

FOR SALE 5.1+/- ACRES

HWY 291 & 32ND ST, INDEPENDENCE, MO



DICK STEPHENS

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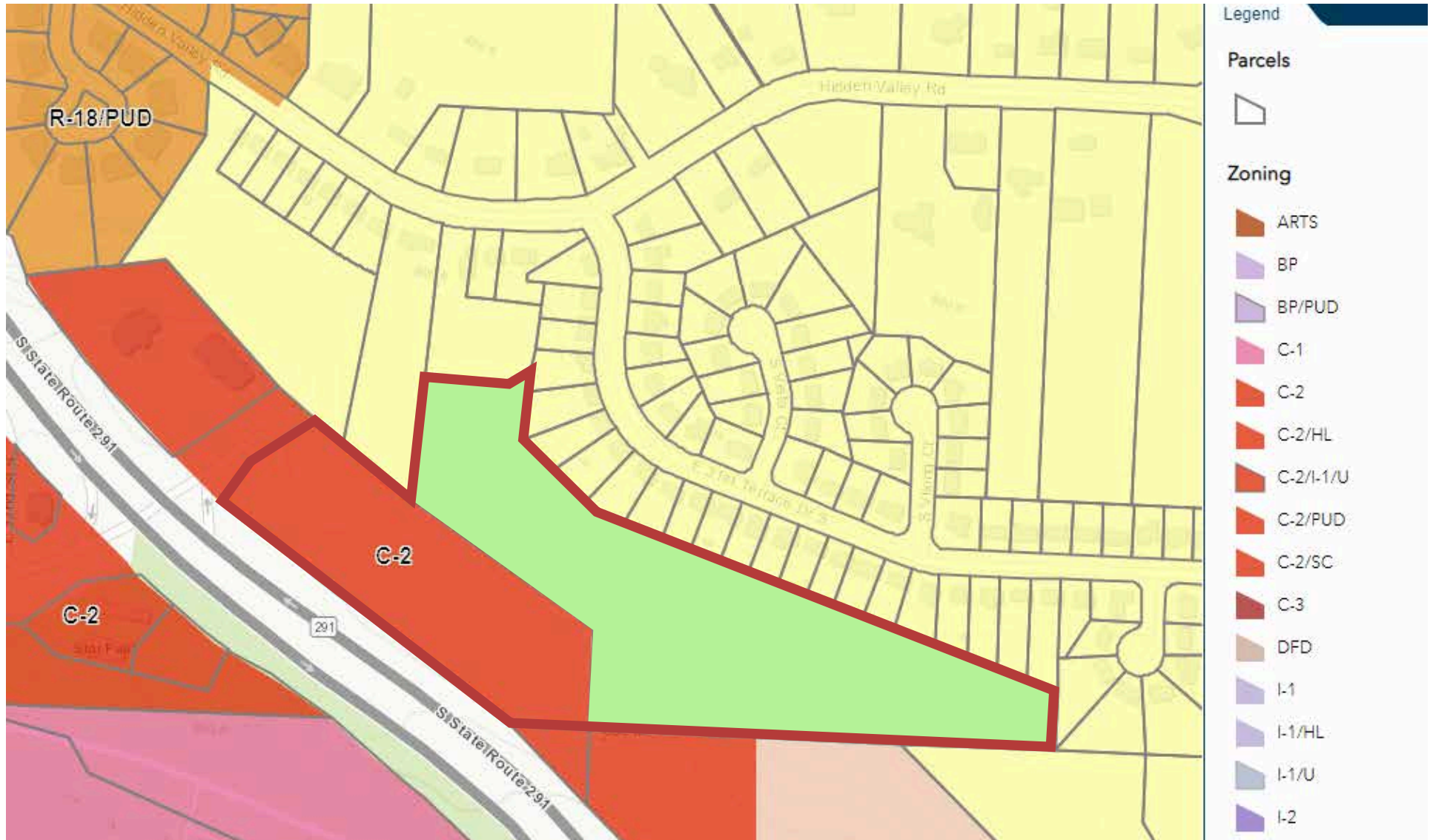
Selling Land & Farms Since 1976

HWY 291 & 32ND STREET | INDEPENDENCE

LOCATION	Borders the eastern side of HWY 291 & 32 nd St in Independence, Missouri
ACRES	5.1 +/- (with an additional 9 +/- wooded greenspace)
PRICE	\$799,000
PAD SITES	Seller will divide the land and sell small portions of 1 ½ Acres for pad site development. (Call for pricing)
ZONING	C-2 General Commercial
UTILITIES	All utilities available on site or adjacent to the property
MUNICIPALITY	City of Independence, Missouri
SCHOOLS	Independence School District
ADDITIONAL INFO	<ul style="list-style-type: none">• Visible to 57,080 daily vehicles• Ideal for Medical Office, Retail, Storage, Office, or Senior Living• Located at signaled intersection• Minutes away from Independence Center, I-70, Drumm Farms Golf Course, and many other amenities

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The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024



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**POTENTIAL TO DIVIDE
INTO SEPARATE PAD SITES**



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