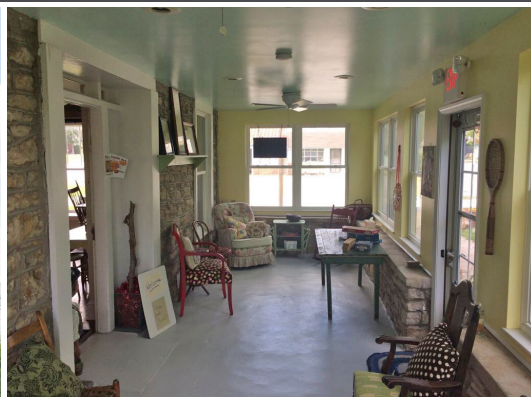


HISTORIC BUILDING & LOTS

1211 N HWY 7, PLEASANT HILL, MO



HIGHLIGHTS

- 1,900+/- SF Historical Stone Building on **3.8+/- Acres** Built in Approximately 1865
- **470' Frontage** on Busy Hwy 7- Ideal for Retail or Development
- Rare Opportunity for Live/Work or Investment
- Own a Piece of History-Last Building of Old Original Pleasant Hill
- Beautifully Renovated Coffee Shop w/Full Kitchen & Separate Living Space
- Former Big Creek Center on Hard Corner of Hwy 7 & Wright St
- Plus 3 Large Vacant Lots Ready for Development of Multi-Family, Residential, Senior Living, Event Center, Sports Complex or More

FOR SALE

\$555,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 AVG HOUSEHOLD INCOME	\$74,764	\$75,730	\$80,965

TRAFFIC COUNTS

HWY 7 Over 14,000 vehicles/day

Ben Cascio

Office: 913-945-3733

Mobile: 913-221-5431

Email: benc@reececommercial.com



ABOUT

- This is your opportunity to own a historical site in Pleasant Hill, and to maximize the 470 feet of prime frontage along busy Highway 7. This property totals approximately 3.8 acres, which could be ideal for a retail development, merchandising store-front for vehicles, motorcycles, boats, and more. Other possibilities include: expansion on the existing restaurant/coffee shop, event center, multi-family development, senior housing development, sports complex, live/work opportunity and many more creative uses.

Historically speaking, the existing house/coffee shop is believed to have been built in 1865 which is the year President Abraham Lincoln was assassinated. At the time, Union soldiers billeted or camped on the acreage. In fact, a number of interesting civil war artifacts have been found on the property, including items such as bullets, stirrups, and various camp-related objects. There used to be a live spring running through the property where soldiers could water livestock and replenish their daily water requirements.

The house was originally built by a doctor, who would frequently house guests overnight for the stage coach that would come down Hwy 7. If they happened to be transporting prisoners, he had a secure area in the basement that would function as a temporary jail, while the stage coach drivers rested. Very innovative for its time, the property also boasted two hand-dug wells (which are still there and functional).

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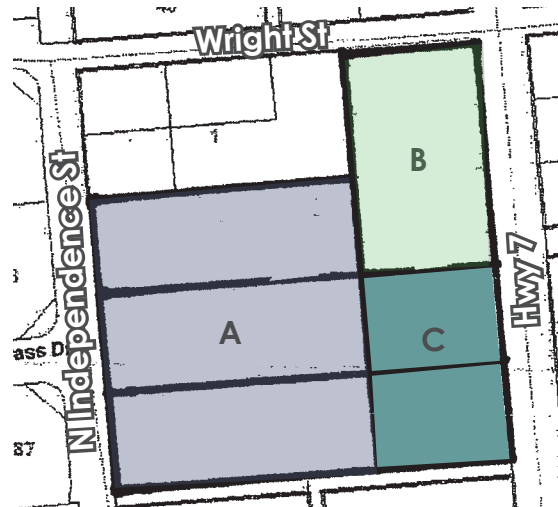
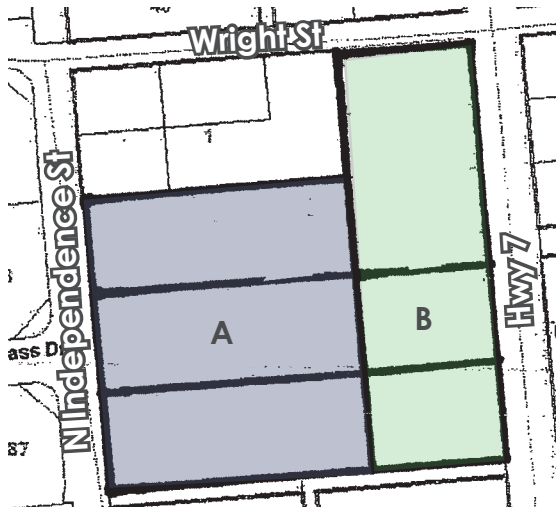
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LAND LOTS

