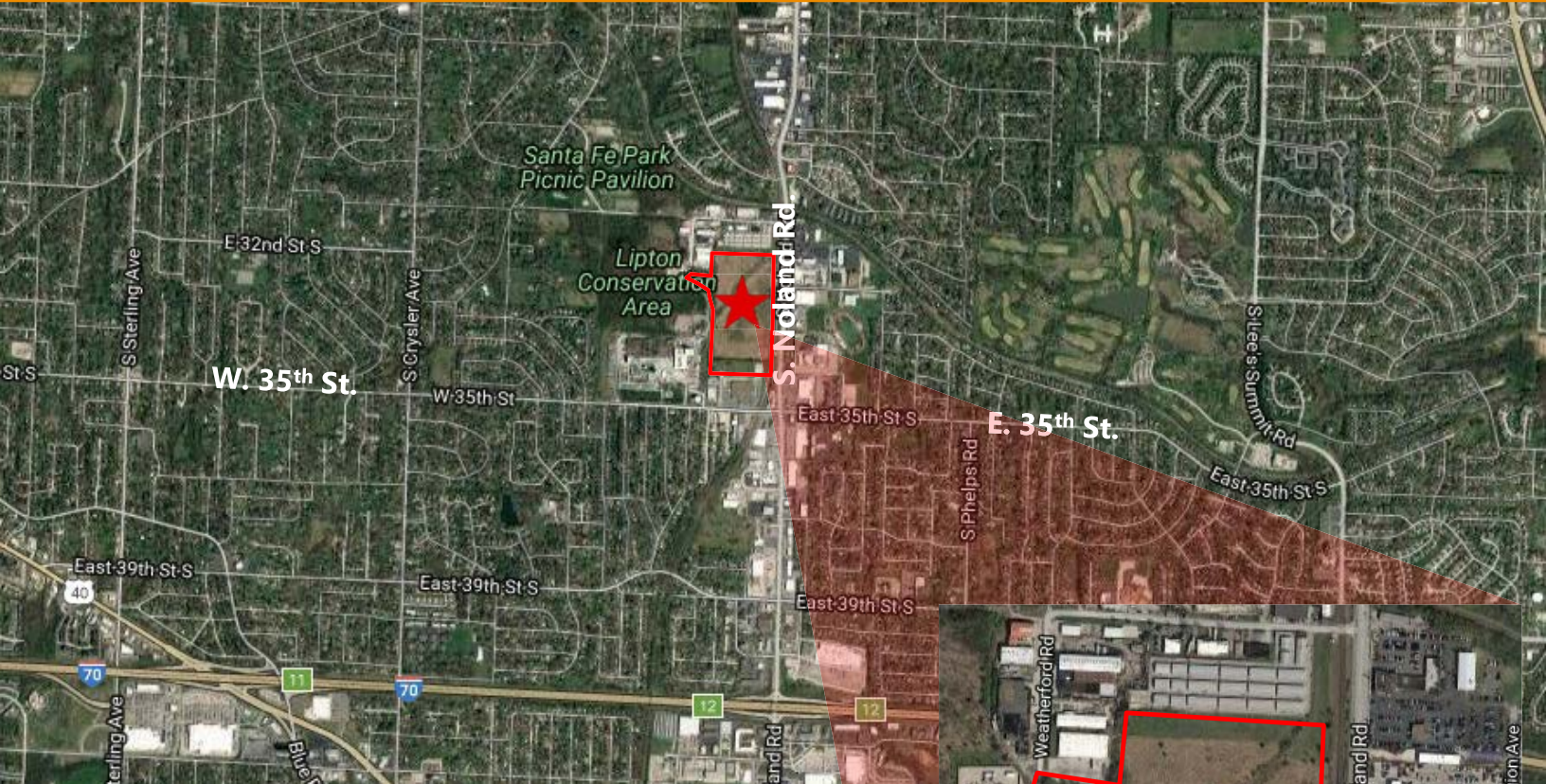


3232 S. NOLAND ROAD  
INDEPENDENCE, MISSOURI 64055

LAND FOR SALE | 40± ACRES (DIVISIBLE)



## PROPERTY FEATURES

- All utilities at or near site
- Within 1 mile of I-70
- Located within Enhanced Enterprise Zone
- 100% abatement on all state and local taxes for construction materials used on site for qualified projects
- Potential for 20-year tax abatement on real property
- Potential for industrial and/or retail

