

# STROTHER RD & HAGAN RD

LEE'S SUMMIT, MO 64064



## HIGHLIGHTS

- 3 Parcels Available Totaling 19.13 Acres; Will Sell Separately
- 10.24 Acres; 7.91 Acres & .98 Acres
- Growing Part of Lee's Summit
- Adjacent to Lee's Summit Municipal Airport and Various New Developments in Immediate Area
- Zoned AG, Master Planned Industrial
- Located at the new Strother Rd Interchange; Visible from 470

## FOR SALE

**\$3,375,900**

Tract 1 (0.98 Acres)	\$214,000
Tract 2 (7.91 Acres)	\$1,380,000
Tract 3 (10.24 Acres)	\$1,785,000

## DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2016 POPULATION	3,667	21,979	99,134
2016 AVE HOUSEHOLD INCOME	\$68,523	\$103,343	\$85,165

## TRAFFIC COUNTS

I-470 76,828 vehicles/day

### John Sweeney, CCIM

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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.

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