

GasperiGroup.com

#### **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**

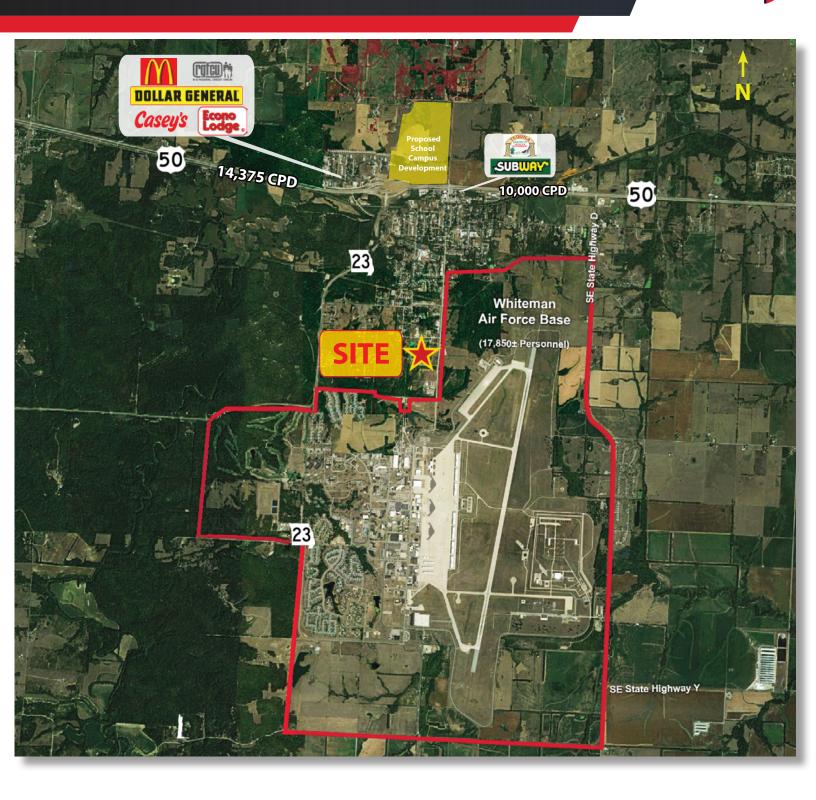
- Proposed 100,000 sf High School
- 650 student capacity
- Dome gym/stadium
- Wrestling building
- Indoor baseball field
  - 5-year completion date in two phases
- Partially funded with \$25m in grants
  - Next to 3,400-acre Knob Noster State Park (445,000+ Visitors Annually), Dollar General, R-G Federal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

**STEVE GASPERI** 

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# SALE PRICE: \$495,000

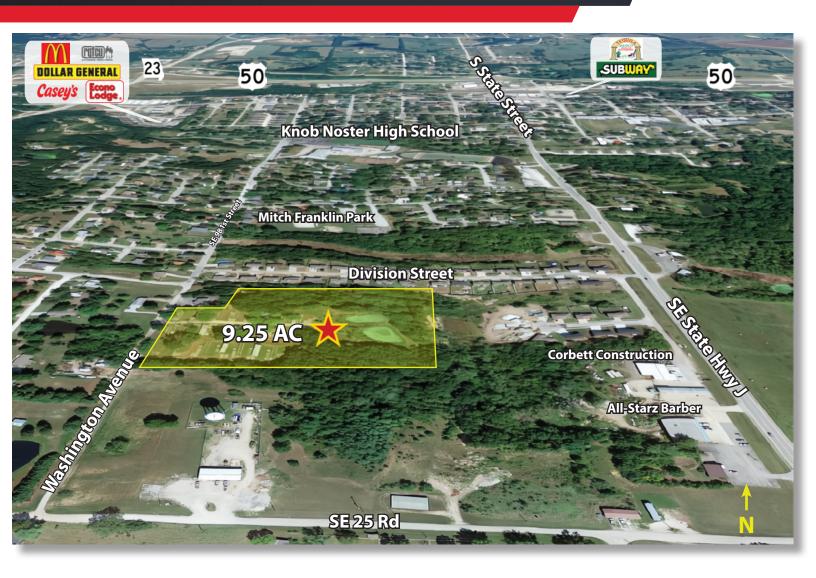




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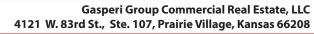
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**SE 25 Rd** 

9.25 AC

WHITEMAN AIR FORCE BASE



**E. Division Street** 

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**Division Street**