



CUSHMAN &
WAKEFIELD

SITE



FOR SALE 20.06 ACRES

HOGAN ROAD &
THORNTON ROAD

PACIFIC, MO 63069

***Price
Reduction!***



20.06 ACRES TOTAL

10 ACRES
PAD READY

THORNTON ROAD

HOGAN ROAD

WEST OSAGE STREET



Image Landsat / Copernicus

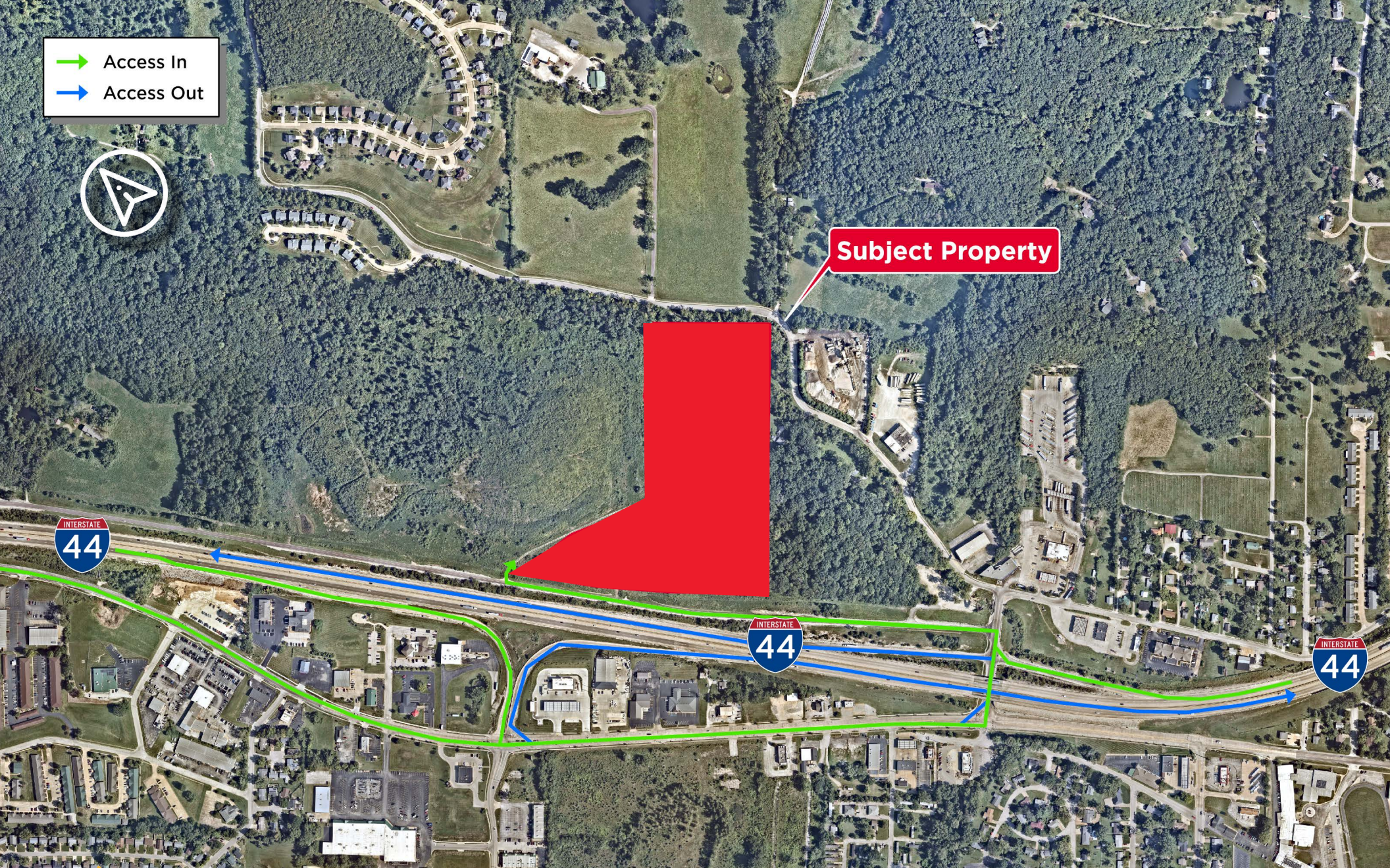
SALE PRICE: ~~\$2,175,796 (\$2.49/SF)~~ \$2,053,461 (\$2.35/SF)

