

LAND AVAILABLE

FOR SALE, GROUND LEASE, OR BTS

I-49 & Y HWY

BELTON, MO

LANE4



LOT PSF/YR

2A \$12

2 \$4

HIGHLIGHTS

- For Sale, ground lease, or build to suit opportunities
- Located at interchange shared with Menards, Academy Sports, Hobby Lobby, Ross, Five Below, Petco, and other national retailers
- Great visibility from I-49 and Highway Y
- Less than 30 minute drive from Downtown Kansas City

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,386	38,449	71,806
Avg. HH Income	\$60,452	\$69,687	\$73,757
# of Businesses	331	956	15,162
# of Employees	3,960	14,144	28,147

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LOT	AC	PSF/YR
2A	3.46	\$12
2	8.0	\$4

INDUSTRIAL DEVELOPMENTS - BELTON

