

FOR SALE

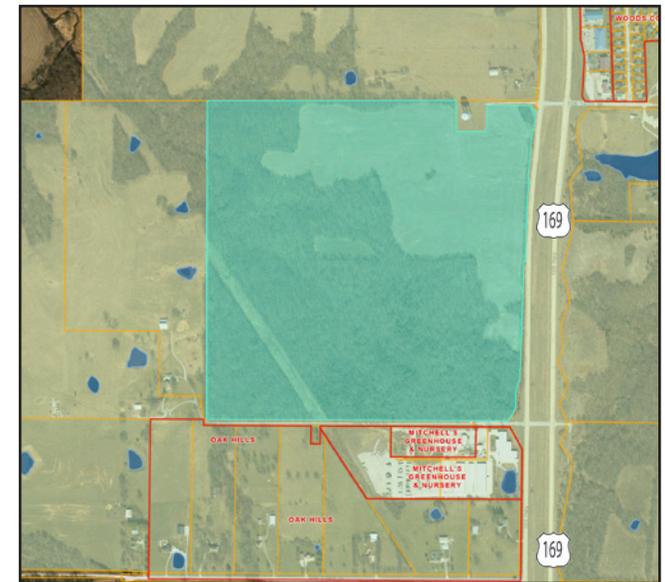


155± ACRE DEVELOPMENT LAND SITE

NWC OF 169 HWY & 136th Street | Smithville, MO 64089

PROPERTY OVERVIEW

- ±155.23 Acres | N 169 Hwy, Smithville, MO
- Prime development opportunity with highway frontage & visibility
- Ideal for residential, commercial, or mixed-use
- Located in a growing corridor just north of Kansas City
- Minutes to Smithville Lake, KCI Airport & I-435
- Utilities nearby
- Zoning: A-1 & B-3
- Large contiguous tract with flexibility for phased development
- Parcel ID: 09202000104300



JOHN NOLAN
jnolan@Crossroads-KC.com
M (913) 486-9129

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



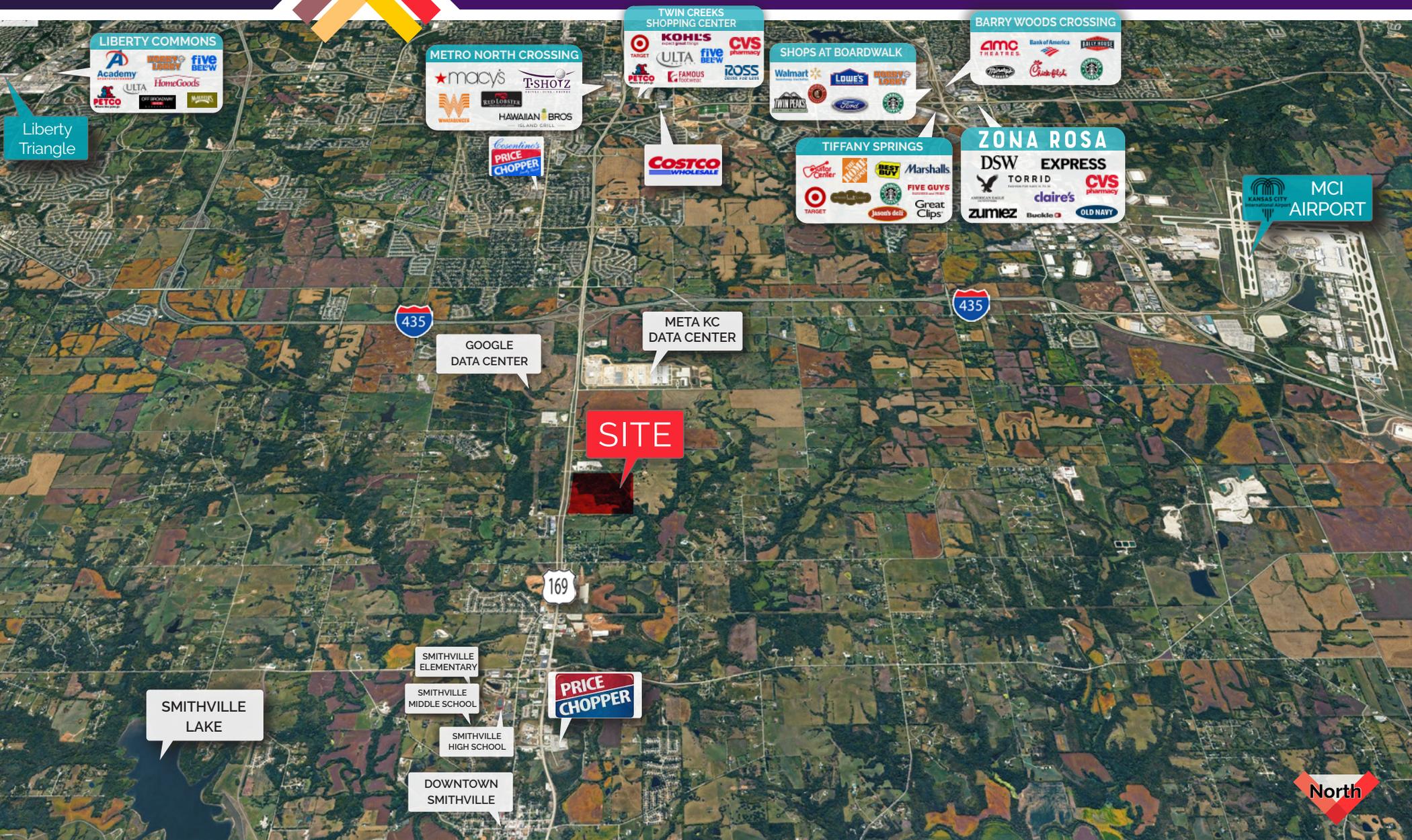
CROSSROADS
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LIBERTY COMMONS



Liberty Triangle

METRO NORTH CROSSING



TWIN CREEKS SHOPPING CENTER



SHOPS AT BOARDWALK



BARRY WOODS CROSSING



PRICE CHOPPER



TIFFANY SPRINGS



ZONA ROSA



GOOGLE DATA CENTER

META KC DATA CENTER



169

SMITHVILLE LAKE

SMITHVILLE ELEMENTARY

SMITHVILLE MIDDLE SCHOOL

SMITHVILLE HIGH SCHOOL

DOWNTOWN SMITHVILLE



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