

16202 E US 24 HWY

INDEPENDENCE, MO 64056

LAND FOR SALE

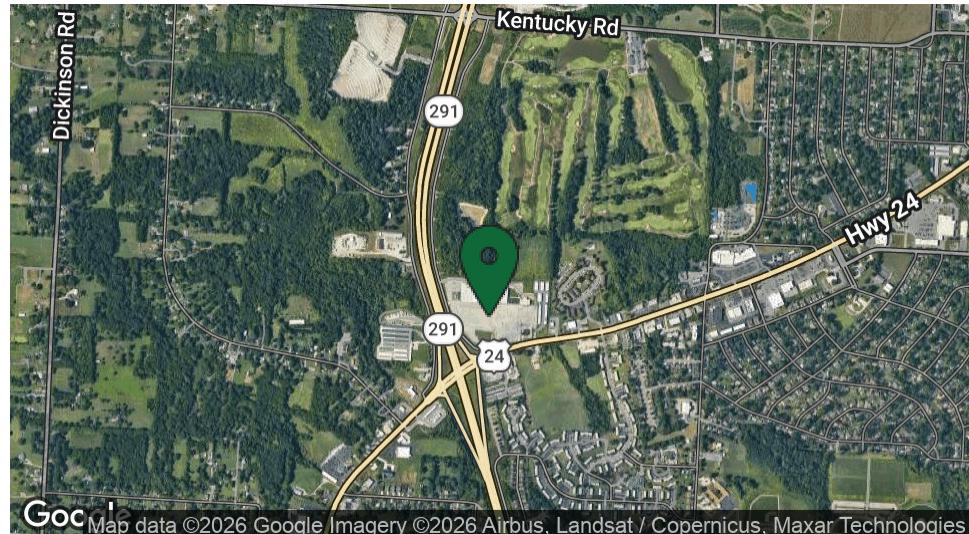


VIDEO

PROPERTY DESCRIPTION

Prime Redevelopment Opportunity. 7.19-AC (+/-) situated in the versatile C-2 Zoning District. This parcel represents one of the most strategic acquisition opportunities in Independence. With significant acreage and a flexible zoning framework, the site is primed for a high-impact redevelopment.

Ideal for High-Density Multi-Family, Modern Retail Centers, Destination Dining, or Quick-Service Restaurants with Drive-Thru capability. This site is positioned to benefit from various municipal programs. Note, buyer is to verify availability of city incentives/programs. The City of Independence offers a robust Economic Development Policy for qualifying projects.



PROPERTY HIGHLIGHTS

- 7.19 AC (+/-) Redevelopment Site
- Zoned C-2 (Permits Multi-family, Retail, Restaurant, & Drive-thru) - Buyer to verify availability of city incentives/programs
- Great Visibility along 291 and Highway 24

OFFERING SUMMARY

Lot Size:	7.19 AC (+/-)
Zoning:	C-2

Andrew Danner

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DRONE IMAGES



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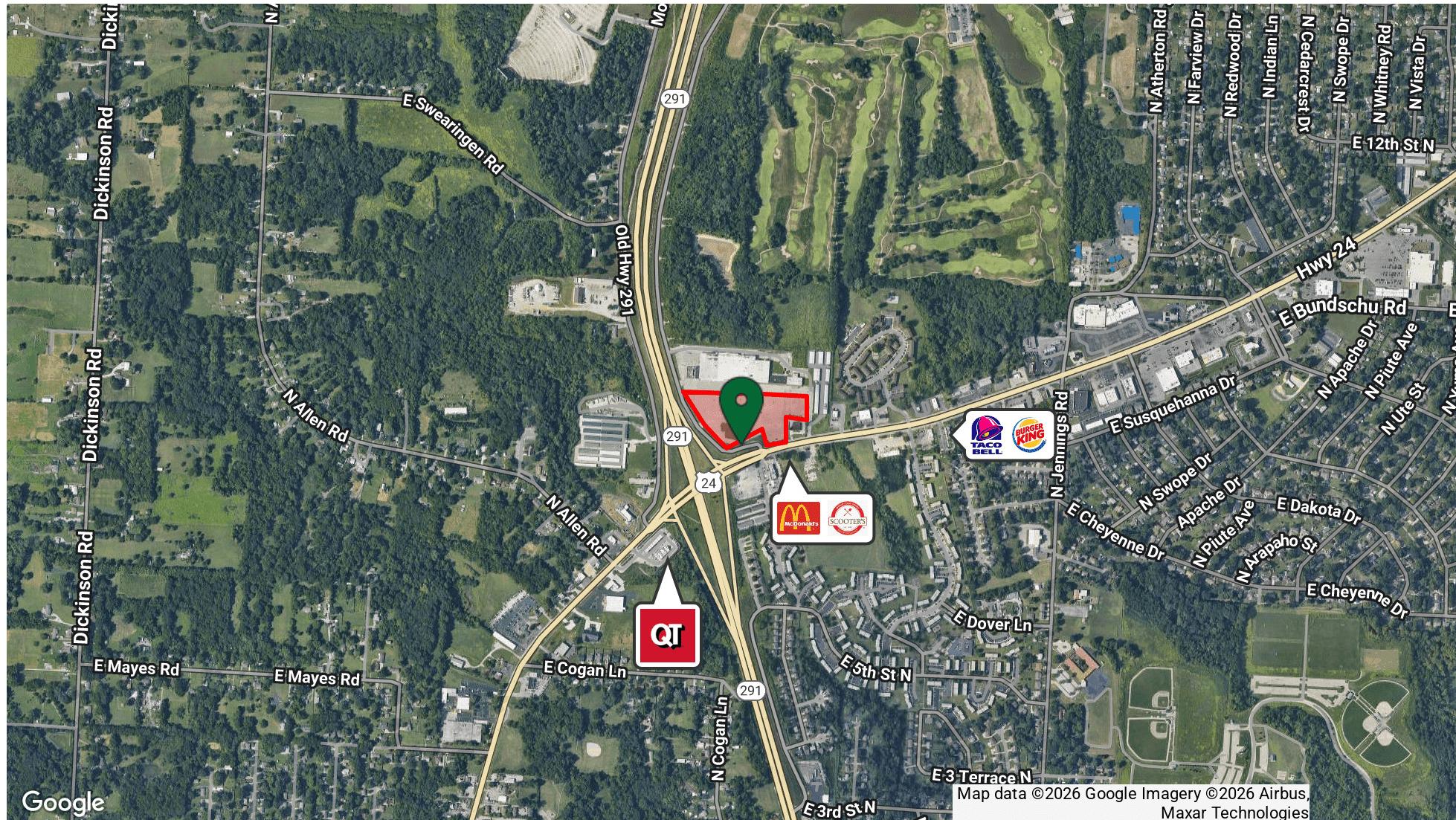
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LOCATION MAP



