



CUSHMAN &
WAKEFIELD

SITE



FOR SALE 20.06 ACRES

HOGAN ROAD &
THORNTON ROAD

PACIFIC, MO 63069

***New 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)~~ \$1,990,000 (\$2.28/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



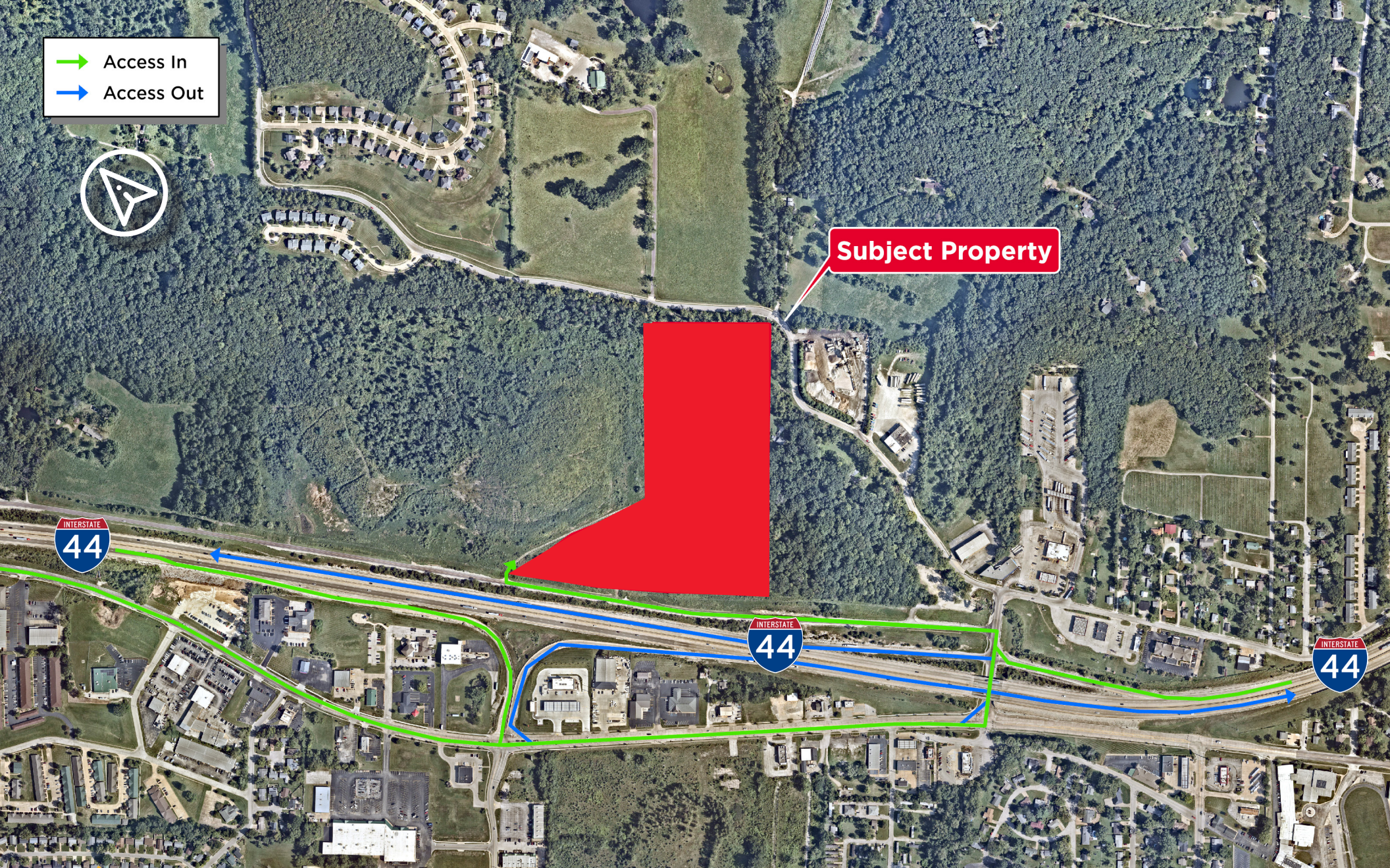
Subject Property

