

# Tuscany North

I-29 & N US Hwy 169 | Saint Joseph, MO

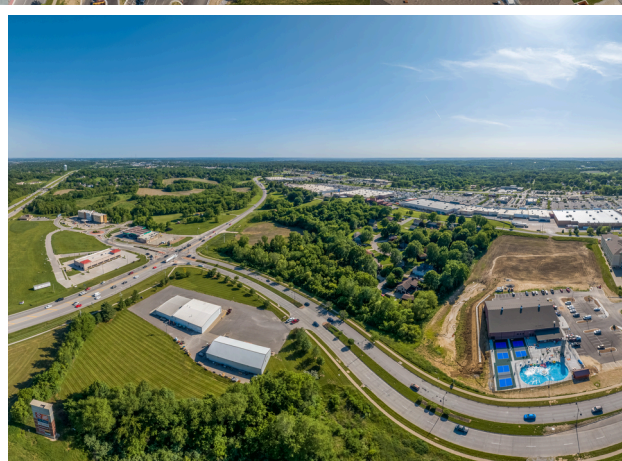
## Outlots for Sale



**NORTHWEST CORNER OF N 169 HWY AND N VILLAGE DR - 2 lots N US 169 Hwy frontage, 200' deep. Near the Shoppes at North Village and I-29. Ideal for quick service restaurants or other retail. Excellent development potential near fast growing retail areas. Access road from US Hwy 169**

These outlets to a multi-family development will be the ideal spot for quick-service restaurants or family dining restaurants. 1.3 million SF of retail is within one half mile.

- Lot 1 - 55,275 SF - \$718,500
- Lot 2 - 68,245 SF - \$887,200
- Lot 3 - 185,565 SF - under contract
- All utilities to sites
- Access from US Hwy 169 with common access road
- Subject to survey and final plat
- Zoned C-3 general commercial
- The seller will deed restrict for convenience store/gas station at close.



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**A subdivision will divide this 7.17 acres into 3 lots. The two US Hwy 169 frontage outlots are both 200 feet deep and will have 200 feet to 250 feet of highway frontage. With access road in place and all utilities to site, \$13.00 per square foot.**

Traffic Counts : 40,235 vehicles per day I-29  
10,825 vehicles per day N 169 Hwy

Population: 1 mile - 4,320  
3 mile - 31,100  
5 mile - 62,740

HH Income: 1 mile - \$102,300  
3 mile - \$93,130  
5 mile - \$80,400



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