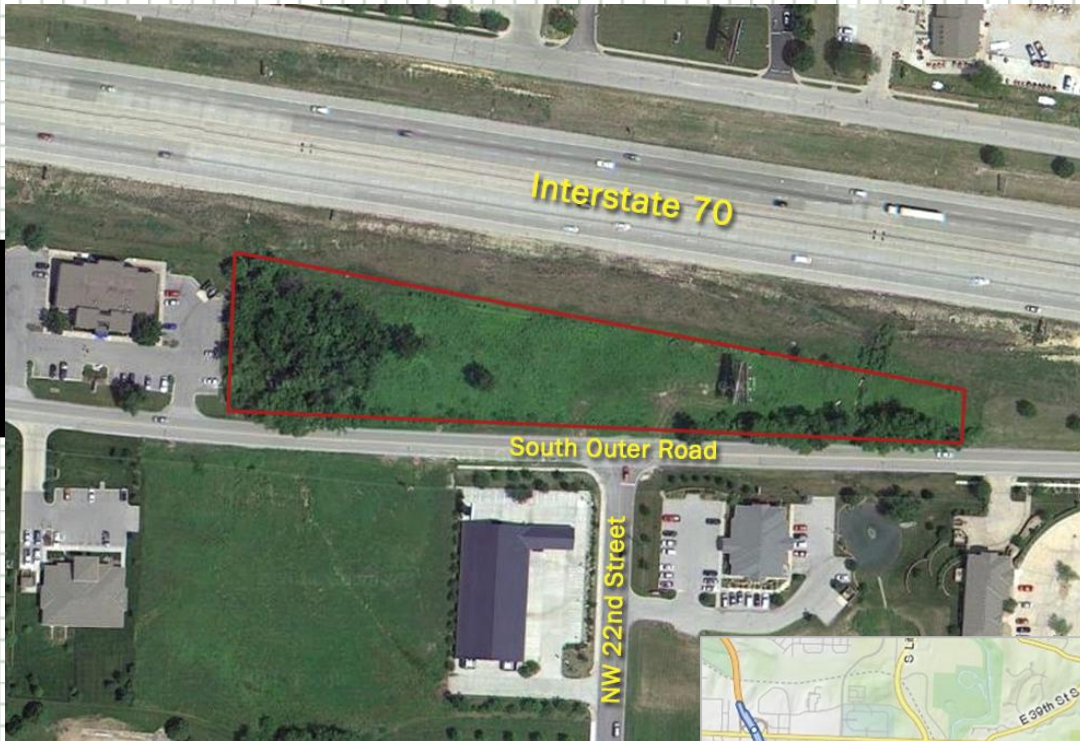


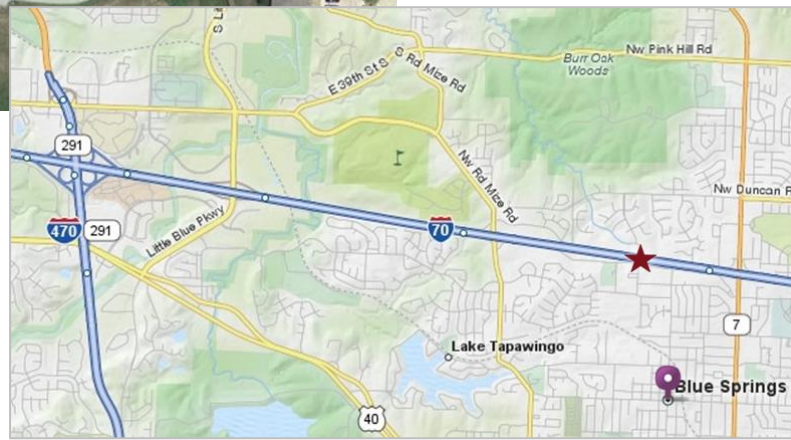
FOR SALE



Land Tract
I-70 Frontage

\$ 195,000

**2201 NW South
Outer Road
Blue Springs, MO**



- 1.85 acres zoned general business
- Outstanding location accessed from South Outer Road of Interstate 70
- Visible from high I-70 traffic counts of over 70,000 vehicles per day
- Near high-end residential in well-developed business corridor
- Blue Springs area boasts high median incomes and nationally recognized school districts
- *Site plan on reverse*

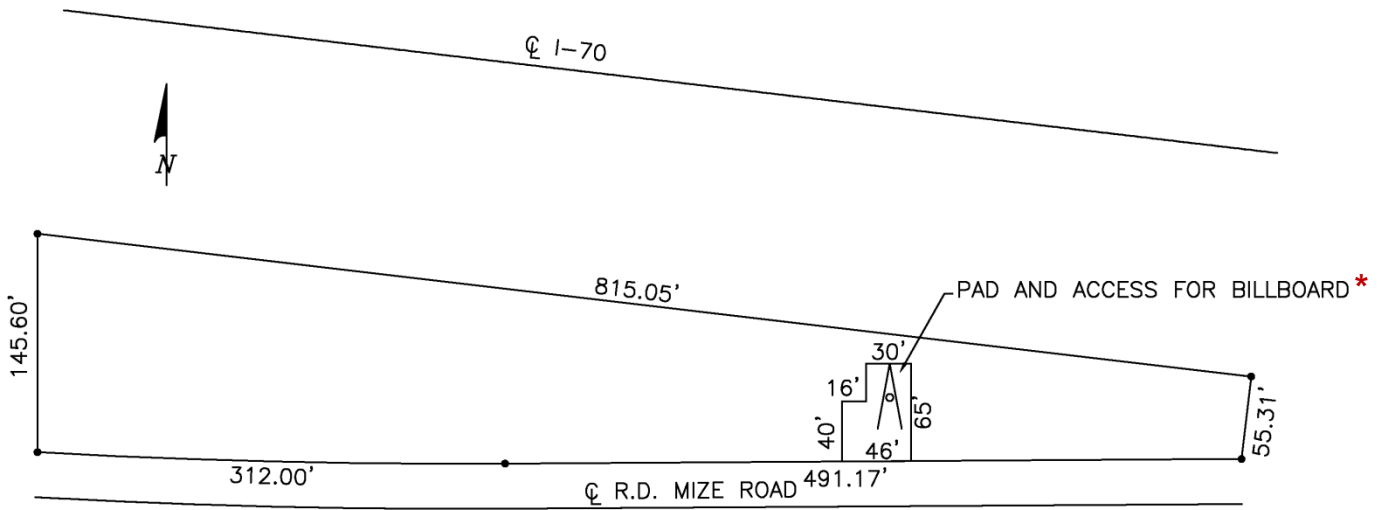
Exit Woods Chapel Road from I-70 turning south and immediately east on South Outer Road. Continue east to NW 22nd Street intersect; tract sits between South Outer Road and Interstate 70.

**For more information,
contact:**

Larry McMillin
Leasing Manager
(816) 531-0800
lmcmillin@deanrealty.com

or

Jeremiah Dean
Leasing Manager
(816) 531-0800
jdean@deanrealty.com



NOTE:
PROPERTY LINE DIMENSIONS ARE
APPROXIMATE. A FIELD SURVEY WILL BE
REQUIRED FOR EXACT DISTANCES.

TOTAL SITE = 80,710 SF

*** Billboard pad and structure not included in sale.**