



Corner Lot with Highway 40 Frontage!

- 10.21 Acre Parcel of Land
- Zoned Commercial
- Water, Electric, and Sewer Available
- Daily Traffic Count: 5,300± VPD
- Northeast corner of East US 40 Highway and Lewis Avenue
- Convenient Access to I-435 & I-70
- 3 Minutes from Kauffman Stadium

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

Blaise Gunnerson
816.878.6314
bgunnerson@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Parcel Specifications

Lot Size:	10.21± Acres (444,748 SF)
Topography:	B-Sloping/4-Rolling/- Mixed topography with a partially cleared, gravel-surfaced upper portion that slopes down to a wooded lower section
Surface Slope:	North
Power:	Transmission line runs north-south through the property
Utilities:	Water, Electric, and Sewer Available
Zoning:	B3-2, R-2.5, R-7.5
Land Use Code:	2101 - Unimproved Commercial Land
Parcel Number:	27-830-03-35-00-0-00-000
Section:	17
Township:	49
Range:	32
Legal Description:	SEC-17 TWP-49 RNG-32 ---PT SW 1/4 & SE 1/4 SEC -18 TWP-49 RN G-32 DAF: BEG NW COR SW 1/4 TH S 02 DEG 02 MIN 26 SEC W 544. 02' TO TRU POB TH S 86 DEG 44 MIN 03 SEC E 143.02' TH S 02 D
Real Estate Taxes: (2025)	\$17,539.17 (\$0.04/sf)

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

Blaise Gunnerson
816.878.6314
bgunnerson@blockllc.com



8700 East US 40 HWY

Kansas City, MO 64129

For Sale

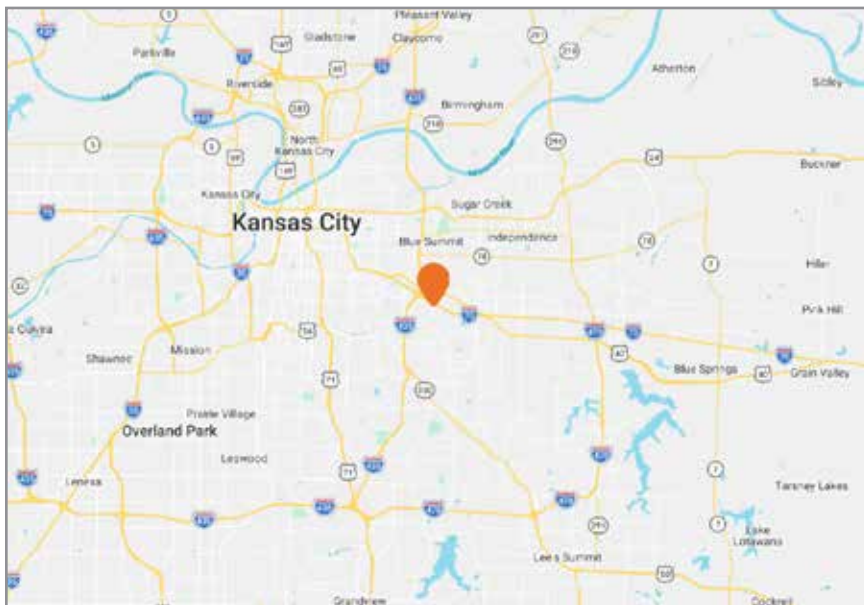
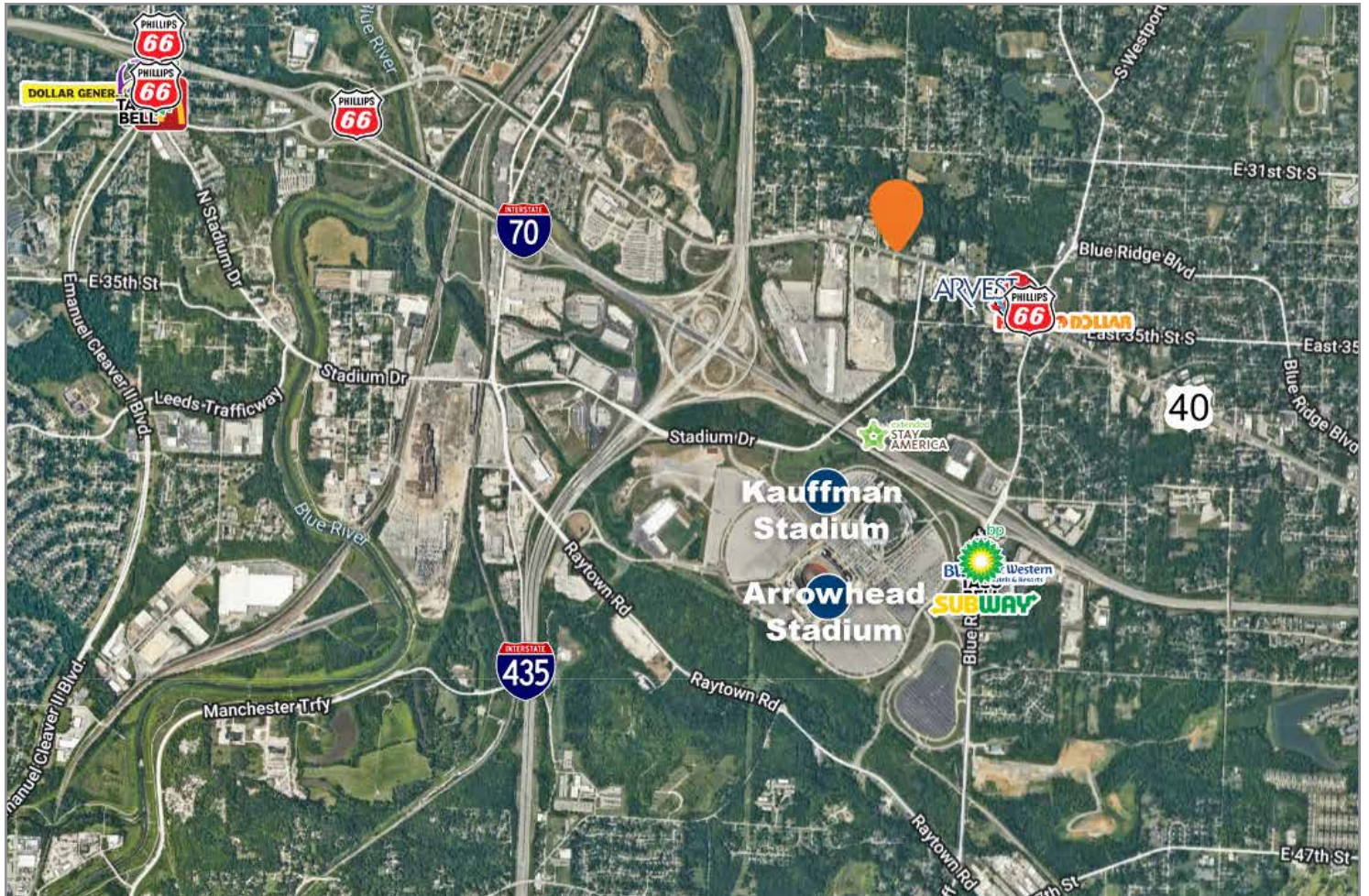
Parcel Photos



8700 East US 40 HWY

Kansas City, MO 64129

For Sale



For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Blaise Gunnerson

816.878.6314

bgunnerson@blockllc.com