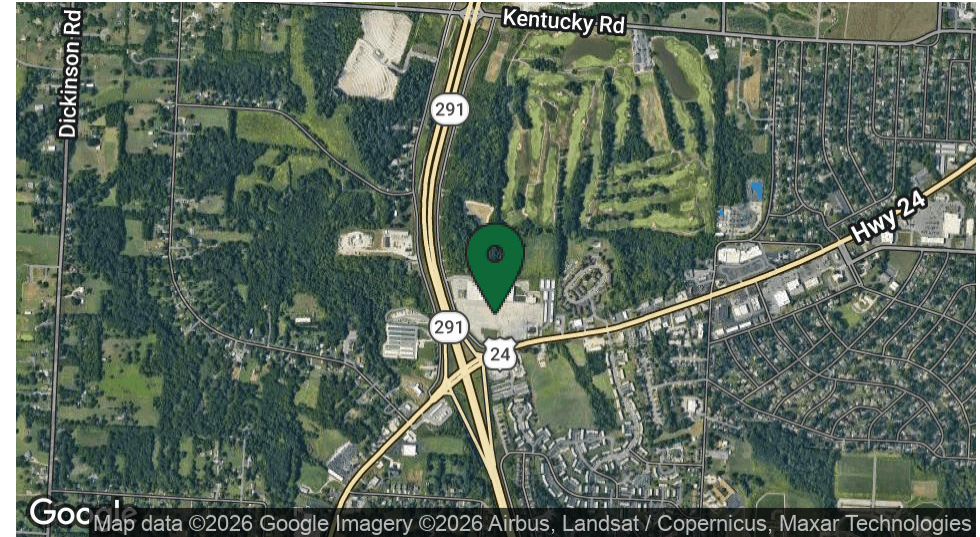


# 16202 E US 24 HWY

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

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DRONE IMAGES



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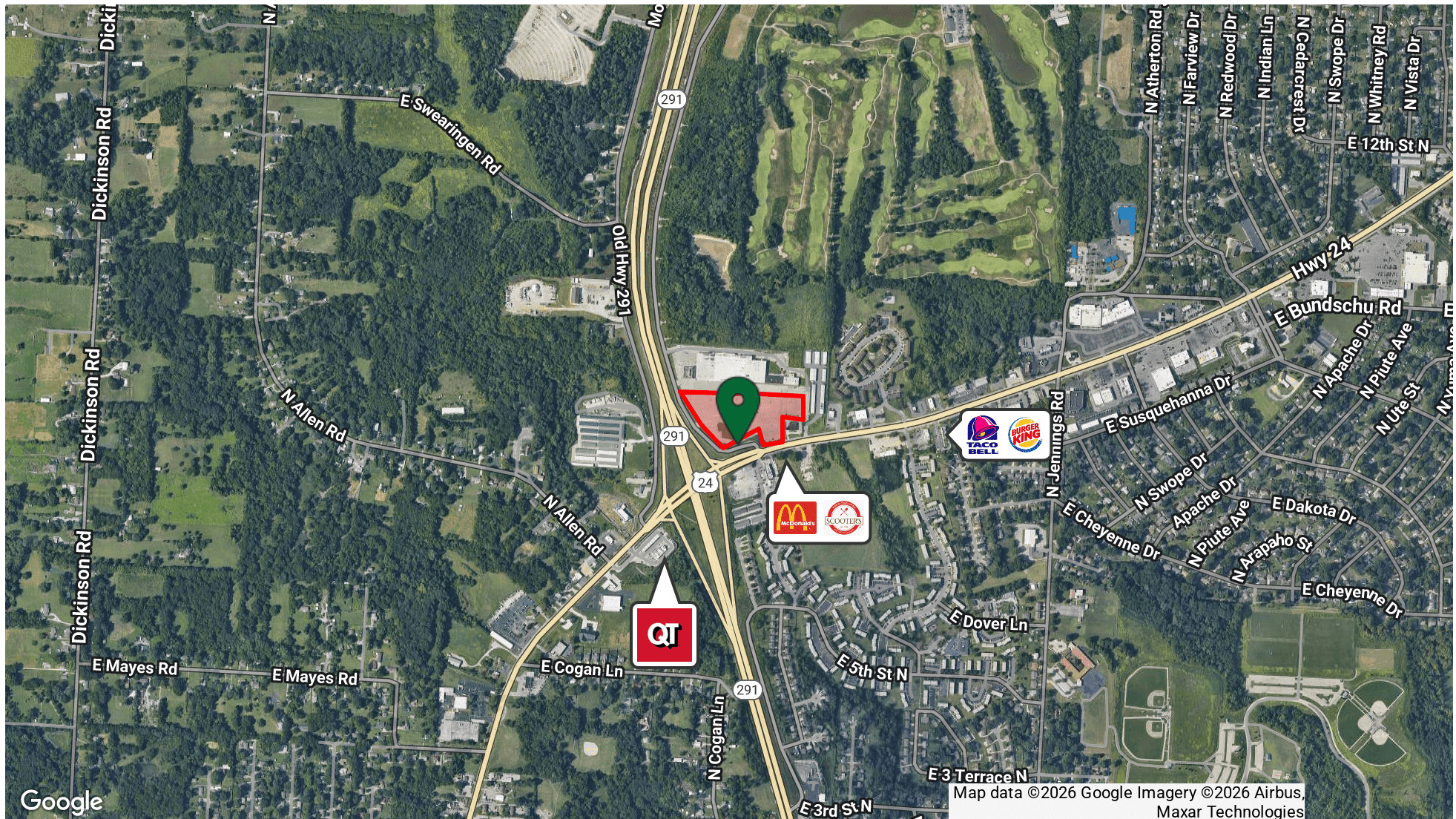
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## LOCATION MAP



