

808 PCA RD

WARRENSBURG, MO 64093



HIGHLIGHTS

- 1.5+/- Acres; Prime Redevelopment Property. Located North of US Hwy 50 on PCA Rd
- Great Location for Flex Storage, Offices, Church or possible Multifamily
- Zoned GB General Business
- Property Includes a 3,595+/- SF Home & 1,500+/- SF Workshop; Potential Commercial Residential Use
- All Utilities to the Site Except Sewer; Sewer is located within close proximity and can be extended
- Dollar Tree recently opened a 1,000,000 SF distribution center 2.3+/- miles away

FOR SALE

\$499,000

Warrensburg is home to Whiteman Air Force Base & University of Central Missouri.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 MED HOUSEHOLD INCOME	\$51,348	\$44,689	\$47,929

TRAFFIC COUNTS

US HWY 50	13,678
STATE HWY 13	15,874

Marty Gilchrist, CCIM, SIOR

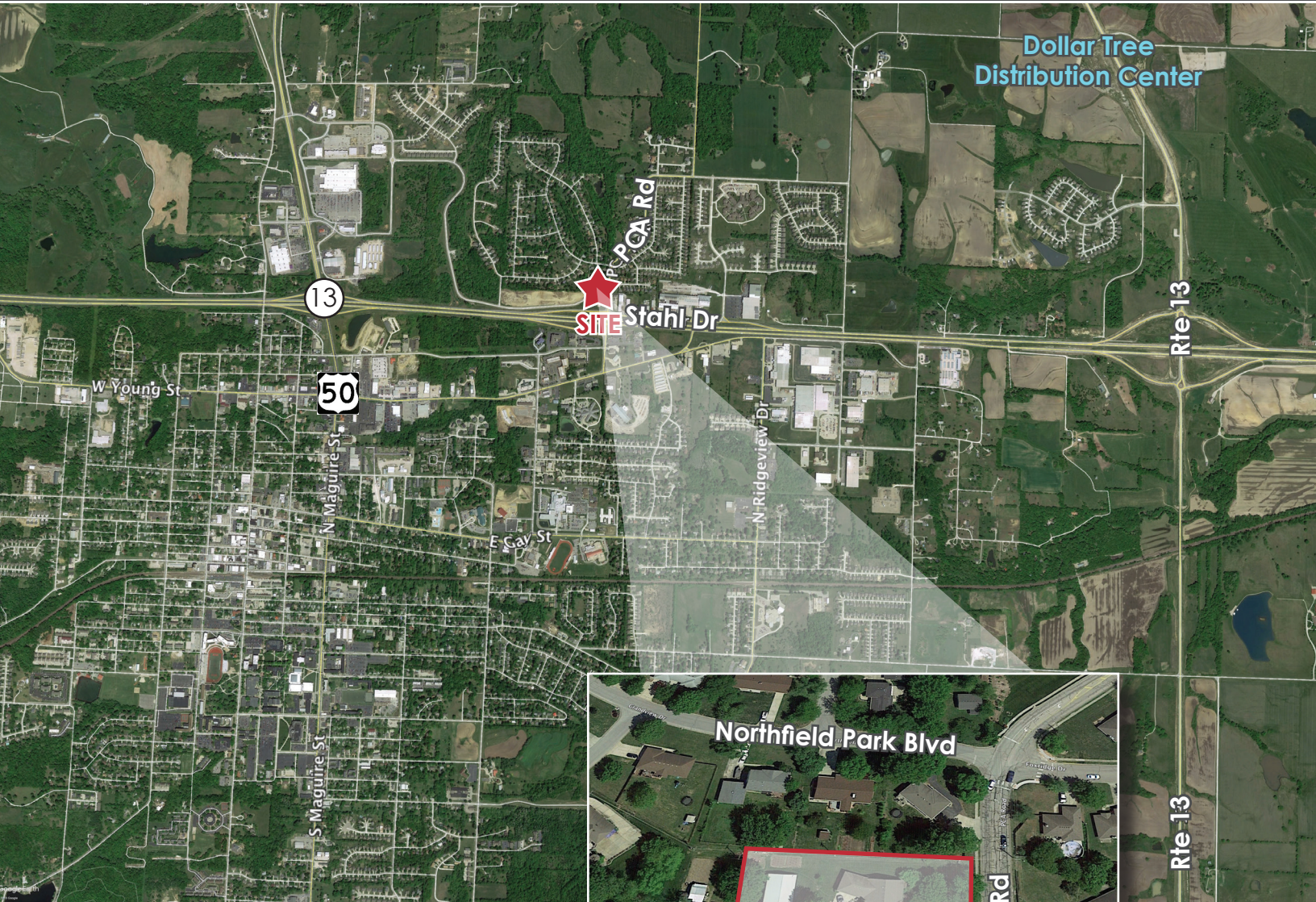
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AERIALS

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