### PROPERTY FEATURES

PREMISES	40± Acres
SALES PRICE	\$2.15 PSF (for entire 40± acre tract)

For more information, please contact:

**DAN JENSEN**  
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[djensen@kessingerhunter.com](mailto:djensen@kessingerhunter.com)

**KURT JENSEN**  
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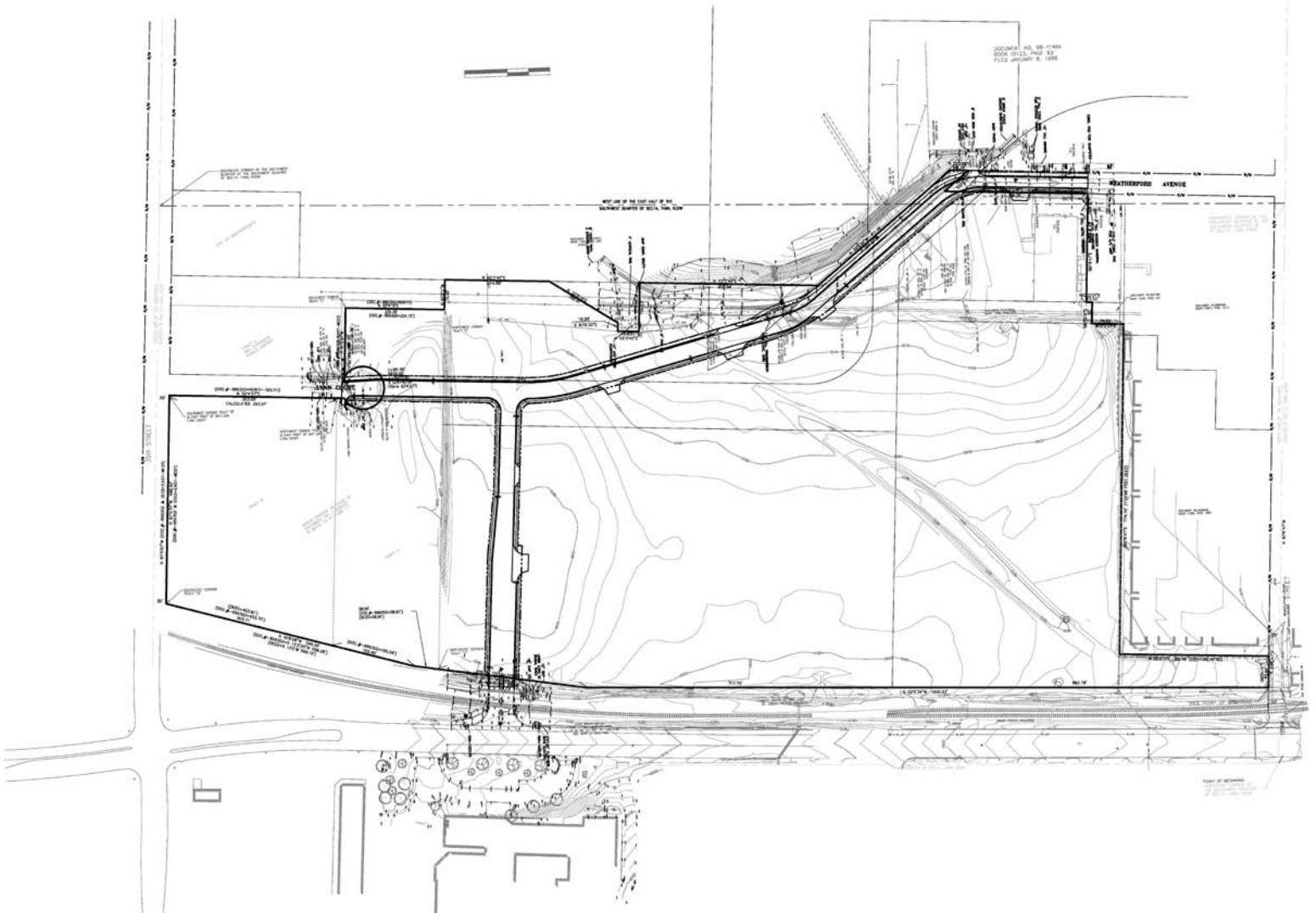
**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
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816.842.2690  
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3232 S. NOLAND ROAD, INDEPENDENCE, MISSOURI 64055

Land for Sale

KH

Est. 1879



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