

Zoning:	Commercial
Topography:	sloping to flat
Adjacent Available Acres:	0
Setting:	Single Site
Within City Limits:	Yes
Site Dimensions:	Approximately 250 (east/west) x 700 (north/south)
Specialty Features:	None
Sale Price Note:	Negotiable
Last Updated:	Mar 5, 2024

Economic Development Contact

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Realtor/Owner Contact

Brady Commerce Park
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Property and Area Description

Property is located on the East side of Warrensburg, Missouri, inside the city limits. Site #3 consists of approximately 3.8 acres | Frontage on two major highways U.S. Highway 50 (major 4-lane east & west highway) and MO Highway 13 (new north & south highway with quick access to Interstate 70 just 15 miles north) City of Warrensburg Sanitary Sewer adjacent to the site MO American Water Company water main adjacent to the site KCP&L Electric adjacent to the site Spire Energy provides Natural Gas service adjacent to the site

Population

	38,162 10 Mile Radius	66,176 20 Mile Radius	166,375 30 Mile Radius
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Source: ESRI®, 2024

Households

	14,576 10 Mile Radius	25,411 20 Mile Radius	64,722 30 Mile Radius
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Source: ESRI®, 2024

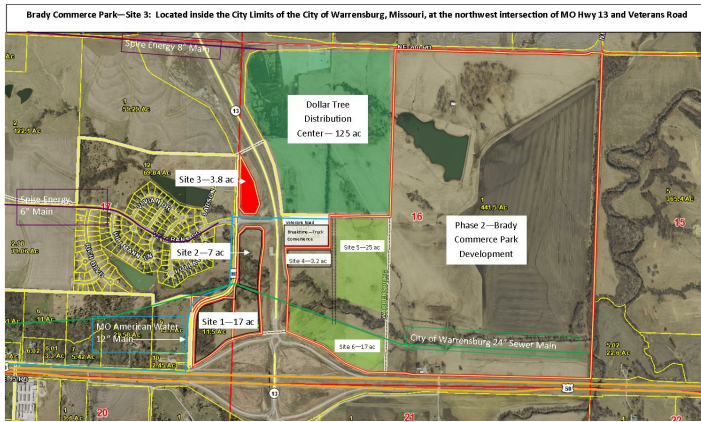
Transportation

Nearest Highway: U.S. Highway 50 and MO Highway 13 (0.00 mi.)
Nearest Interstate: Interstate 70 (15.00 mi.)
Nearest Airport: Max B. Swisher Skyhaven Airport (6.00 mi.)
Nearest Commercial Airport: Kansas City International Airport (85.00 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: KCP&L
Natural Gas: Spire Energy
Water: Missouri American Water
Sewer: City of Warrensburg
Telecommunications: CenturyLink

Property Images



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