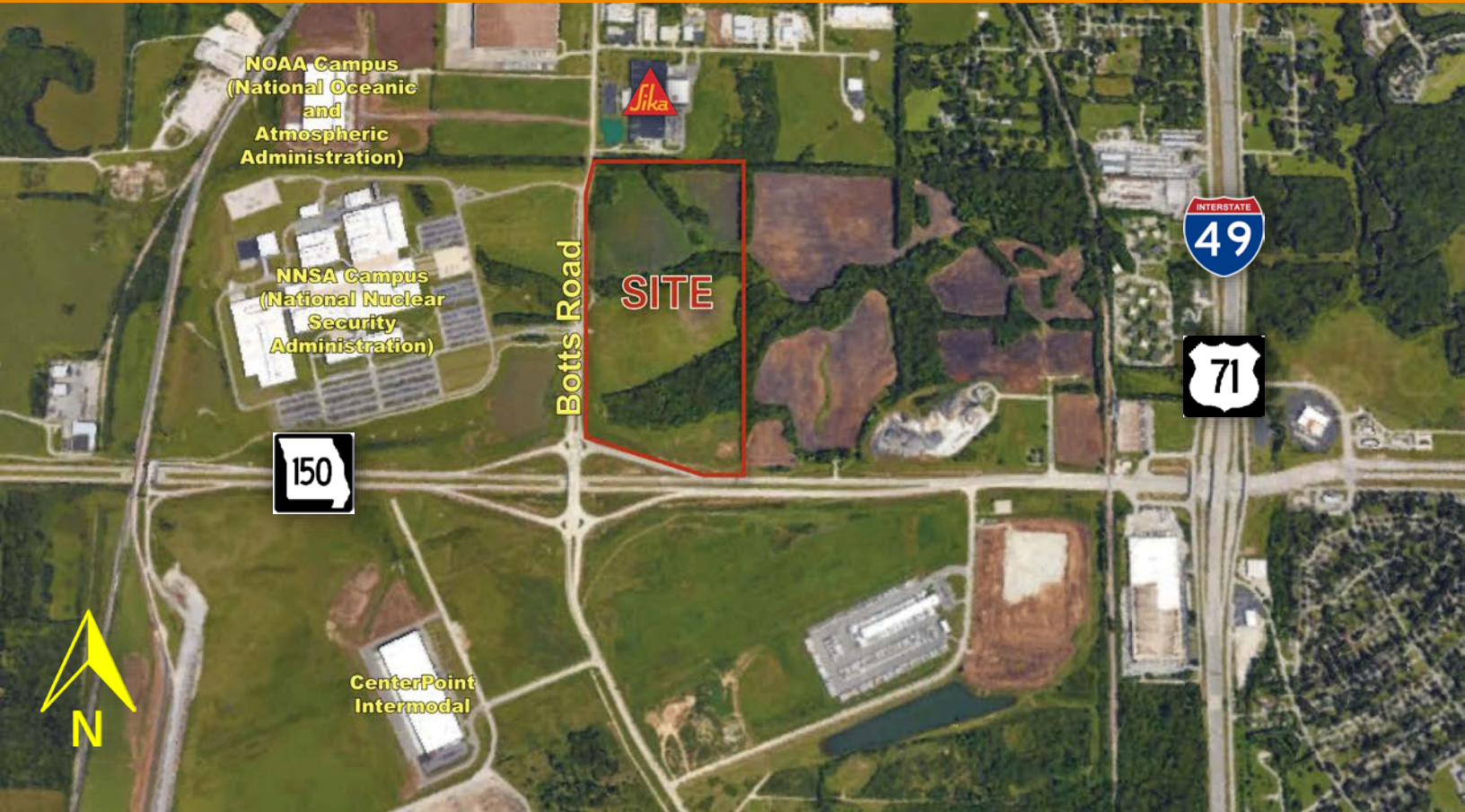


NEC OF 150 HIGHWAY & BOTTS ROAD
KANSAS CITY, MISSOURI 64147

FOR SALE | 72± ACRES



Below 2016 Market Appraised Value



PROPERTY FEATURES

- Sale Price - \$5,600,000; \$1.79 PSF
- Zoned M2-2 (Manufacturing 2 District)
- All utilities to site
- 1,300' frontage on MO Hwy 150 & 2,600' frontage on Botts Road
- Direct access to new four-lane Botts Road, MO Hwy 150 & Interstate 49 / 71 Highway
- Approximately 5,000 employees in immediate vicinity
- Suitable for mixed-use development (industrial, flex, retail, service, multi-family)
- Divisible

RECENT AREA ACTIVITY

- Situated directly:
 - ❖ East of the newly constructed NNSA Campus (National Nuclear Security Administration) with 2,500± employees
 - ❖ Southeast of the NOAA Campus (National Oceanic and Atmospheric Administration)
 - ❖ North of the CenterPoint Intermodal Rail & Trucking Port
- Four-lane newly constructed Botts Road
- New diverging diamond interchange at Hwy 150 & Botts Road

