

FOR SALE



HWY 169 & RICHARDSON

SMITHVILLE, MO 64089

DAVIS PARRY
RETAIL & COMMERCIAL LEASING
816.699.0841
davis@clemonsrealestate.com



HWY 169 & RICHARDSON

SMITHVILLE, MO 64089



OFFERING SUMMARY

Sale Price: \$775,801

Lot Size: 1.37 Acres

Zoning: B-3

PROPERTY OVERVIEW

0.7-1.37 acres of land available

PROPERTY HIGHLIGHTS

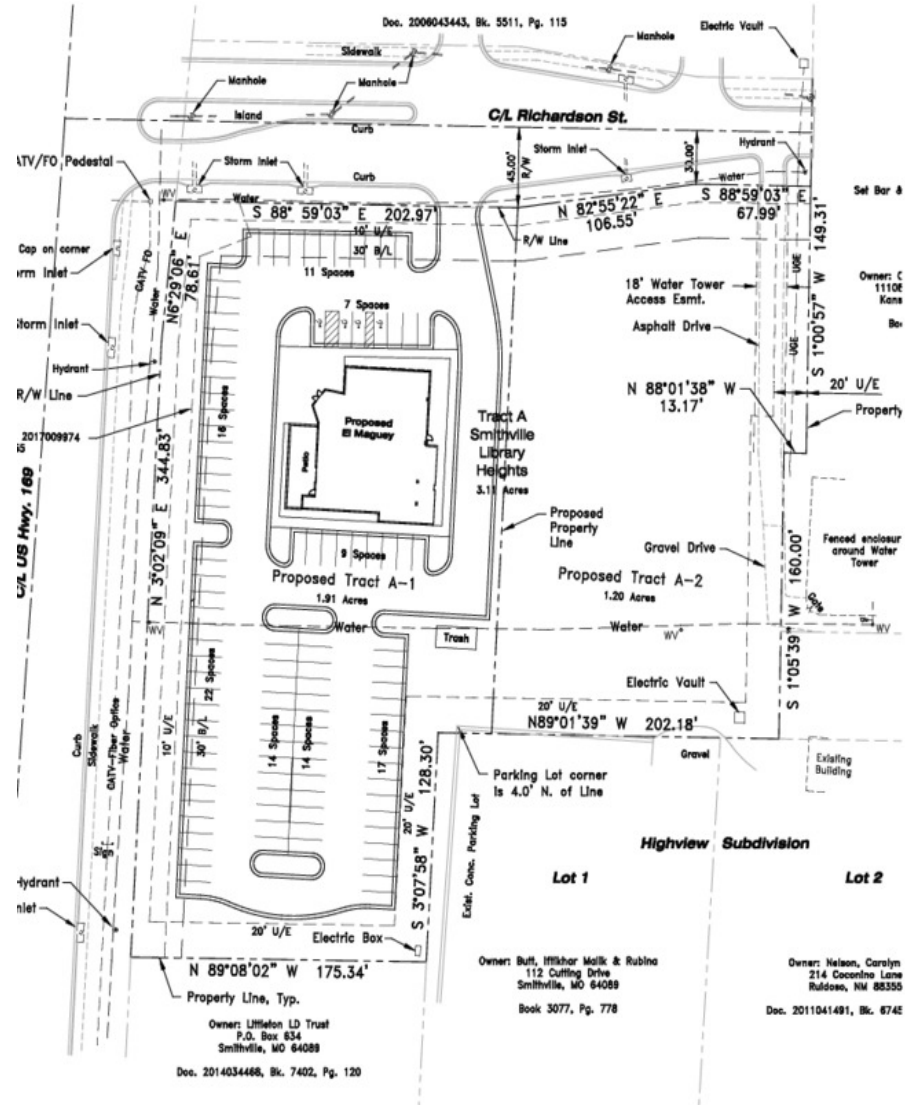
- Ideal for retail, office, hotel, and churches
- Traffic Count 14,169 CPD
- Less than a minute drive from Smithville Marketplace
- Great visibility and close proximity of Hwy 169 and MO-92

FOR SALE

DAVIS PARRY
RETAIL & COMMERCIAL LEASING
816.699.0841
davis@clemonsrealestate.com

HWY 169 & RICHARDSON

SMITHVILLE, MO 64089



FOR SALE

DAVIS PARRY
 RETAIL & COMMERCIAL LEASING
 816.699.0841
 davis@clemonsrealestate.com

