



HIGHLIGHTS

- » Bank owned 28 +/- AC right off Hwy 2 interchange on I-49 in high traffic area
- » View YouTube video for property details at: https://youtu.be/eJQ_6gR6nrU
- » Excellent Opportunity for Prime Retail Acreage!
- » Land adjacent to restaurants, grocery store, entertainment, and more!
- » Tax incentive & transportation development district benefits

FOR SALE

\$995,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 POPULATION	3,028	11,055	13,704
2018 AVG HOUSEHOLD INCOME	\$40,316	\$41,538	\$44,000

TRAFFIC COUNTS

MECHANIC ST AND WALL ST

8,610 vehicles/day

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PHOTOS

MECHANIC & WESTCHESTER, HARRISONVILLE, MO 64701



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DIRECTIONS

- Only 45 minutes south of Downtown Kansas city
- Going Interstate 49/71 Hwy going south
- Take MO-W/MO-7 N exit (Exit 159) toward Mechanic Street
- Turn right onto W Wall St/MO-7/MO-2
- Continue to follow MO-7 property on right



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