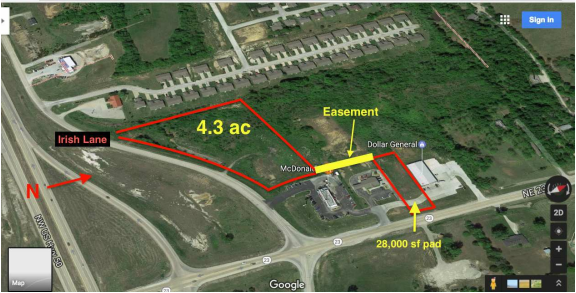


4.13+/- Acres & 28,000 SF Pad Site  
NWQ of 50 Hwy & MO-23 | Knob Noster, MO | US | Johnson County  
Available Acres: 4.13 |



Zoning:  
Last Updated: Aug 1, 2025

Economic Development Contact  
Tracy Brantner  
Johnson County Economic Development Corporation  
300 N Holden, Ste 301  
Warrensburg, Missouri 64093  
(660) 747-0244 | brantner@growjocomo.com

Cameron Jackson, City Administrator  
City of Knob Noster  
201 N State St  
Knob Noster, Missouri 65336  
(660) 563-2595 | cjackson@cityofkn.net

Realtor/Owner Contact  
Steve Gasperi  
| steve@gasperigroup.com

Property and Area Description

Grow YOUR business HERE! 4.13 Acres of Commercial Real-Estate DIRECTLY on Hwy 50 On-Ramp! Catch ALL Whiteman Air Force Base traffic, with over 1 mile visibility in every direction. Over 8,000 Active Duty Air Force just 3 minutes South, most of which use Hwy 50 to get work or home. -3.15 acres of the lot is level and build-ready. Next to high-trafficked McDonald's!

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Kate M. Betsworth  
Rail Contact Phone: 402-544-3237  
Rail Contact Email: kmbetswo@up.com

## Property Images



Tracy Brantner, CECD | Executive Director | Johnson County Economic Development Corporation  
 300 N. Holden Street | Warrensburg, MO 64093 | (800) 431-0675 | [brantner@growjocomo.com](mailto:brantner@growjocomo.com)