

FOR SALE - BRAND NEW I-35 INTERCHANGE SITES KEARNEY, MO



[Drone Video Link](#)



[Due Diligence folder](#)



**Boulevard
Commercial**

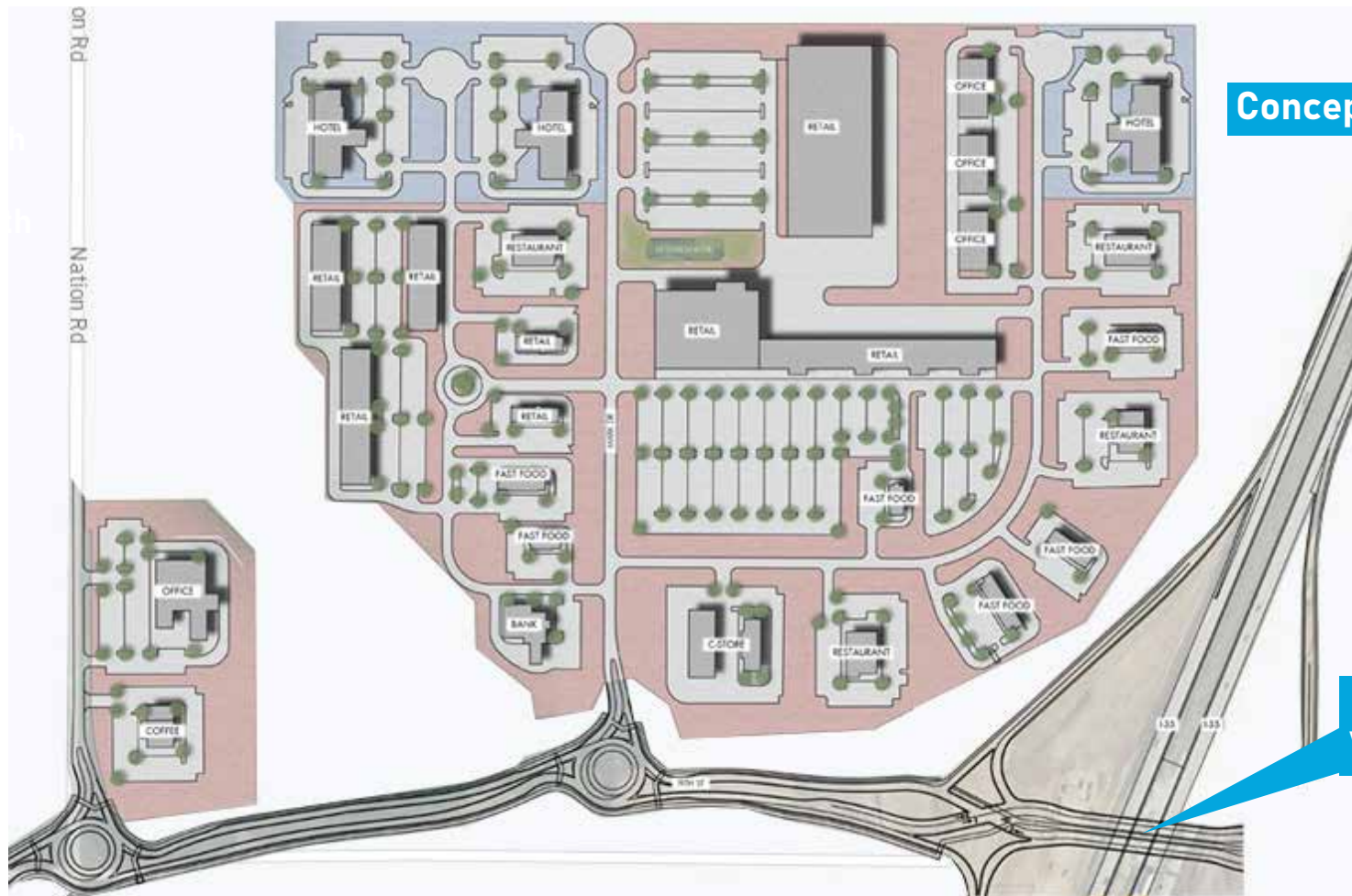
REAL ESTATE SERVICES

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Conceptual Plan Only

**42,000 +/-
Vehicles Per Day**

Property Features

- Brand new Full Diamond Interchange I-35
- Two (2) new traffic circles
- Concepts show a variety of commercial mixed-uses
- All utilities available on site
- Growing suburb of Kansas City, MO
- Tremendous I-35 visibility and access

- Possible business and development incentives
- 11 miles north of the Ford Claycomo Plant

