



N

U.S. 69 Hwy

I & M Rail Link

McCluskey Rd

Hwy 11

LAND SITE

PROPERTY DESCRIPTION

Site: Pollard South Date Available: Now
Street Address: 69 Hwy & McCleary Road, SWC
City: Excelsior Springs County: Clay State: Missouri
Available Acres: 100 Total Acres: 100
Zoning: A
Railroad: I & M Railroad along property
Commute time in minutes to: K.C. Downtown - 30 min. K.C. International Airport - 30 min.

| <u>UTILITY DATA</u> | <u>SIZE (inches)</u> | <u>LOCATION</u> | <u>SUPPLIER</u> |
|---------------------|---------------------------------------|------------------------|---------------------------|
| Water | 10 | McCleary Road | City of Excelsior Springs |
| Sewer | | Will meet user's needs | City of Excelsior Springs |
| Gas | | | Missouri Gas Energy |
| Electricity | 12.5 KV, 3 phase 34.5 KV available | 69 Hwy | Ameren UE |

Telephone service: Southwestern Bell

Fire insurance class: 5

Topography: Flat/gently rolling

Comments:

PRICE INFORMATION

Industrial acreage from \$/sq. ft.

Office acreage from \$/sq. ft.

Located in an Enterprise Zone. Yes

FOR MORE DETAILS ON THIS PROPERTY CONTACT:

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