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44

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20.06 ACRES IN PACIFIC, MO

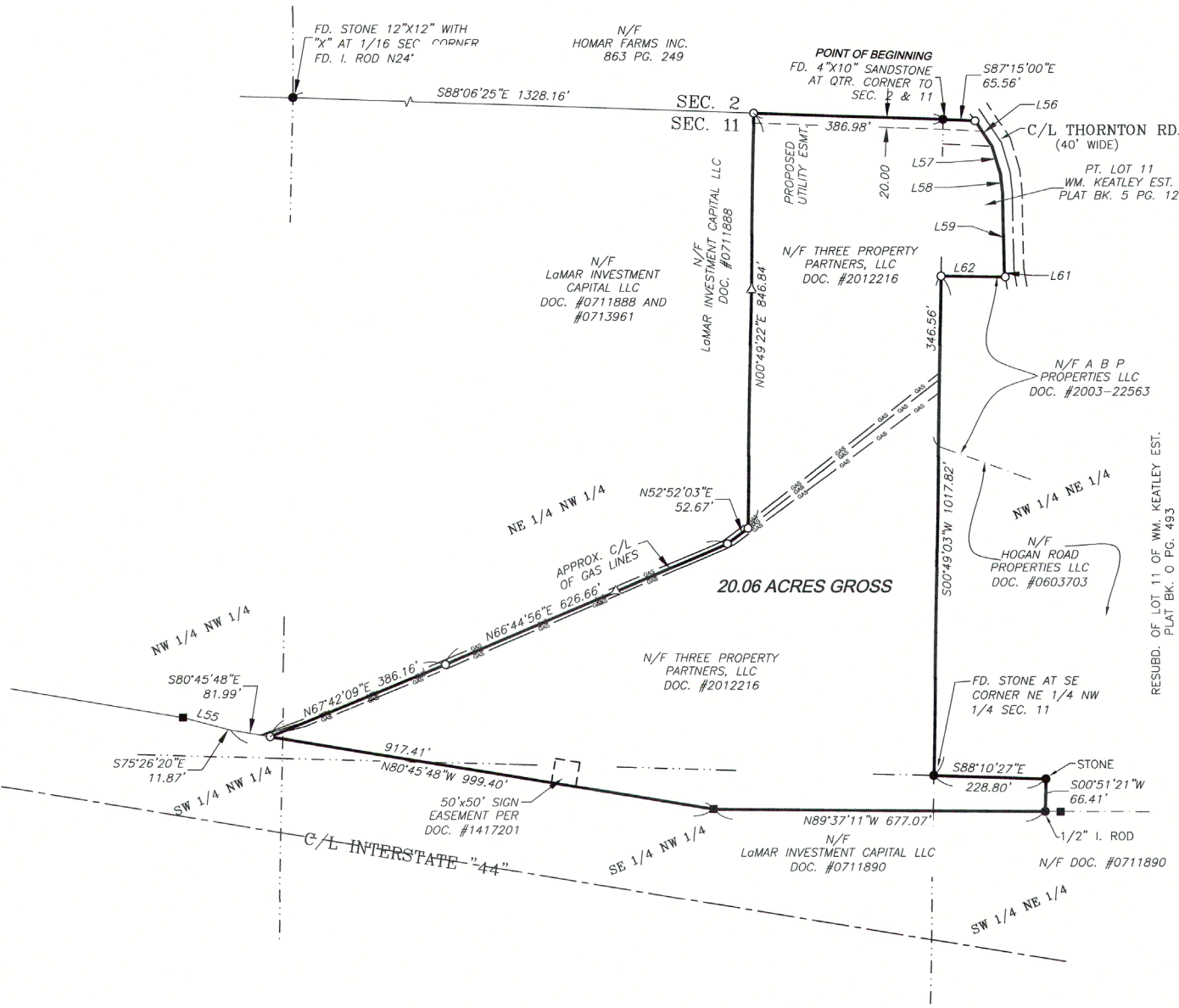


SURVEY & ADD'L INFO

AVAILABLE REPORTS

- 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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