

STROTHER RD LAND FOR SALE

LEE'S SUMMIT, MO 64064



HIGHLIGHTS

- 2 Parcels Available Totaling 11.22 Acres; Will Sell Separately
- 10.24 Acres & .98 Acres
- Growing Part of Lee's Summit
- Adjacent to Lee's Summit Municipal Airport and Various New Developments in Immediate Area
- Zoned AG, Master Planned Industrial
- Located at the Strother Rd Interchange; Visible from 470

FOR SALE

\$1,999,000

Tract 1 (0.98 Acres)	\$214,000
Tract 2 (10.24 Acres)	\$1,785,000

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2023 POPULATION	3,355	24,537	107,456
2023 AVE HOUSEHOLD INCOME	\$58,701	\$98,108	\$82,906

TRAFFIC COUNTS

I-470 76,575 vehicles/day

John Sweeney, CCIM

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The information above 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.

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