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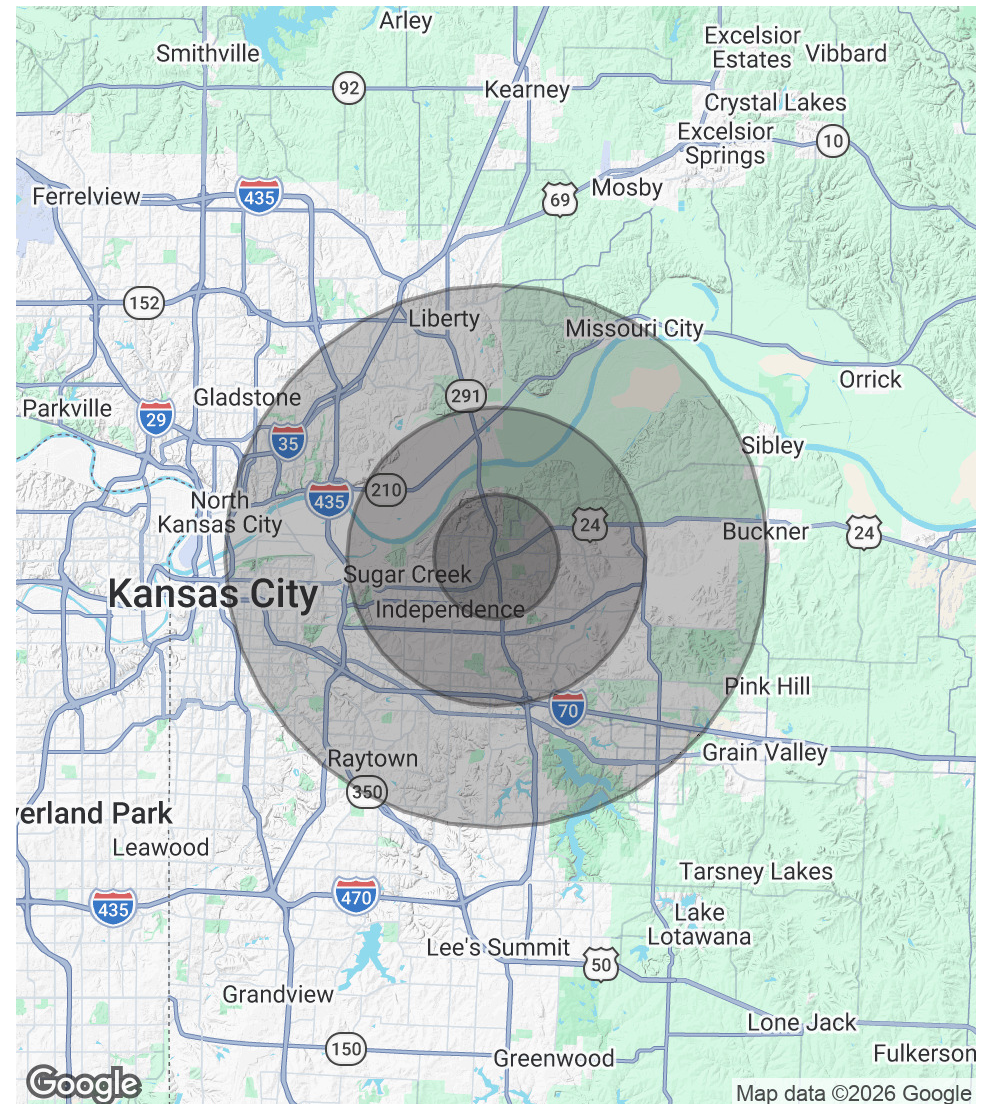
**INDEPENDENCE, MO 64056**

## LAND FOR SALE

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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