

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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CORNERSTONE POINTE

I-49 & STATE HWY Y, BELTON, MO

LANE4



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

INDUSTRIAL DEVELOPMENTS - BELTON

