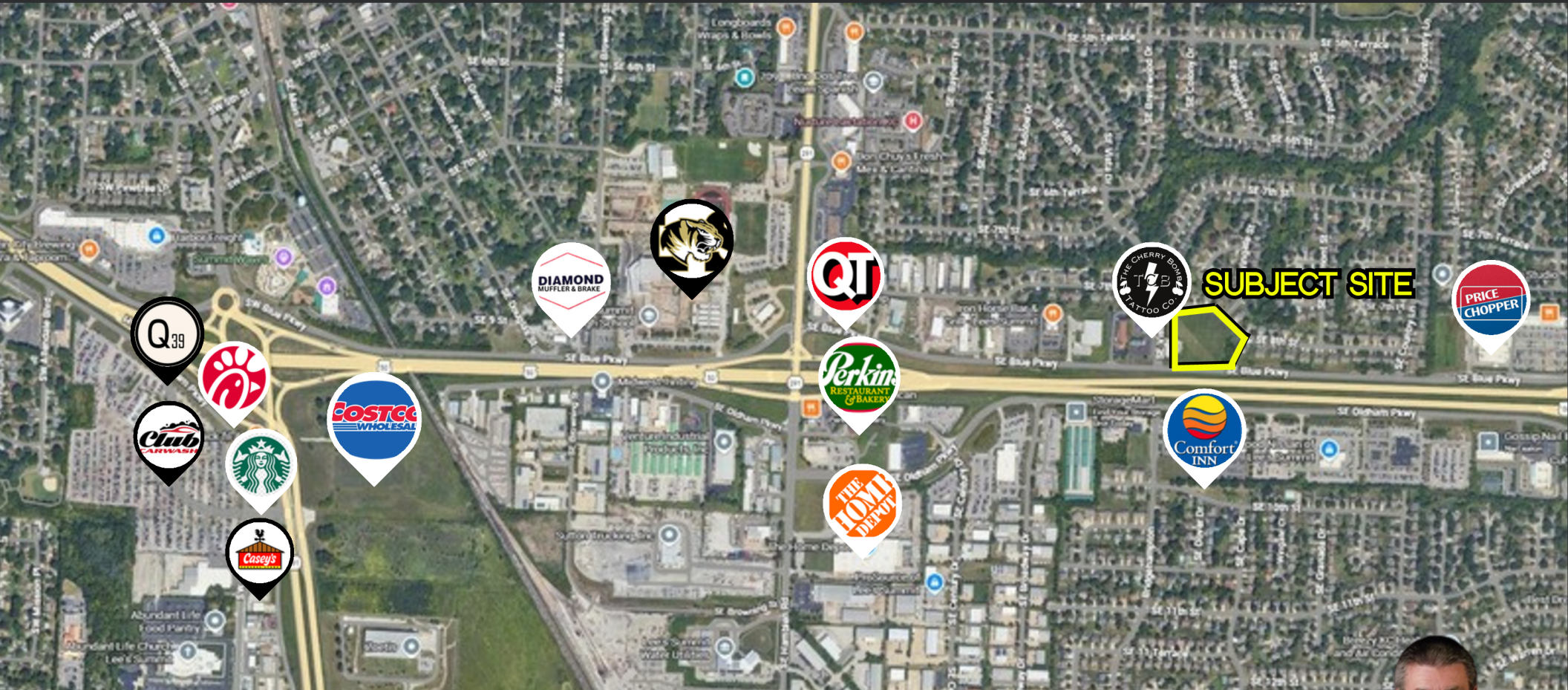


4.1 ACRES

# NE CORNER BLUE PKWY & VISTA DR LEE'S SUMMIT

READY FOR  
DEVELOPMENT

\$958,320 / \$5.37 PSF



George Jump

C: 913-558-6828

O: 816-251-1475

GJUMP@REECECOMMERCIAL.COM



# NE CORNER BLUE PKWY & VISTA DR

LEE'S SUMMIT

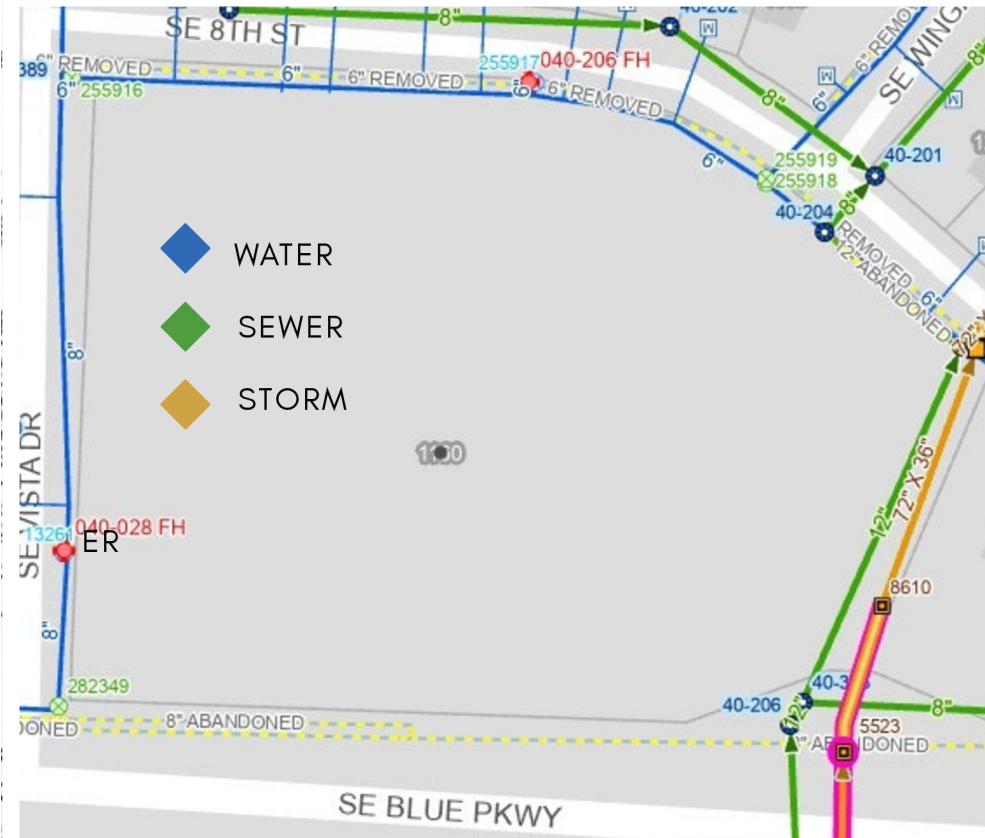
