# 3.5± Acres & 28,000 SF Pad Site

NWQ of 50 Hwy & Route 23, Knob Noster, Missouri



#### SITE INFORMATION

- 3.5± acres available for development
- 28,000 SF pad site available
- · CID incentives offered by Knob Noster
- · All utilities to the site
- Excellent visibility and access from Hwy 50 & Rt 23
- Next to 3,400-acre Knob Noster State Park, Dollar General R-G Federal Credit Union & McDonald's

- Whiteman Airforce Base
- Population of 13,292
- Annual base payroll of \$337,041,518

**SALE PRICE: \$5.00 PSF** 

#### **CONTACT:**

Steve Gasperi (Owner / Broker)

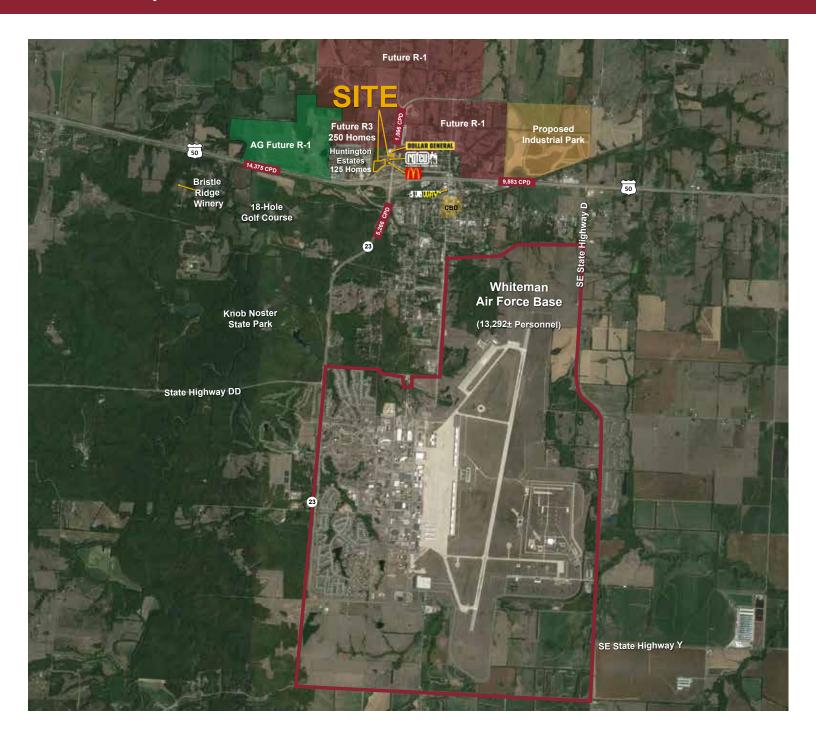
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