

Tract A: 34 +/- Acres
Tract B: 1.28 +/- Acres
Tract C: 1.12 +/- Acres

FOR SALE, LEASE or BUILD TO SUIT - I-70 & Woods Chapel Road, Blue Springs, MO



Tract A: 34 +/- Acres
Tract B: 1.28 +/- Acres
Tract C: 1.12 +/- Acres

FOR SALE, LEASE or BUILD TO SUIT - I-70 & Woods Chapel Road, Blue Springs, MO

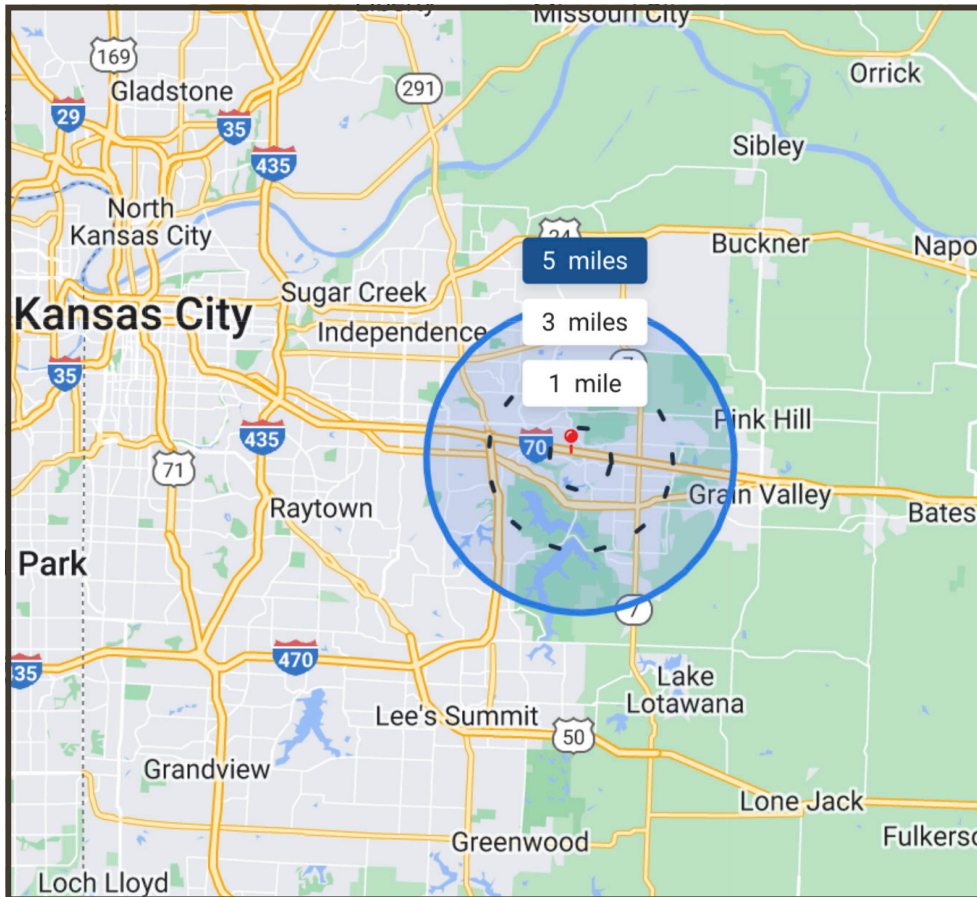


**High Traffic, High Visibility,
 Excellent Access, Full Diamond I-70
 Interchange, All Utilities On Site**

- **Tract A: 34 +/- Acres: \$3,332,340**
 - Highly Visible, Dense Residential Tract
 - Other Uses Include Retail, Office, Medical
- **Tract B: 1.28 +/- Acres: Call Broker for Pricing**
 - Prime Pad Between Quik Trip & CVS
 - Excellent Visibility & Access
- **Tract C: 1.12 +/- Acres: \$683,020**
 - Pad Site Located Adjacent to the Corner Intersection
 - Perfect for Daycare, Retail, Medical or Flex Uses

Tract A: 34 +/- Acres
Tract B: 1.28 +/- Acres
Tract C: 1.12 +/- Acres

FOR SALE, LEASE or BUILD TO SUIT - I-70 & Woods Chapel Road, Blue Springs, MO



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	19.3K	79.6K	156K
MEDIAN AGE	36	39	39
AVG HH INCOME	\$88K	\$85K	\$81.9K

Traffic

	VPD
1-70	105,594
WOODS CHAPEL RD.	20,472

[!\[\]\(3e2231b1ad3ca8da8658228c00dd08e0_img.jpg\) Due Diligence](#) [!\[\]\(96a82dd1250f57fd139c5f3b80c9d977_img.jpg\) Map View](#)

[!\[\]\(5361750c22c4e047a52f4eac1ec2d4cc_img.jpg\) Blue Springs Business & Development](#)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.