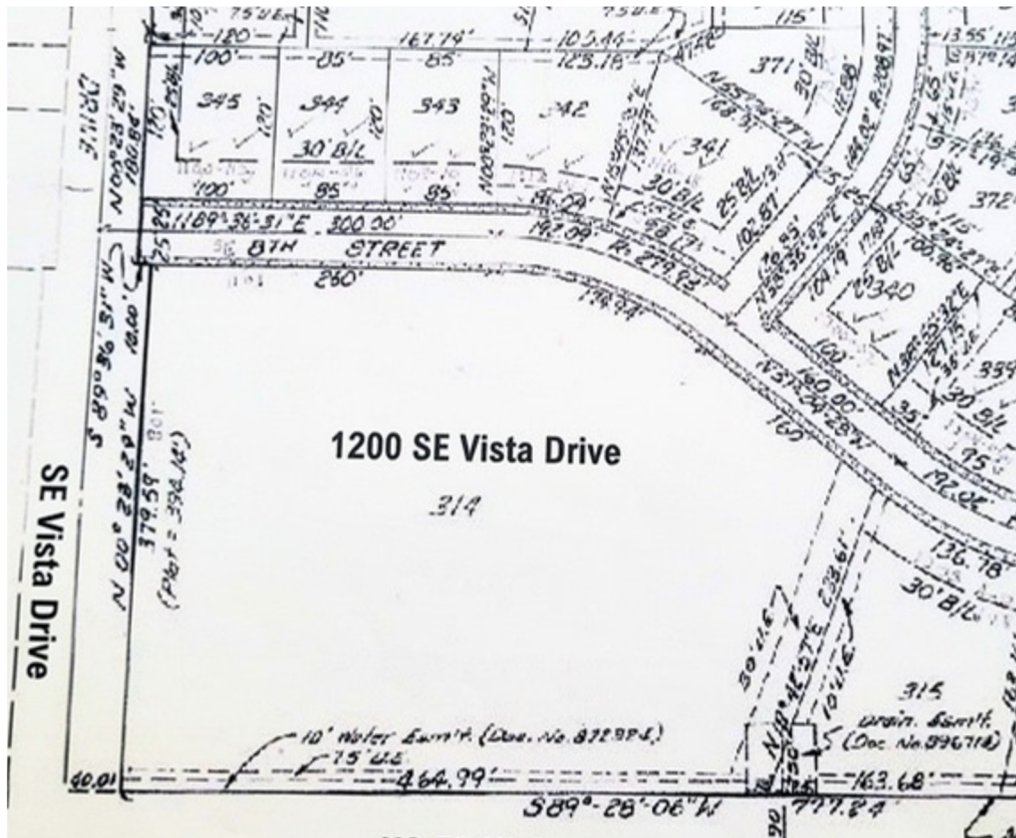
- CP-2 ZONING
- 4 ACRES READY TO DEVELOP
- NORTH FRONTAGE RD.
- HWY 291 & HWY 50 VISIBILITY
- ALL UTILITIES TO THE SITE
- TRAFFIC EXCEEDS 53,000 CARS PER DAY
- NEW INTERCHANGE IN PROGRESS
- ONLY REMAINING LOT FOR DEVELOPMENT

HUGE DEVELOPMENT IN PROGRESS AT  
HWY. 291 NORTH & SOUTH  
INTERCHANGE AT HWY. 50.