PREMISES	72± Acres
PSF RATE	\$1.79 PSF
SALES PRICE	\$5,600,000

For more information, please contact:

MICHAEL WATSON
Industrial Brokerage & Land Sales
816.936.8533
mwatson@kessingerhunter.com

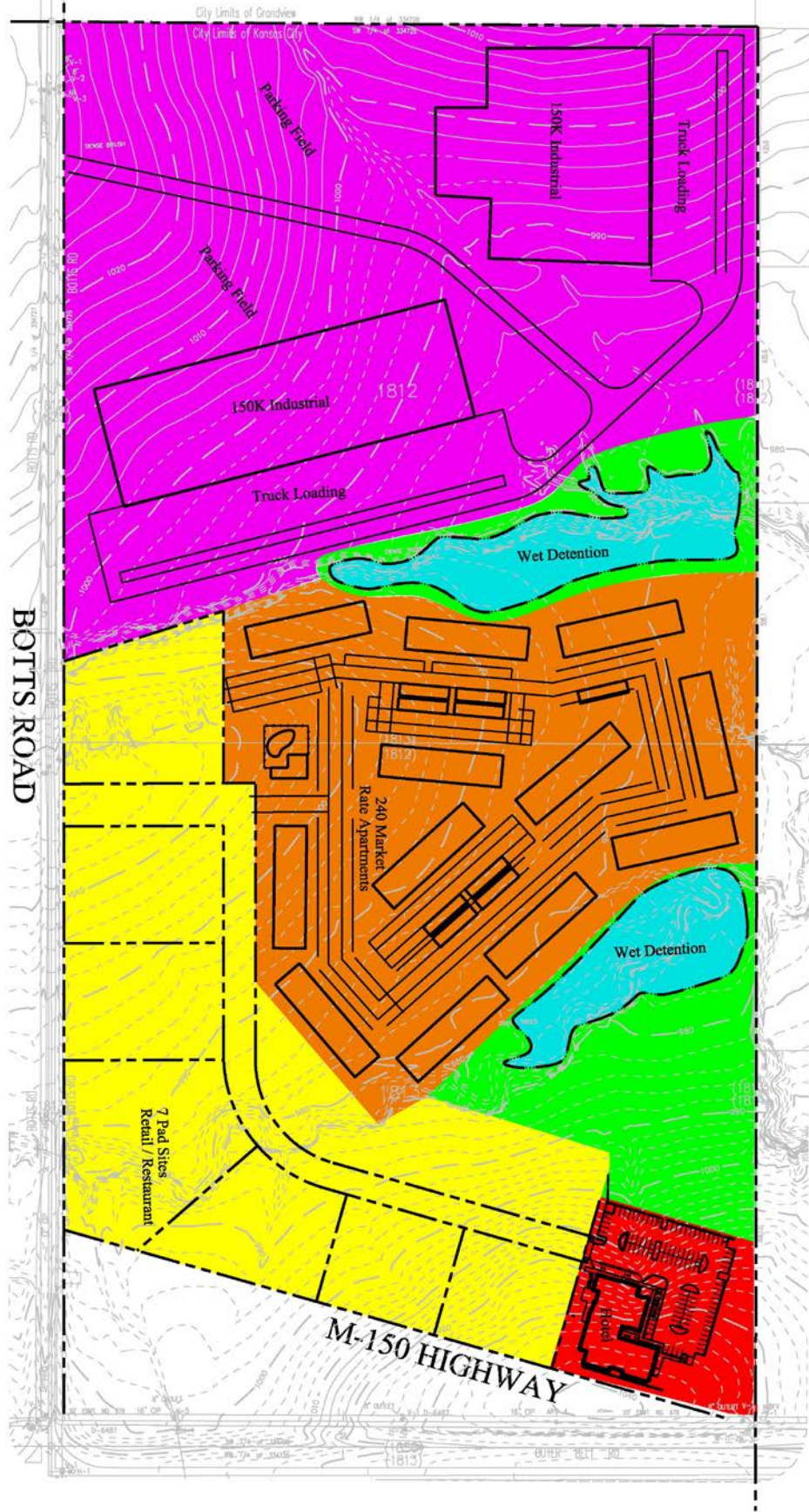
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NEC OF 150 HIGHWAY & BOTTS ROAD / KANSAS CITY, MO 64147

For Sale | 72± Acres

CONCEPT 1



For Sale | 72± Acres

CONCEPT 2



NEC OF 150 HIGHWAY & BOTTS ROAD
KANSAS CITY, MO 64147
For Sale | 72± Acres



AERIAL VIEW | Below 2016 Market Appraised Value



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