

4.13 ACRES & 28,000 SF PAD SITE **FOR SALE**

NWQ of 50 HWY & ROUTE 23, KNOB NOSTER, MO



SITE INFORMATION

- 4.13 acres available for development
- 28,000 SF Pad Site available
- Possible incentives from City of Knob Noster
- All utilities to the site
- Excellent visibility and access from Hwy 50 & Rt 23

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

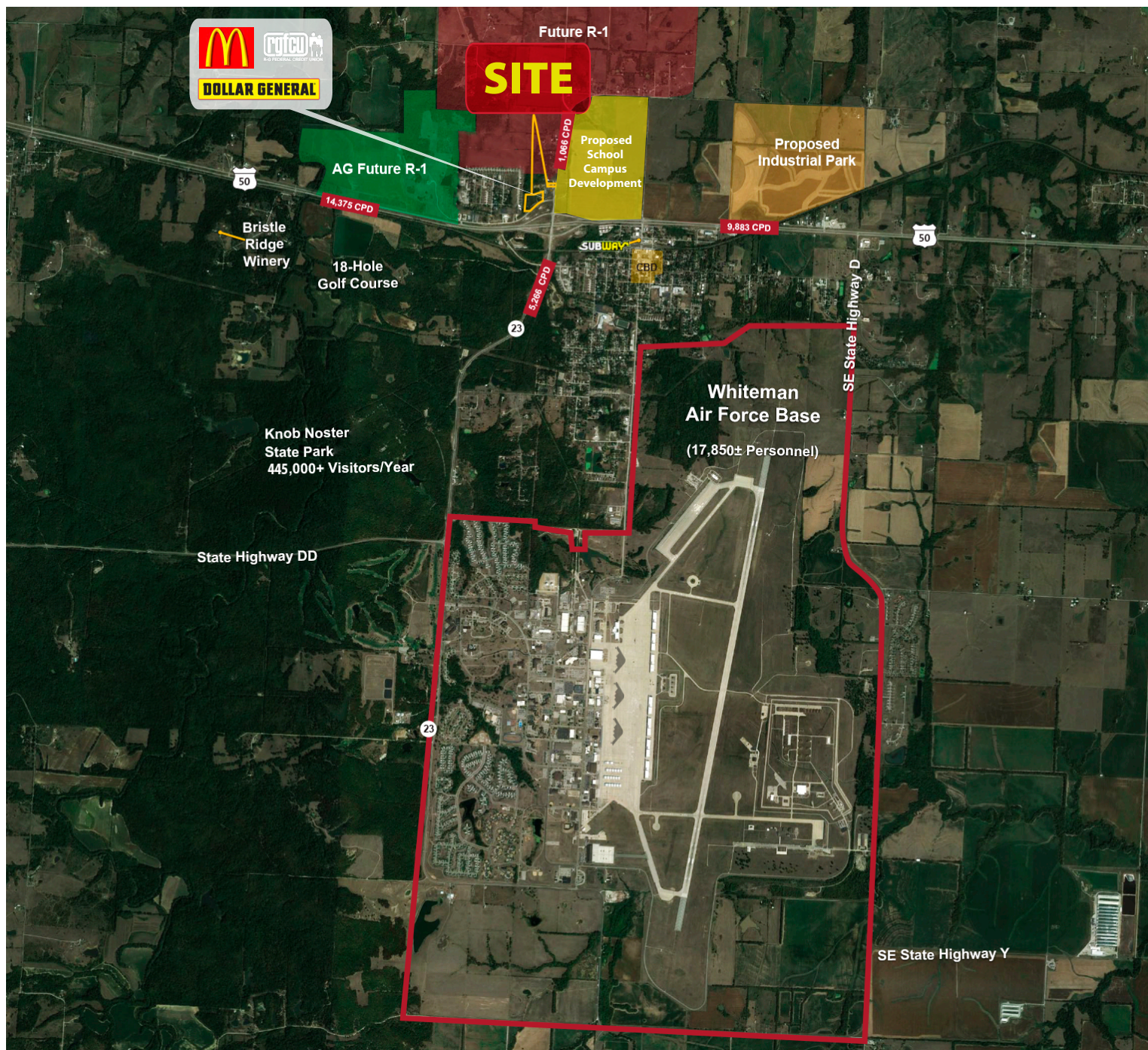
- New 100,000 sf High School
- 650 student capacity
- Dome gym/stadium
- Wrestling building
- Indoor baseball field
 - 5-year completion date in two phases
- Partially funded with \$25m in grants
 - Next to 3,400-acre Knob Noster State Park (445,000+ Visitors Annually), Dollar General, R-G Federal Credit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

SALE PRICE RANGE: \$8.00 - \$12.00 PSF



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**GASPERI
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COMMERCIAL REAL ESTATE, LLC



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