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» Owner willing to sell lots as a whole or subdivided as shown below (color indicates grouping):



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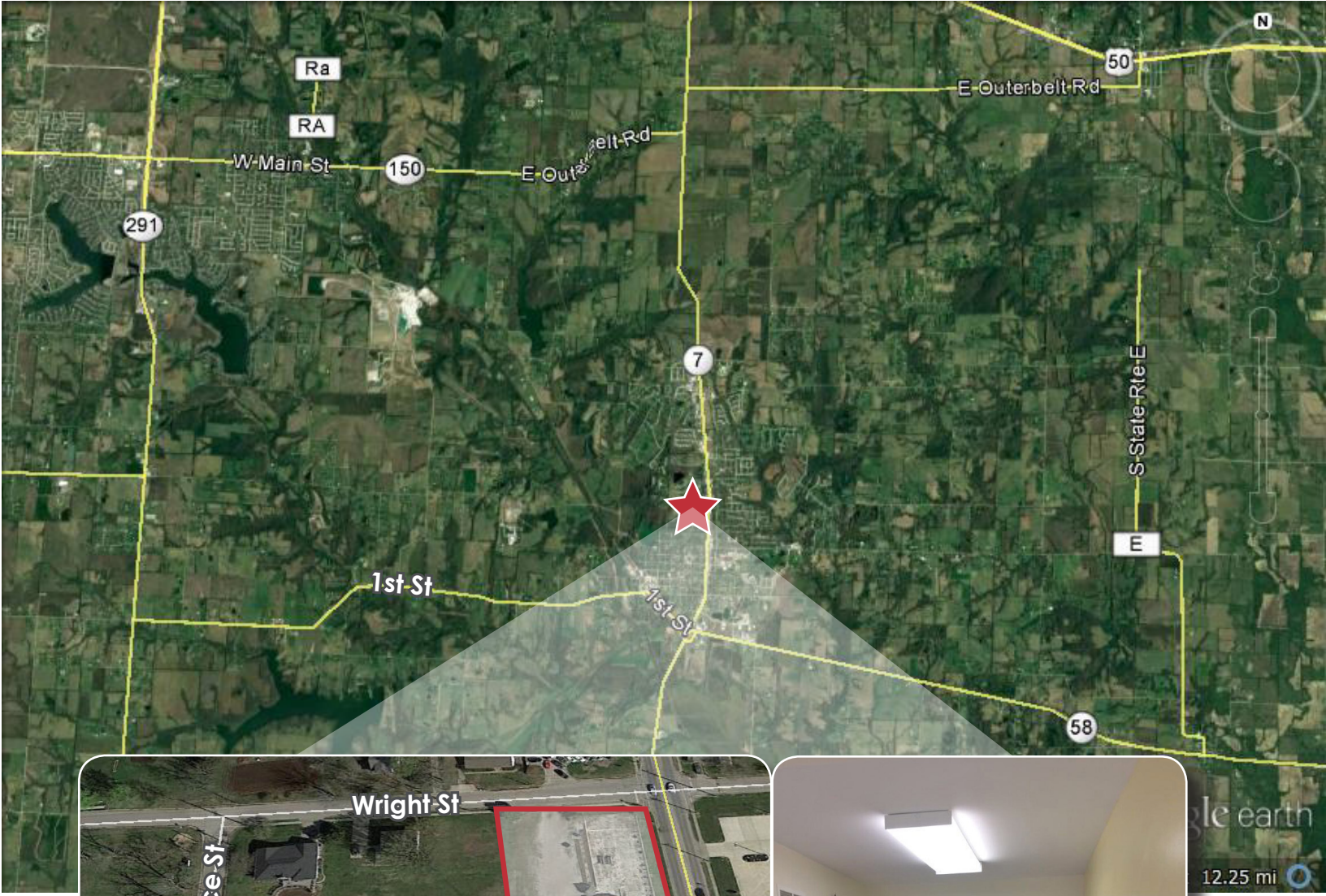
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AERIALS

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