CLEMONS REAL ESTATE, LLC 2999 TROOST AVE SUITE 3 816.774.4250 CLEMONSLIFE.COM

HWY 169 & RICHARDSON

SMITHVILLE, MO 64089



CLEMONS REAL ESTATE, LLC SUITE 3 2999 TROOST AVE SMITHVILLE MO 64089 816.774.4250 CLEMONSLIFE.COM



Google

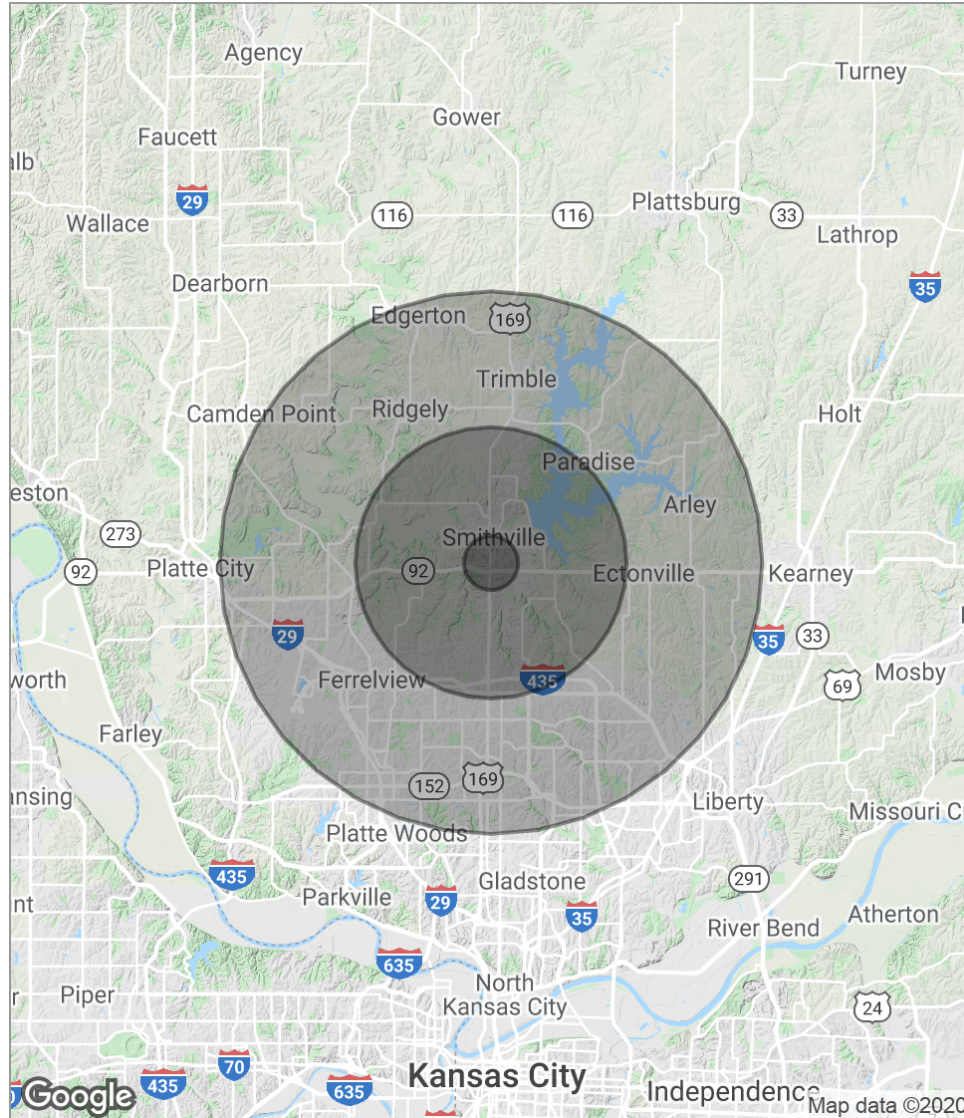
Map data ©2020 Imagery ©2020 , Maxar Technologies, USDA Farm Service Agency

FOR SALE

DAVIS PARRY
RETAIL & COMMERCIAL LEASING
816.699.0841
davis@clemonsrealestate.com

HWY 169 & RICHARDSON

SMITHVILLE, MO 64089



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,338	13,812	88,113
Median age	39.3	38.6	36.2
Median age (Male)	35.1	36.7	35.2
Median age (Female)	42.1	39.8	36.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	542	5,239	34,835
# of persons per HH	2.5	2.6	2.5
Average HH income	\$65,540	\$76,193	\$78,745
Average house value	\$171,261	\$181,951	\$205,457

** Demographic data derived from 2010 US Census*

FOR SALE

DAVIS PARRY
 RETAIL & COMMERCIAL LEASING
 816.699.0841
 davis@clemonsrealestate.com