Offering Summary

Sale Price \$2.25 psf

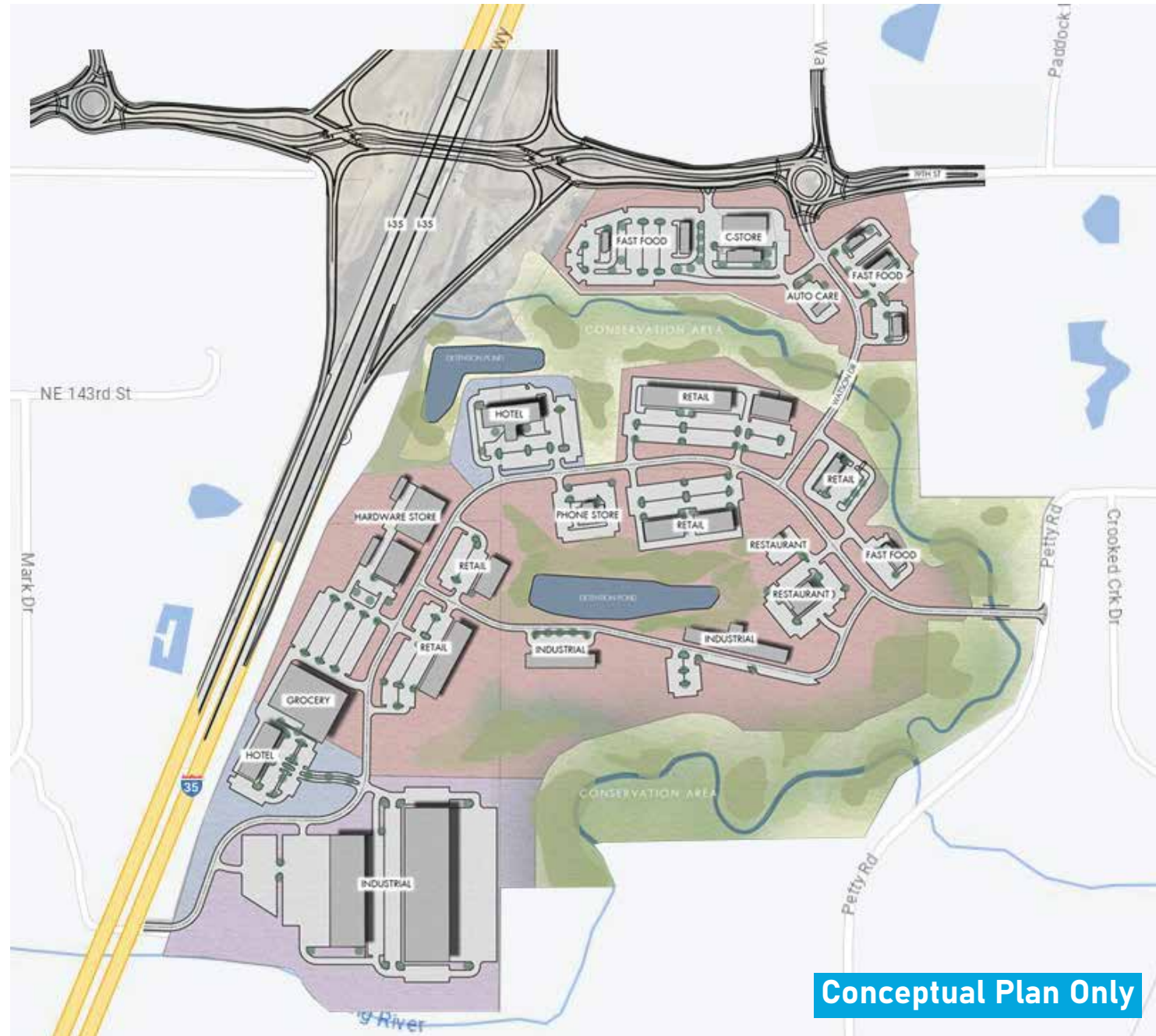
Size 98.31+/- acres

Property Features

- Brand new Full Diamond Interchange I-35
- New traffic circle
- Supports a variety of commercial mixed-uses
- All utilities available
- Growing suburb of Kansas City, MO
- Tremendous I-35 visibility and access
- Possible business and development incentives available
- Pro-development municipality
- 11 miles north of the Ford Claycomo Plant

Offering Summary

Sale Price	\$2.25 psf
Size	124.94+/- acres



2022 ESTIMATED DEMOGRAPHICS**1 Mile****3 Miles****5 Miles**

POPULATION:

1,970

13,864

18,826

AVERAGE HOUSEHOLD INCOME

\$123,032

\$110,940

\$115,747

City of Kearney, Missouri
KearneyMo.us



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For More Information Please Contact

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