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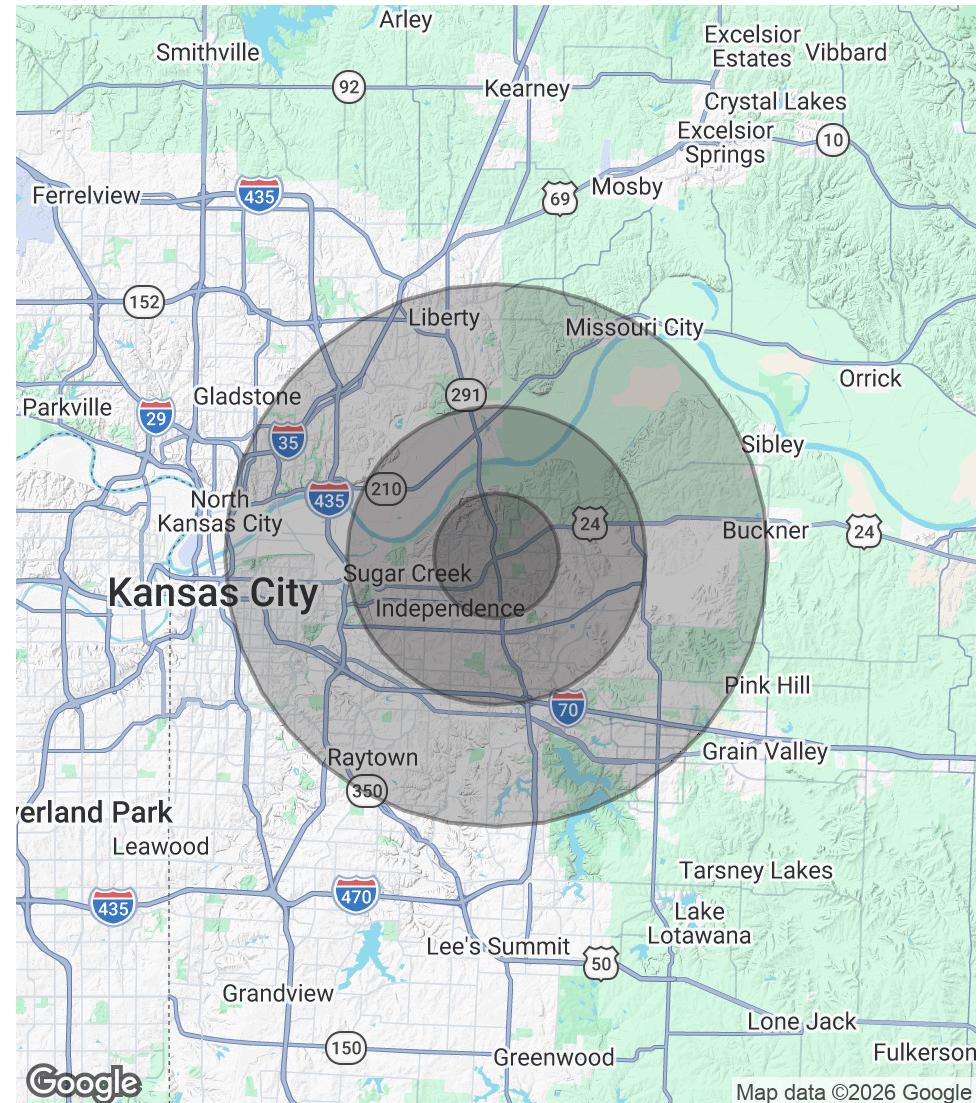
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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	30,361	110,955	359,640
Average Age	38	41	40
Average Age (Male)	37	39	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	11,475	45,500	143,432
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$80,979	\$78,624	\$85,294
Average House Value	\$210,999	\$206,393	\$234,031

Demographics data derived from AlphaMap



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