

14401 NE 116TH STREET
LIBERTY, MISSOURI 64060

LAND FOR SALE 191.22± ACRES

CONTIGUOUS TO HEARTLAND MEADOWS PHASE II 200 ACRE PLANNED INDUSTRIAL SITE



Land 191.22± Acres
Sale Price \$2,295,000 / \$12,000 per acre

- Potential to assemble and acquire 391+/- acres for development or future hold
- Situated approximately 9 miles from the Ford Claycomo Plant
- City of Liberty is Business Friendly

CITY OF LIBERTY FUTURE LAND USE:	Industrial
ZONING:	R-1A / Suburban Residential District
UTILITIES: GAS	Spire
ELECTRIC	Evergy
SEWER/WATER	City of Liberty
FIBER	UPN / AT&T
2019 TAXES:	\$863.96

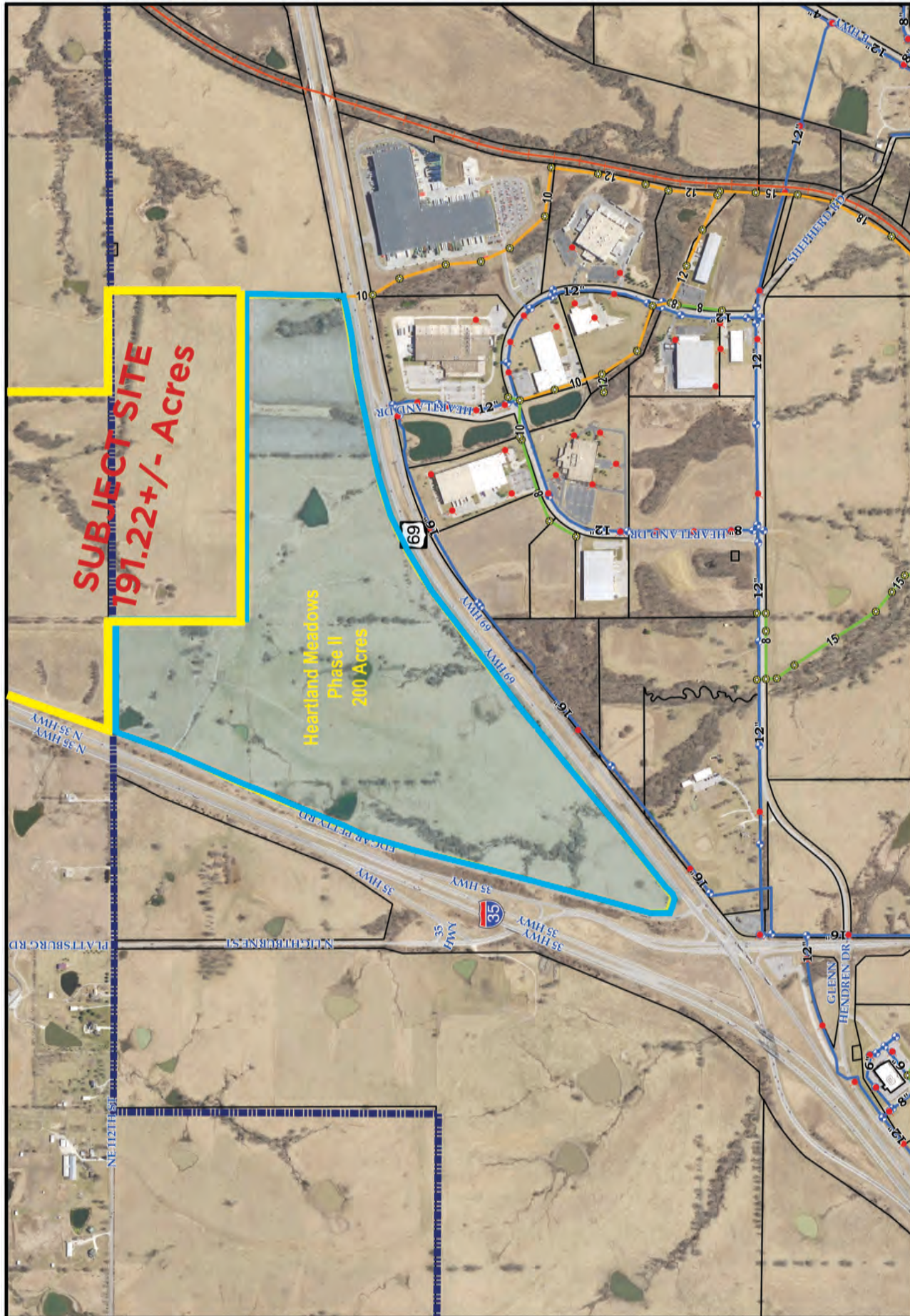
14401 NE 116TH STREET | LIBERTY, MISSOURI 64060

