

421 N. 291 HIGHWAY

LIBERTY, MISSOURI 64068

LAND FOR SALE | PAD SITES – 0.9-1.8 ACRES AVAILABLE

KH Est. 1879 **Kessinger
Hunter**

COMMERCIAL REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED

NORTH HAVEN CENTER



Property's C3 & C2 zoning will facilitate a variety of uses.

PROPERTY FEATURES

- Visibility from I-35 with over 52,000 CPD
- Highway 291 visibility protected by view corridor
- Traffic counts are greater than 30,000 CPD on 291 Highway
- Prime location just across the street from the Liberty Triangle
- Immediate environs include retail, industrial, and office uses

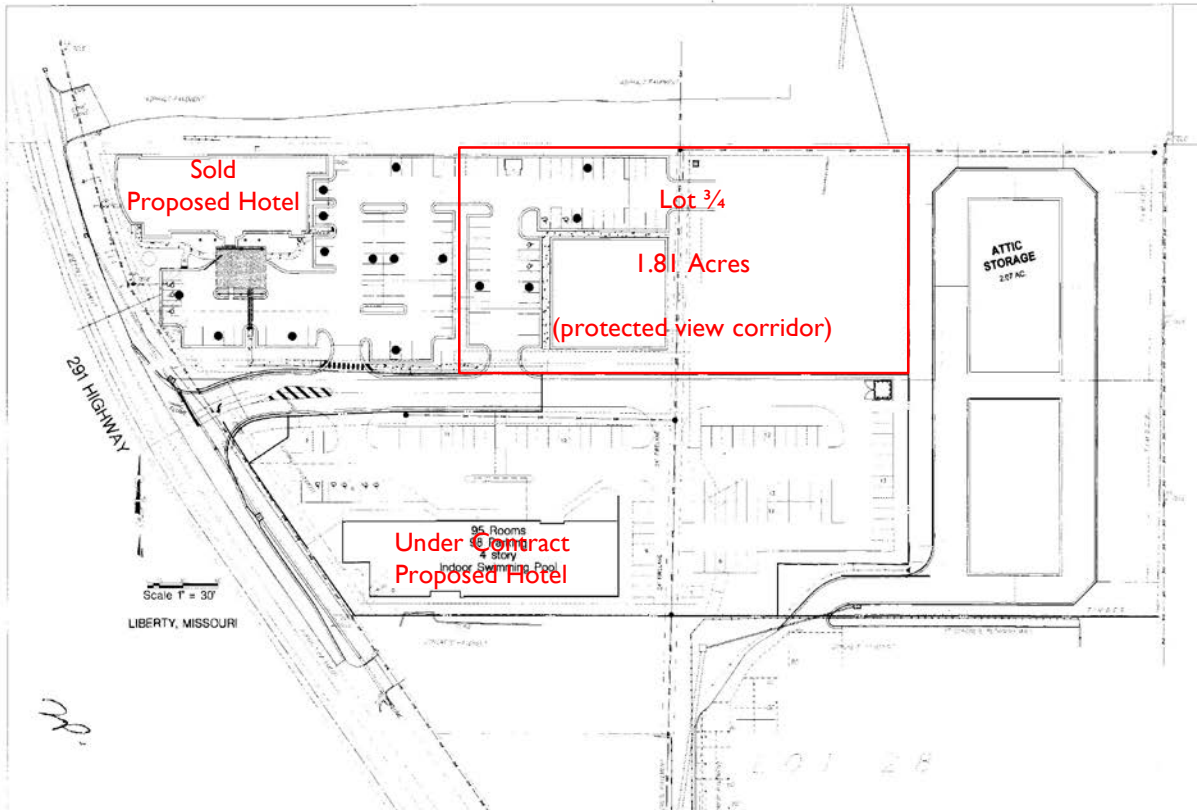
For more information, please contact:

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Pad Sites



Conceptual Development Plan

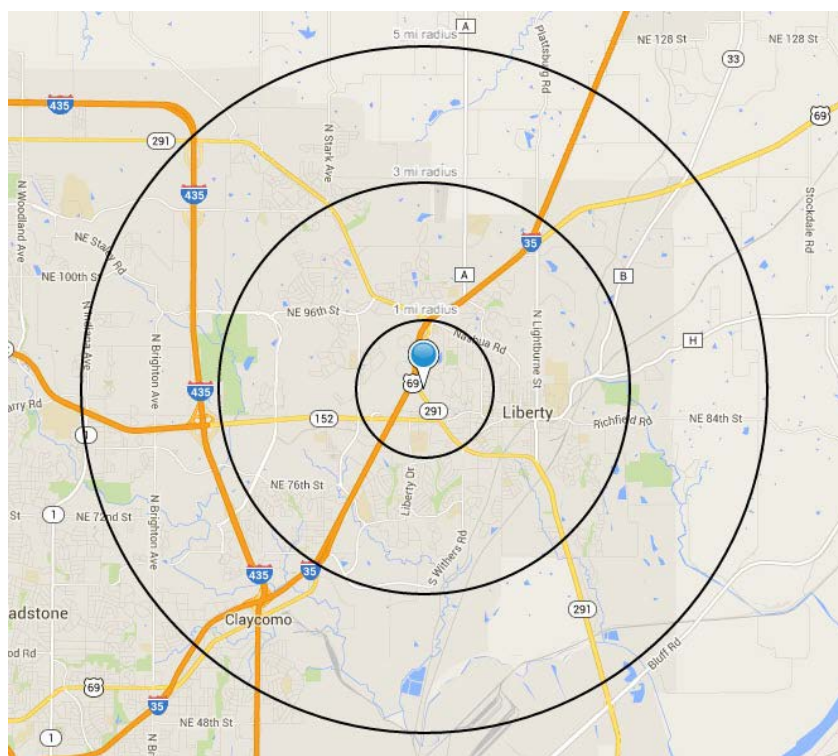
GENERAL DESCRIPTION

The property has approximately 5.5 acres of site area. A portion of the site was previously used as an Enterprise Car Rental location. Excellent location for auto dealership, hotel, office, or retail uses. The property is currently offered as a total site or divided into pad sites configured as the sizes in the table that follows:

