

Pad & Development Sites for Sale/Lease

Trinity Woods Land

SEC I-70 & LITTLE BLUE PKWY | INDEPENDENCE, MO

0.9-4.2 AC



Property Highlights

- All sites can be divided or combined
- Convenient access to Independence, Lee's Summit, Blue Springs and Kansas City, MO
- Great highway visibility to I-70 with 104,000+ CPD
- Ideal pad sites for office, medical, retail, and restaurant
- Excellent neighboring tenants: Children's Mercy Hospital, Drury Inn, Corner Cafe, Culver's, My Place Extended Stay Hotel and more

AVAILABLE LOTS

Land	Lot 8	Lot 9	Lot 11	Lot 12	Site C1	Site C3
AC	0.9	1.5	1.8	1.7	4.01	4.2

Demographics	1 MI.	3 MI.	5 MI.
Population	5,462	44,209	125,818
Avg. HH Income	\$85,119	\$107,392	\$102,786
# of Businesses	224	1,317	3,999
# of Employees	5,462	19,072	53,975

Convenient Location & Quick Access to KC Landmarks and Thriving Residential Communities



City	Population	Distance
Independence, MO	120,922	0 Min
Blue Springs, MO	60,539	2 Min
Lee's Summit, MO	104,184	5 Min
Liberty, MO	30,794	18 Min

Jackson County **723,244**

Destination	Distance
Downtown KC	16 Min
Country Club Plaza	26 Min
Arrowhead Stadium	9 Min

