



## Corner Lot with Highway 40 Frontage!

- 10.21 Acre Parcel of Land
- Zoned Commercial
- Water, Electric, and Sewer Available
- Daily Traffic Count: 5,300± VPD
- Northeast corner of East US 40 Highway and Lewis Avenue
- Convenient Access to I-435 & I-70
- 3 Minutes from Kauffman Stadium

## For more information:

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## Parcel Specifications

Lot Size:	10.21± Acres (444,748 SF)
Topography:	B-Sloping/4-Rolling/- Mixed topography with a partially cleared, gravel-surfaced upper portion that slopes down to a wooded lower section
Surface Slope:	North
Power:	Transmission line runs north-south through the property
Utilities:	Water, Electric, and Sewer Available
Zoning:	B3-2, R-2.5, R-7.5
Land Use Code:	2101 - Unimproved Commercial Land
Parcel Number:	27-830-03-35-00-0-00-000
Section:	17
Township:	49
Range:	32
Legal Description:	SEC-17 TWP-49 RNG-32 ---PT SW 1/4 & SE 1/4 SEC -18 TWP-49 RN G-32 DAF: BEG NW COR SW 1/4 TH S 02 DEG 02 MIN 26 SEC W 544. 02' TO TRU POB TH S 86 DEG 44 MIN 03 SEC E 143.02' TH S 02 D
Real Estate Taxes: (2025)	\$17,539.17 (\$0.04/sf)

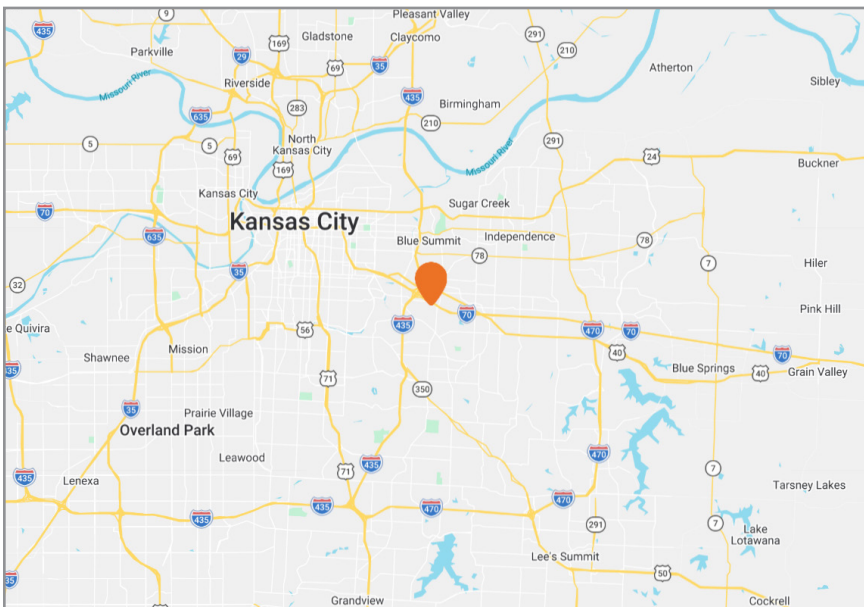
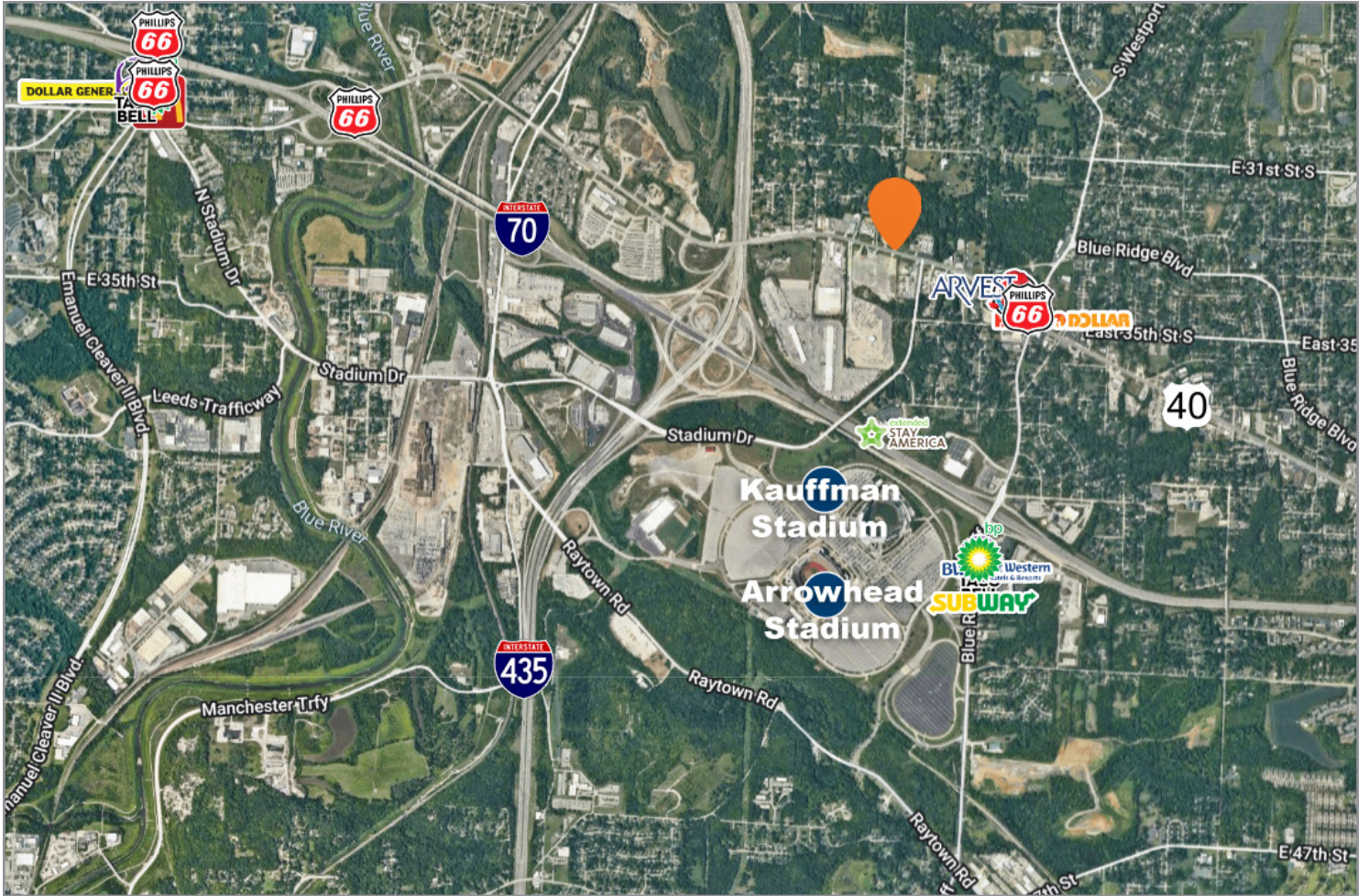
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## Parcel Photos





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