

Property and Area Description

Development sites available at the intersection of I-70 and Little Blue Parkway in Independence, MO. Located next to Childrens Mercy Hospital and Drury Inn with great visibility along I-70 (93,000 CPD). Excellent space for office, retail, hotel, multi-family, or senior living. Approximately 28 total acres, with the ability to combine or divide.

Population

| | | | |
|--|----------------|------------------|------------------|
| | 377,168 | 1,289,620 | 1,984,350 |
| | 10 Mile Radius | 20 Mile Radius | 30 Mile Radius |

Source: ESRI®, 2024

Households

| | | | |
|--|----------------|----------------|----------------|
| | 151,620 | 536,153 | 804,657 |
| | 10 Mile Radius | 20 Mile Radius | 30 Mile Radius |

Source: ESRI®, 2024

Zoning:

Last Updated:

Jul 14, 2025

Economic Development Contact

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Realtor/Owner Contact

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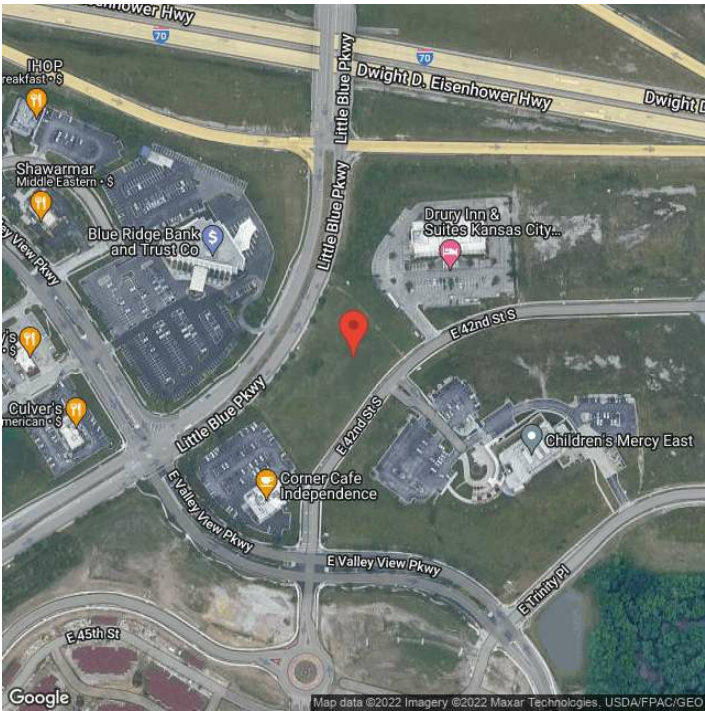
Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Everygy

Property Images



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