Lot	Lot Size	Price	\$/SF
Lot 1		SOLD	
Lot 2		UNDER CONTRACT	
Lot 3	39,083±	\$450,000	\$11.50
Lot 4	39,710±	\$300,000	\$7.50

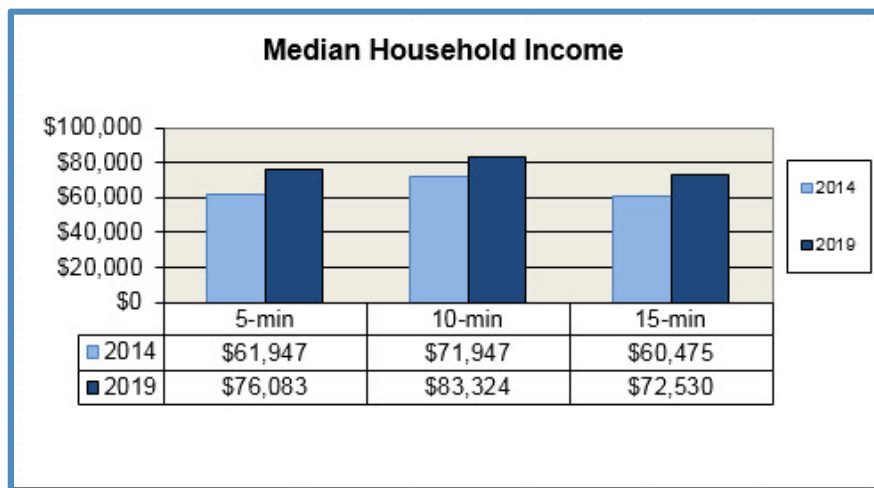
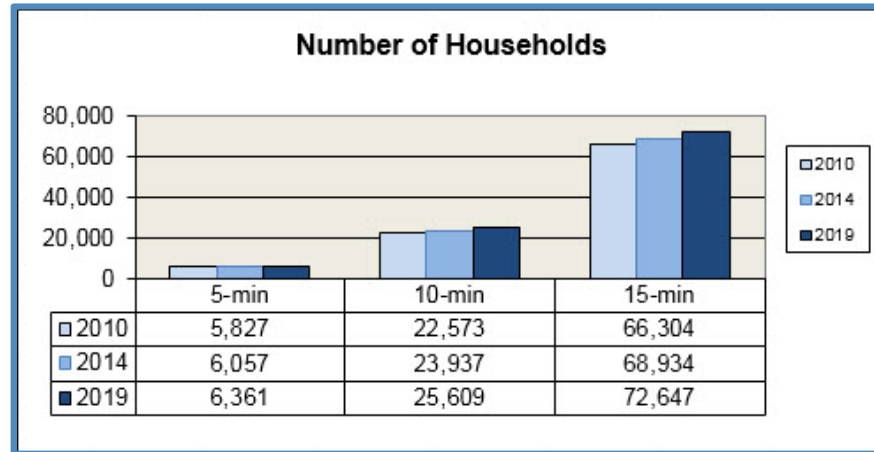
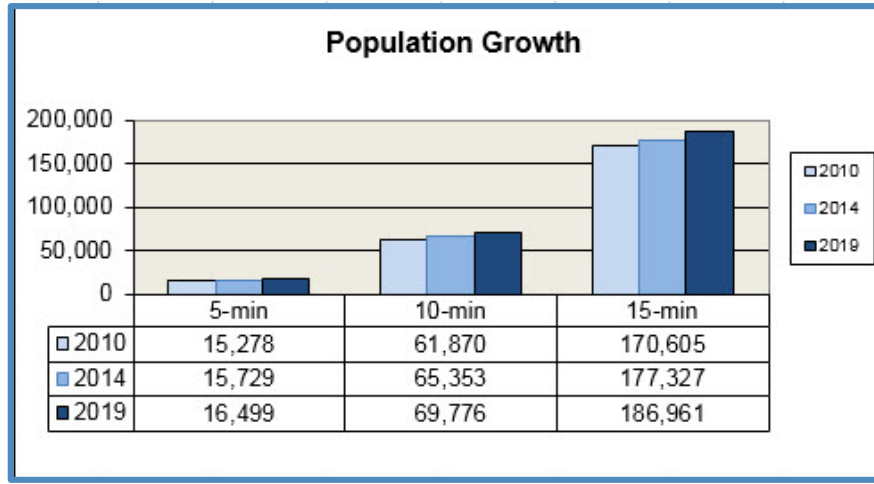
Originally anchored by Lowe’s, the Liberty Triangle has continued to be a success story throughout the economic downturn enjoying a strong regional draw and sustained demand for building sites. At over 85,000 square feet, Hy-Vee opened one of its largest stores there in 2011, Dick’s Sporting Goods completed a 45,000 square foot store, and a Hy-Vee Gas and Caribou Coffee opened in 2012. Most recently, Ross Dress For Less opened in 2014.

The city of Liberty was founded in 1822, and today enjoys rankings in the *Top Ten Best Places to Live* by Money Magazine, CNN, and Family Circle. It is an ideal location for contemporary living, and allows easy access to the greater Kansas City metro, but with a sense of “place” stemming from the rich variety of cultural sites.



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