Link to Potential Incentives Offered by the City of Liberty

<https://www.libertymissouri.gov/2383/incentives>



EST. 1879



**Heartland Meadows II
(Certified Site)
City Utility Map**

- Sanitary Manholes
- Collector Sewer Main
- Interceptor Sewer Main
- Fire Hydrants
- Water Valves
- Waterlines
- Heartland Meadows II (200.68 ac)
- City Limits
- Railroads (BNSF)
- Parcels



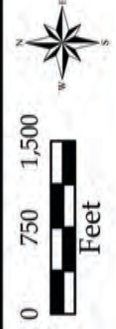
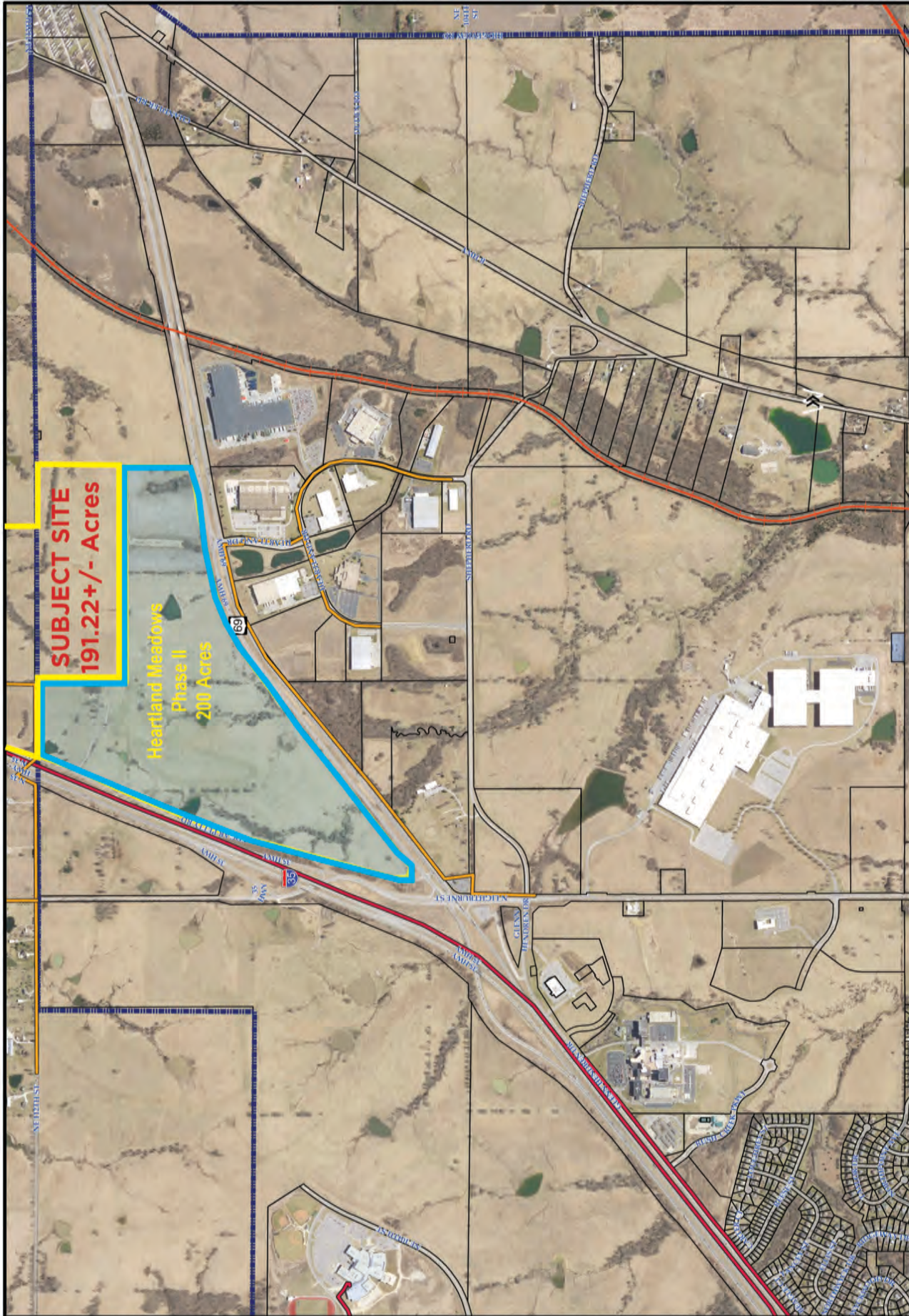
14401 NE 116TH STREET | LIBERTY, MISSOURI 64060