- Excellent visibility to I-44
- Traffic count: 26,736 VPD
- 1,600 feet of frontage
- Direct access to all utilities on site (at Thornton Rd)
- Zoning: C-2
- Can be subdivided
- 10 acres level & pad/development ready

→ Access In
→ Access Out

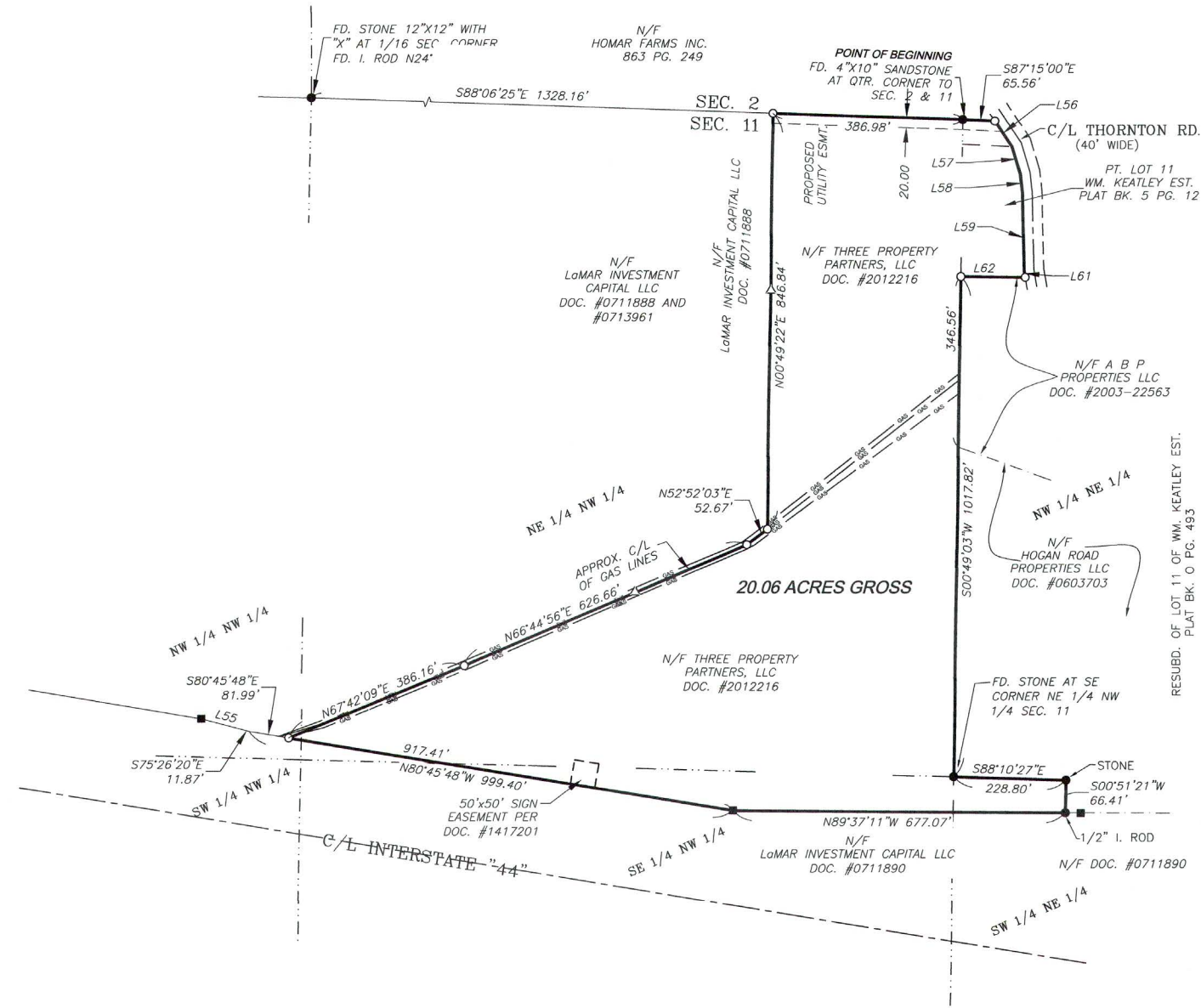


Subject Property



20.06 ACRES IN PACIFIC, MO

- Boundary Survey
- Concept Plans
- Water & Sewer Infrastructure Plans & Estimates
- Demographics
- Drive Time Maps
- Traffic Volume Map
- Pacific C-2 Zoning Code
- Geotechnical
- Compaction
- Erosion Control



20.06 ACRES IN PACIFIC, MO



**CUSHMAN &
WAKEFIELD**



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