

Cherryvale Industrial Park

N. Liberty and N. CR 5500 | Cherryvale, KS | US | Montgomery County
Available Acres: 65.56 | Lease Rate: \$400 | Lease Terms: Negotiable |



Zoning:	Industrial-Heavy
Topography:	The approximate average change in slope is 5%.
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	The site is a triangular site. The N. side is 2,120 ft per the survey. The E. Side is 2,531 ft per the survey. The final side setting next to the RR right of way is 2,415 ft per the survey.
Sale Price Note:	Acreage available for lease only
Lease Rate:	400
Lease Terms:	Negotiable
Lease Rate Note:	\$400/acre/month
Last Updated:	Apr 24, 2025

Site Certification Information

Certified Site Status: Yes
Certified Site: [Kansas Department of Commerce](#)

Economic Development Contact

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Montgomery County Action Council
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Independence, KS 67301
(620) 331-3830 | director@actioncouncil.com

Realtor/Owner Contact

Melissa Johnson, MCAC
Private
(620)331-3830 | director@actioncouncil.com

Property and Area Description

This land is privately owned and is a shovel ready site with all utilities to the site. It is 0.5 miles east and south of U. S. Highway 169 and four miles south of U. S. Highway 400. There are two entrances from US 169 that can serve the site. There is also a short line rail spur along the site serviced by the Southern Kansas & Oklahoma Railroad (WATCO). This site can be split into smaller parcels and the property owners are eager to work with prospective businesses interested in making a positive economic impact on the community. The property is 64.01 acres of flat topography with no floodplain.

Population

	48,682 20 Mile Radius	76,348 30 Mile Radius	100,061 40 Mile Radius
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Source: ESRI®, 2024

Households

	20,119 20 Mile Radius	31,396 30 Mile Radius	41,259 40 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. 169 (0.50 mi.)
Nearest Interstate: I-44 (east-west) (72.00 mi.)
Nearest Airport: Tri-City Airport (5.00 mi.)
Nearest Commercial Airport: Joplin Regional Airport (72.00 mi.)
Rail Served: Possible
Rail Served By: Other
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: No
Short Line Contact Phone: 620-231-2230

Utilities

Electric: Evergy Electric
Natural Gas: Kansas Gas Service
Water: City of Cherryvale
Sewer: City of Cherryvale
Telecommunications: AT&T