Link to Potential Incentives Offered by the City of Liberty

<https://www.libertymissouri.gov/2383/incentives>



EST. 1879

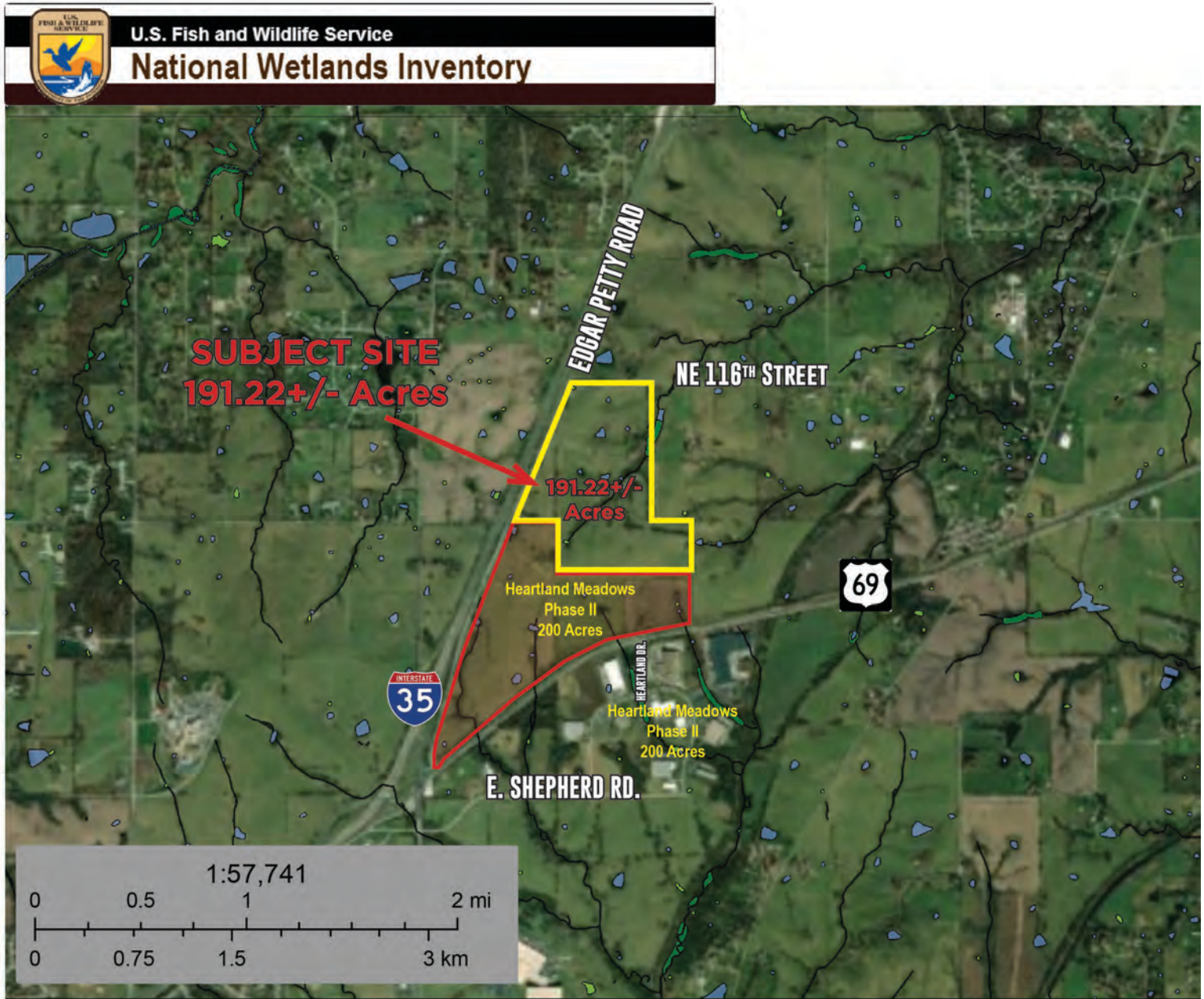


- City Limits
- Heartland Meadows II (200.68 ac)
- Railroads (BNSF)
- Parcels
- Spike Gas Lines
- UPN Fiber
- Electric Substation

**Heartland Meadows II
(Certified Site)
Other Utility Map**



14401 NE 116TH STREET | LIBERTY, MISSOURI 64060



November 11, 2019

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

For more information, please contact:

MICHAEL WATSON

Principal, Industrial Brokerage & Land Sales

816.936.8533

mwatson@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. Revised 6/9/20

To unsubscribe, please click on the link: khlistings@kessingerhunter.com