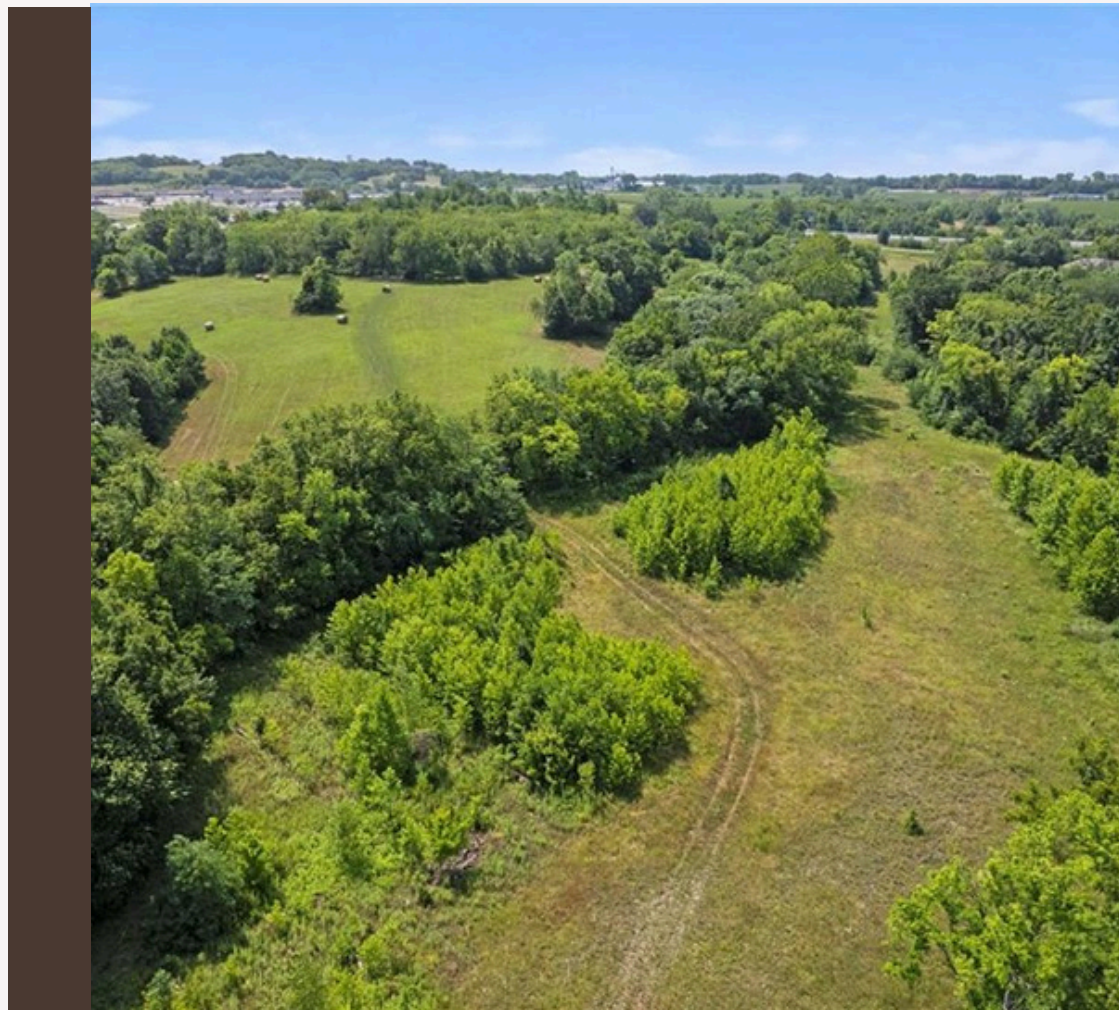


● Construction of third lane is anticipated to be completed in November 2026. Expected opening is November 2028.

# Property Gallery

**For all photos and listing details please visit:**

<https://www.loopnet.com/Listing/6925-Outer-Rd-Odessa-MO/37127941/>



# Contact Vince Arguelles



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