

# 9.25 ACRES - MULTI FAMILY FOR SALE

1006 Washington Avenue, KNOB NOSTER, MO



## SITE INFORMATION

- Address: **1006 S. Washington Ave.**
- **9.25** acres available for development
- Possible incentives from City of Knob Noster
- **ALL** utilities to the site
- Former Mobile Home Property

## WHITEMAN AIR FORCE BASE

- Estimated population of 17,850
- Annual base payroll of \$353,915,524
- Home of new B-21 Fighter Wing
- Adding approximately 500 new family members

## PROPOSED SCHOOL CAMPUS DEVELOPMENT

- Proposed 100,000 sf High School
- 650 student capacity
- Dome gym/stadium
- Wrestling building
- Indoor baseball field
  - 5-year completion date in two phases
- Partially funded with \$25m in grants
  - Next to 3,400-acre Knob Noster State Park (445,000+ Visitors Annually), Dollar General, R-G Federal Credit Union & McDonald's

# SALE PRICE: \$495,000





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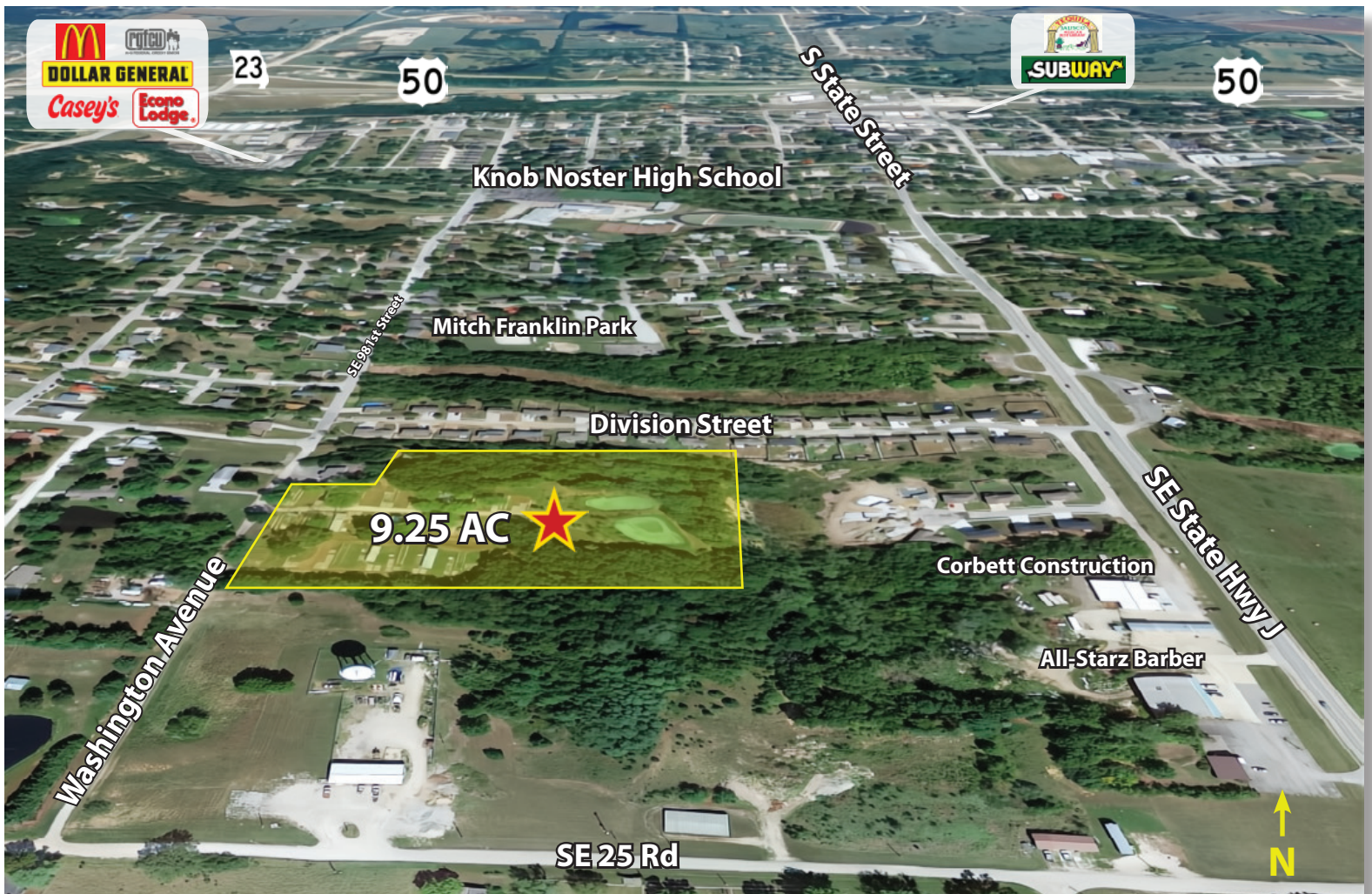
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