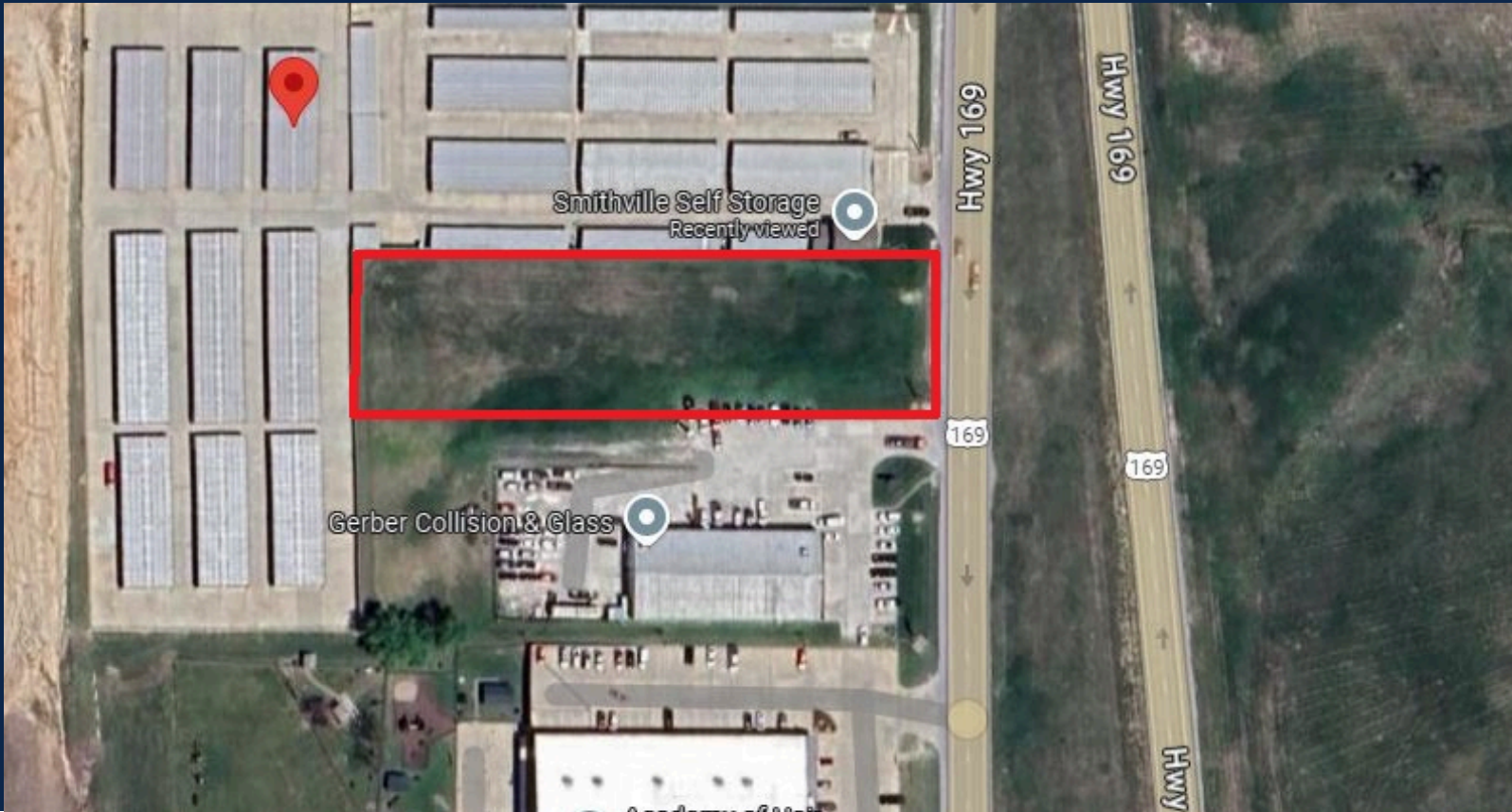




OPES COMMERCIAL REAL ESTATE



N 169 HIGHWAY
SMITHVILLE, MO 64068

LAND FOR SALE

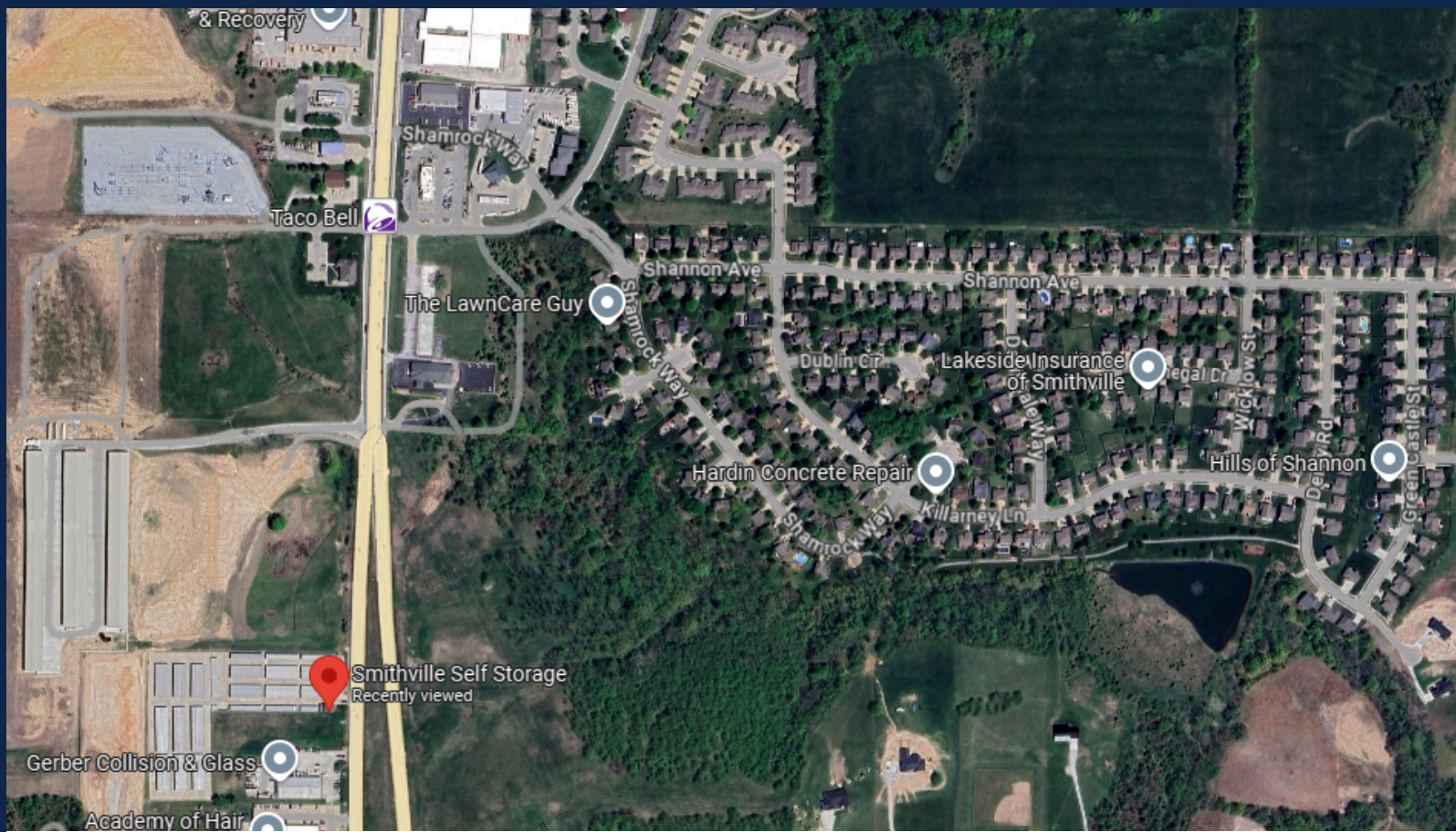
\$995,000

PARCEL # 05820000200800

Nathan Prather
Senior Vice President
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NTPRATHER@OPESCRE.COM

Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind



N 169 HIGHWAY SMITHVILLE, MO 64068

Population	2 Mile	5 Mile	10 Mile
2024 Population	2,557	31,183	214,862
2029 Population	2,690	32,925	228,809
Annual Growth 2024-2029	1.0%	1.1%	1.3%

Households	2 Mile	5 Mile	10 Mile
2024 Total Households	909	11,630	84,746
Growth 2024-2029	1.0%	1.1%	1.3%
Median Household Income	\$89,447	\$88,970	\$83,69



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PROPERTY FEATURES:

- DEVELOPMENT OPPORTUNITY IN SMITHVILLE, MO
- 1.58 +/- ACRES
- ACCESS OFF OF SOUTHBOUND 169 HIGHWAY
- 150' FRONTAGE N 169 HIGHWAY WITH MORE THAN 15,000 CPD
- B-3 ZONING



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