



# LAND SITE

## PROPERTY DESCRIPTION

Site Name: Hightower Property

Date Available: Now

Street Address: 69 Hwy & Jesse James

City: Excelsior Springs      County: Clay      State: Missouri

Available Acres: 13.5      Total Acres: 13.5

Zoning: C3

Railroad:

Commute time in minutes to: K.C. Downtown - 30 min.      K.C. International Airport - 30 min.

<u>UTILITY DATA</u>	<u>SIZE (inches)</u>	<u>LOCATION</u>	<u>SUPPLIER</u>
Water	8	69 Hwy & Jesse James	City of Excelsior Springs
Sewer	8	Adjacent	City of Excelsior Springs
Gas			Missouri Gas Energy
Electricity	12.5 KV, 3 Phase 34.5 KV Available	69 Hwy	Ameren UE

Telephone service: Southwestern Bell

Fire insurance class: 5

Comments:

## PRICE INFORMATION

Industrial acreage from \$/sq. ft.

Office acreage from \$/sq. ft. 1.35

Located in an Enterprise Zone. Yes

## FOR MORE DETAILS ON THIS PROPERTY CONTACT:

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