

For Sale Commercial / Auto-Use Site

14901 E US 40 Hwy

Kansas City, Missouri • Jackson County

Rare US-40 frontage. Gated ground.
Ready to work.

SALE PRICE

695,000

LOT SIZE

4.44 Acres

Building

3,500 SF

ZONING

R-2



US-40 frontage. Billboard income in place.

SCAN QR CODE TO VIEW ONLINE



CONTACT

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ABOUT THE PROPERTY

Property Overview

A rare opportunity on E US Highway 40 — a 4.44-acre commercial site with roughly three acres of gated, usable ground, a 3,500 SF building, and an upper residential unit.

Previously operated as a gas station and a used-car lot, the property is fully positioned for auto, contractor, or light-industrial re-use. Tanks have been removed with MO DNR sign-off on file. Billboard income is in place and a Used Auto Dealer's license is available from the seller.

KEY HIGHLIGHTS

- 4.44 acres with ~3 acres of gated, usable ground
- 3,500 SF building: 1,700 SF shop + 1,800 SF garage
- Upper-level residential unit within the building
- 5 drive-in doors (one lift-height)
- R-2 zoning — used-car-lot use approved
- Tanks removed — MO DNR environmental sign-off on file
- Billboard income: \$6,000/yr. 25-Yr Lease in place from 2004, To be renegotiated in 2029
- Dealer's license available from Seller
- Prominent US-40 frontage — high daily traffic



Building and front parking lot.



THE TOUR

Property at a Glance



The shop. Five D.I. doors total.



Gated rear lot. 3 acres of useable gated ground.



Gated parking and yard space.



1,700 SF shop.



Front lot + 3,500 SF building + garage.



Lower level - main office.

THE LOCATION

Location & Traffic

- Direct frontage on E US Highway 40 - primary east-west corridor
- ¼ Mile to Noland Road Interchange - secondary arterial
- 10 minutes to Independence town center; 15 to Downtown KC
- Surrounded by auto, retail, and light-industrial neighbors

TRAFFIC COUNTS

E US Highway 40

Direct frontage

24,500 VPD

Noland Road

½ Mile to the west

48,300 VPD

Source: MoDOT AADT traffic counts



Aerial view — parcel boundaries,



THE AREA

Area Demographics

Population, income, and employment within 1, 3, and 5 miles of the site.

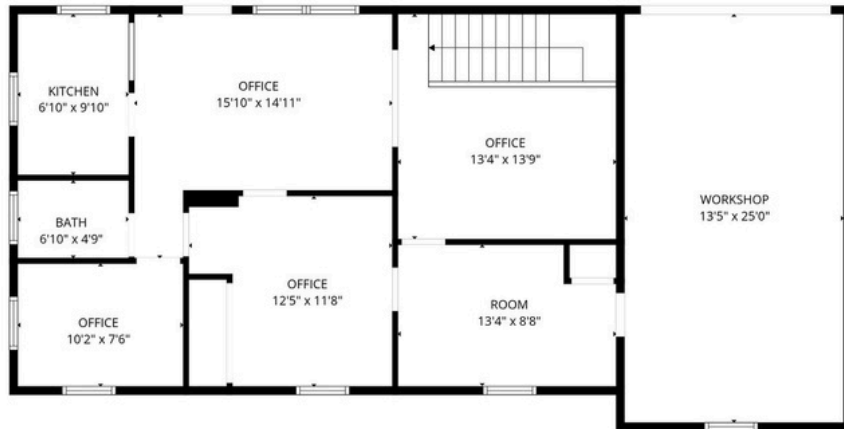
METRIC	1 MILE	3 MILES	5 MILES
Population	4,812	57,349	171,284
Households	1,780	22,196	68,913
Avg. HH Income	\$142,687	\$131,408	\$118,742
Median HH Income	\$108,410	\$98,755	\$91,320
Median Age	40.1	39.6	38.9
Businesses	172	2,036	6,418
Employees	1,480	20,811	61,987

Source: Sites USA / Applied Geographic Solutions — demographic estimates (2025).

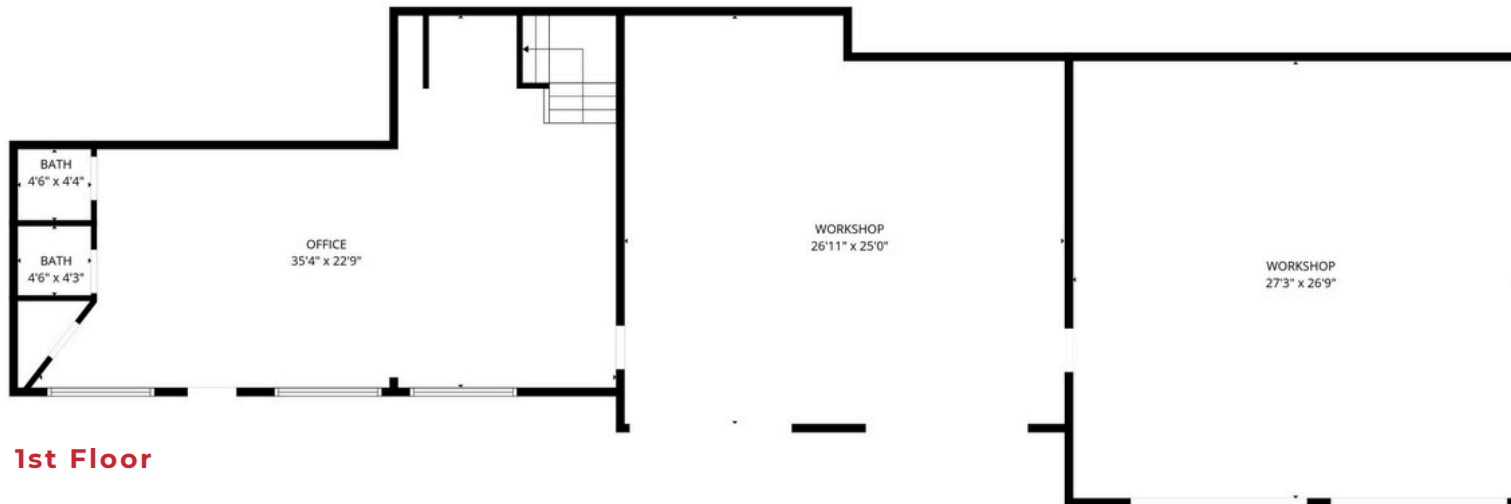


THE SPACE

Floor Plans



2nd Floor



1st Floor



CONNECT

Contact Our Team

SCAN QR CODE TO VIEW ONLINE



Request the due diligence package, schedule a walk, or discuss terms.



PRINCIPAL BROKER

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Nobody will work harder for you.*