



Zoning:	Commercial, Industrial, Agriculture
Topography:	Row crop
Adjacent Available Acres:	60
Setting:	Agricultural Land
Within City Limits:	No
Site Dimensions:	80 acres--will subdivide into smaller parcels
Specialty Features:	None,TIF District,Intermodal
Sale Price Note:	Negotiable
Lease Terms:	Negotiable
Lease Rate Note:	Negotiable
Last Updated:	Apr 29, 2020

Realtor/Owner Contact

Don Bock
(660) 580-0270

Property and Area Description

Industrial/Commercial--butts up to the Industrial Park, has rail access and easy access to I-49. Is currently zoned Ag.

Population

	23,354	71,996	1,835,188
	20 Mile Radius	30 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Households

	9,374	28,630	738,994
	20 Mile Radius	30 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: 52 Highway (2.5 mi.)
Nearest Interstate: I-49 (2.5 mi.)
Nearest Airport: Butler Memorial Airport (3 mi.)
Nearest Commercial Airport: Kansas City International (85 mi.)
Rail Served: Possible
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown
Rail Contact: Anita Horton, M&A Railroad
Rail Contact Phone: 417-313-3030
Rail Contact Email: anita.horton@gwrr.com
Short Line: Missouri & Northern Arkansas Railroad Company Inc.
Short Line Contact: Anita Horton, M&A Railroad
Short Line Contact Phone: 417-313-3030
Short Line Contact Email: anita.horton@gwrr.com

Utilities

Electric: City of Butler (Upon annexation), Osage Valley Electric Cooperative
Natural Gas: Liberty Utilities
Water: City of Butler
Sewer: City of Butler (Upon annexation)
Telecommunications: Centurylink

Property Images

