



**PRIME 14.15± ACRE  
DEVELOPMENT  
OPPORTUNITY ON US-40**

- ✓ 14.15± contiguous acres

---

- ✓ 900+ feet of US-40 frontage

---

- ✓ Adjacent to major national retailers

---

- ✓ Utilities available at the street

**17318 & 17422 E HWY 40 INDEPENDENCE, MO**

Exceptional opportunity to acquire 14.15± contiguous acres in one of Independence's most prominent commercial corridors. Featuring over 900 feet of frontage along US-40 and surrounded by major national retailers, this high-visibility site offers outstanding potential for retail, mixed-use, hospitality, multifamily, flex, or redevelopment projects (subject to city approval). With mostly level terrain, and immediate access to I-70 and I-470, the property is ideally positioned for a wide range of commercial uses. One of the last large-scale development tracts available on 40 Highway.

LISTED FOR SALE AT  
**\$1,200,000**



**BRIAN LINK**  
 ✉ brian.link@reececommercial.com  
 ☎ 816-738-9690



**BRANDON MCGEEHAN**  
 ✉ brandon@reececommercial.com  
 ☎ (314) 397-9066