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Land Brokers
in Kansas City!*



FOR SALE

1+ Acre Retail Pad Site
Adjacent to Independence Center



S & W of 39th St. & Jackson Dr. Independence, MO

- 1+ acre zoned C-2 for retail; prime location with superior accessibility
- Adjacent to Independence Center on the west with a Home2 Suites by Hilton being constructed to the east
- Join dynamic retail hub with 1,023,000 SF Independence Center, 20 screen AMC Theaters, plus 221 bed Centerpoint Hospital
- Established dense population base with planned growth
- All utilities at or near the property
- Excellent access to I-70/I-470
- Strong, growing demographics

Kevin Tubbesing

TheLandSource.com

The Land Source
7021 Johnson Drive
Mission, KS 66202

913.562.5622



S & W of 39th St. & Jackson Dr.
Independence, MO
1+ Acre Retail Pad Site
Adjacent to Independence Center

Description:

Independence is the fourth largest city in Missouri and is just minutes from downtown Kansas City. Aside from being the county seat for Jackson County, Independence has plenty of retail and restaurant choices and is a haven for history buffs.

East 39th Street hosts the most dynamic retail hub in Eastern Jackson County anchored by 1,023,000 SF Independence Center mall with Macy's, Sears, Dillards. Across the street is Kohl's and a 20 screen AMC theater, plus 221 bed Centerpoint Hospital. Other huge area draws are 180,000 SF BassPro, Target, Wal-Mart, JC Penney's. COSTCO, Lowe's, and the 5,800 seat Independence Events Center anchored by a professional hockey team.

Approximately 1.03 acres of vacant land zoned C-2 for General Commercial, ideal for c/store, fast food, car wash, bank, hotel, daycare, or professional offices. Adjacent to the property on the east side a Home2 Suites by Hilton will be constructed. This extended stay concept delivers unexpected style, flexibility, distinctive amenities and great service.

Zoning: C-2
Commercial

Anticipated Zoning:

Traffic & Access:

There is access to the property via Jackson Drive and 39th Street.

Utilities:

Sanitary Sewer: There are plans to extend a sewer line from the east side of Jackson Drive west to a west lot on the south side of the property. City of Independence: 816.325.7618

Water: At the southwest corner for 39th Street and Jackson Drive there is a 16" water main on the south side of 39th street and a 16" water main on the west side of Jackson Drive. City of Independence: 816.325.7650

Gas: There is a 4" main on the west side and north side of the property. Missouri Gas Energy: 816.969.2247

Electricity: City of Independence

Storm Water: City of Independence

Communications:

Listing Price**\$1,100,000****SqFt** 45,015 (\$24.44)**Acres** 1.033 (\$1,064,447)**Parcel Number**34-200-04-12-00-0-00
-000**Specials****Taxes**2015: \$13,015.43 (*part of
larger tax parcel, amount
will be different)**Location & Use Information****Location Description**S & W of 39th St. & Jackson Dr.
Independence, MO**Address (if assigned)****Nearest Cross Streets**39th St. &
Jackson Dr.**Longitude** -94.352949**Latitude** 39.047474**Planned Use**

Commercial

School Info

Blue Springs R-4 School District

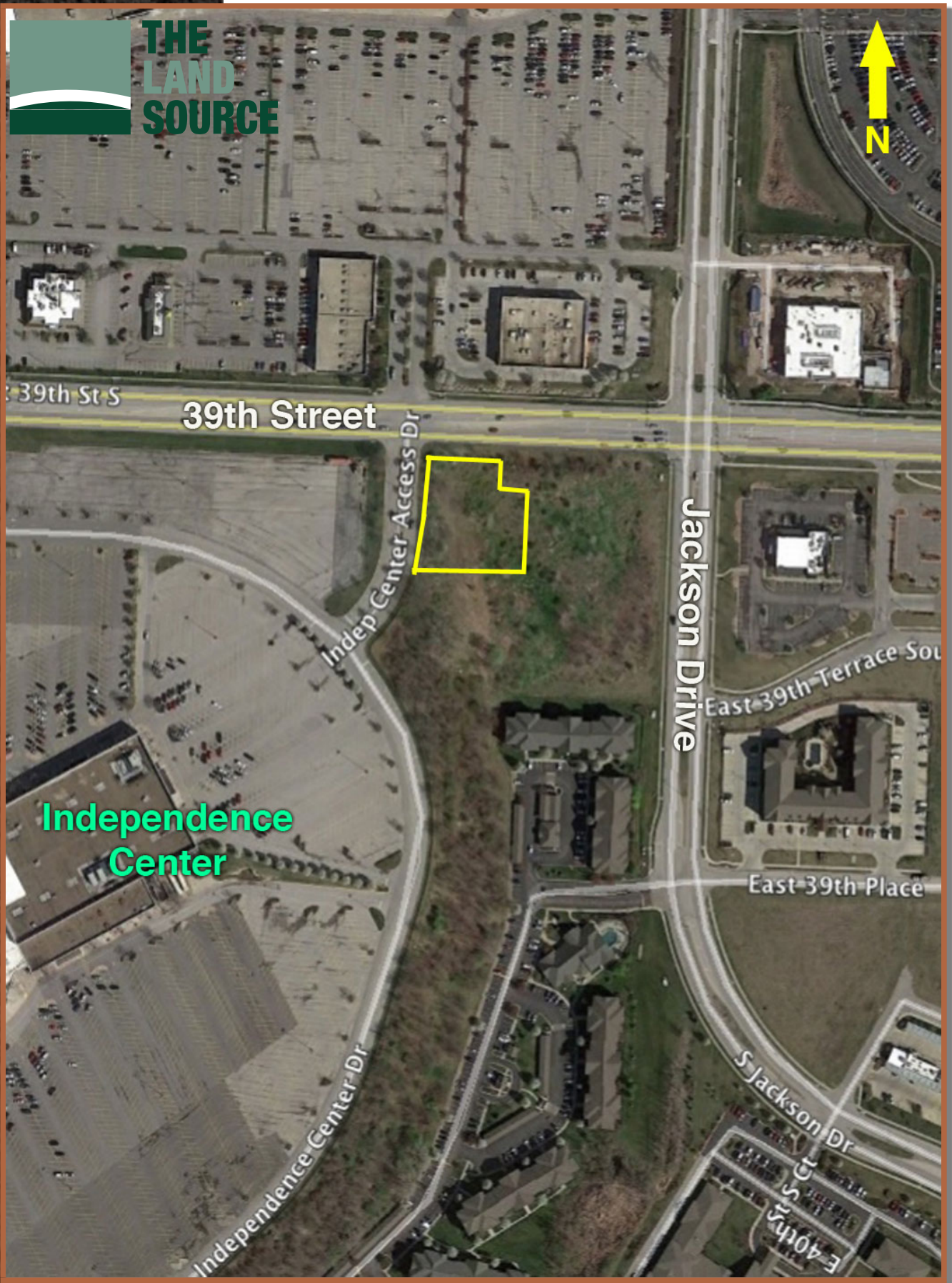
**DOWNLOAD DETAILED DEMOGRAPHICS AND
AVAILABLE SITE INFORMATION FOR THIS PROPERTY AT:**<http://TheLandSource.com/listings/backup/B45473>**Contact your Broker/Agent at The Land Source for more information****Kevin Tubbesing Kevin@TheLandSource.com**

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