

291 Highway & Sunset Drive
1920 Rte 291 | Independence, MO | US | Jackson County
Available Acres: 11.17 | Sale Price: \$360,000



Zoning: Commercial
Sale Price: \$360,000
Last Updated: May 5, 2025

Economic Development Contact

Jarvis Sackman, Director of Business Retention & Expansion
Independence EDC
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Realtor/Owner Contact

David Block
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Property and Area Description

Over 800 feet of frontage on 291 Highway Great visibility and access along 291 Highway that carries over 34,000 cars per day All utilities to site Adjacent to Adventure Oasis Water Park Nearby tenants include Price Chopper, Sonic, Tractor Supply, Dollar Tree, Advance Auto, Quik Trip, Wendy's, Denny's, Dunkin' Donuts, and many more 23rd Street carries over 29,000 cars per day

Population

	385,348 10 Mile Radius	1,409,510 20 Mile Radius	2,007,975 30 Mile Radius
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Source: ESRI®, 2024

Households

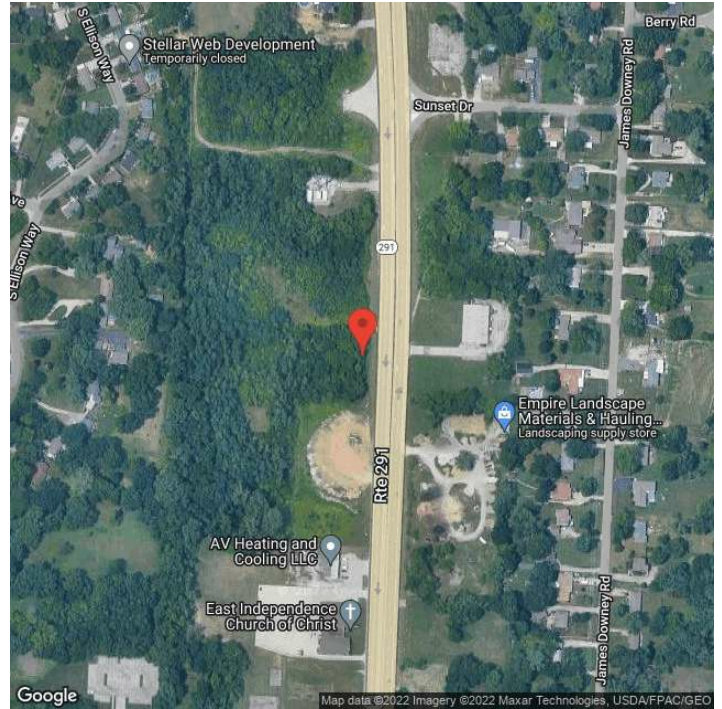
	153,950 10 Mile Radius	585,819 20 Mile Radius	812,862 30 Mile Radius
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Source: ESRI®, 2024

Transportation

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

Property Images



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