## INCOMING PROJECTS

COSTCO  
SMALL'S SLIDERS  
Q39 BBQ  
DRAFT HOUSE BAR & GRILL

CHICK-FIL-A  
CLUB CAR WASH  
STARBUCKS



LAND FOR DEVELOPMENT  
LEE'S SUMMIT, MISSOURI 64063

A 4.1 ACRE SITE IS READY FOR DEVELOPMENT ALONG THE HIGHWAY 50 CORRIDOR IN LEE'S SUMMIT, MISSOURI. NEW CONSTRUCTION AND EXPANDED INTERCHANGES TO ACCOMMODATE THE RAPID COMMERCIAL GROWTH ARE IN PROCESS AT TODD GEORGE, HIGHWAY 291 NORTH AND 291 SOUTH.

THE 4.1 ACRE SITE IS LOCATED ON SOUTHEAST BLUE PARKWAY. THE HIGHWAY 50 FRONTAGE ROAD AT SOUTHEAST VISTA DRIVE HAS EXTRAORDINARY VISIBILITY FROM ALL NORTH AND SOUTH BOUND HIGHWAY LANES. THE SITE CAN BE ACCESSED FROM BOTH 291 NORTH OR TODD GEORGE. THIS IS THE FINAL REMAINING SITE ON THE NORTH SIDE OF 50 HIGHWAY FROM 291 HIGHWAY TO TODD GEORGE.

THE LAND IS ZONED CP-2 PLANNED COMMERCIAL AND PURPOSED USAGE WOULD INCLUDE APARTMENT UNITS, AUTO REPAIR, CAR WASH, DAY CARE CENTER, HEALTH CARE, HOSPITALITY HOTEL, MULTIFAMILY, AND RETAIL. NEAR LEE'S SUMMIT HOSPITAL MEDICAL OFFICES AND SERVICES WOULD BE A VERY DESIREABLE ADDITION FOR THE COMMUNITY.

AS DEPICTED ON THE MAP THIS SITE IS READY FOR YOUR BUSINESS. THE PROPERTY HAS 600 FEET OF HIGHWAY 50 FRONTAGE WITH 2 CURB CUTS. THE SITE IS LEVEL AND CLEAR WITH STREETS, CURBS AND STORM WATER DRAINAGE IN PLACE. ALL UTILITIES ARE TO THE SITE INCLUDING ELECTRICITY, GAS, WATER AND SEWERS. LOWER DEVELOPMENT COSTS MAKE THIS AN ATTRACTIVE OPPORTUNITY.

COMMERCIAL AND COMMUNITY GROWTH MAKES THIS AN OUTSTANDING OPPORTUNITY WITH THE NEARBY DEVELOPMENT IN PROGRESS AT 291 SOUTH AND HIGHWAY 50. PROPOSED PROJECTS CURRENTLY IN PROGRESS INCLUDE THE FOLLOWING:

COSTCO 10 SE OLDHAM PKWY  
SLIDERS 210 SE OLDHAM PKWY  
Q39 BBQ 240 SW OLDHAM PKWY  
DRAFTHOUSE 301 SW OLDHAM PKWY  
CHICK-FIL-A 1001 SW JEFFERSON  
CLUB CARWASH 1021 SW JEFFERSON  
STARBUCKS 1031 SW JEFFERSON

THE MASTER PLAN FOR DEVELOPMENT IDENTIFIES 24 POTENTIAL NEW FUTURE BUSINESSES WHICH WILL EXPAND THE TRAFFIC COUNT ON HIGHWAY 50. OTHER CURRENT PROJECTS IN PROGRESS INCLUDE THE EXPANSION AND GROWTH OF THE LEE'S SUMMIT HCA HOSPITAL PROJECT AND THE NEW QUICK TRIP UNDER CONSTRUCTION AT HIGHWAY 291 NORTH AND SOUTHEAST BLUE PARKWAY.

THIS OPPORTUNITY TO OWN 4.1 ACRES THAT HAS GREAT VISIBILITY COMBINED WITH A HIGH TRAFFIC COUNT ON HIGHWAY 50 MAKES THIS OPPORTUNITY EXTRAORDINARY. SCHEDULE A VISIT AND MAKE THIS OPPORTUNITY A PRIORITY.

CONTACT GEORGE JUMP FOR ADDITIONAL INFORMATION.