

1203 N State Route 291  
Liberty, MO 64068

Listed At:  
**\$1,300,000**

# Commercial Development Opportunity



## SITE HIGHLIGHTS

- **9.51 ACRES**
- Direct frontage along 291 Hwy with immediate access to I-35 for high visibility by daily commuters.
- Currently zoned residential, both parcels lie within Liberty's comprehensive plan for future commercial zoning—making this a rare chance to get ahead of the curve.
- Ease of Development: Flat topography ideal for development with available at site or nearby
- Explosive area growth - Within minutes of major commercial centers, national retailers, and residential neighborhoods, this area is experiencing major business expansion and infrastructure investment.

LISTING AGENT  
**Joe Nelson**

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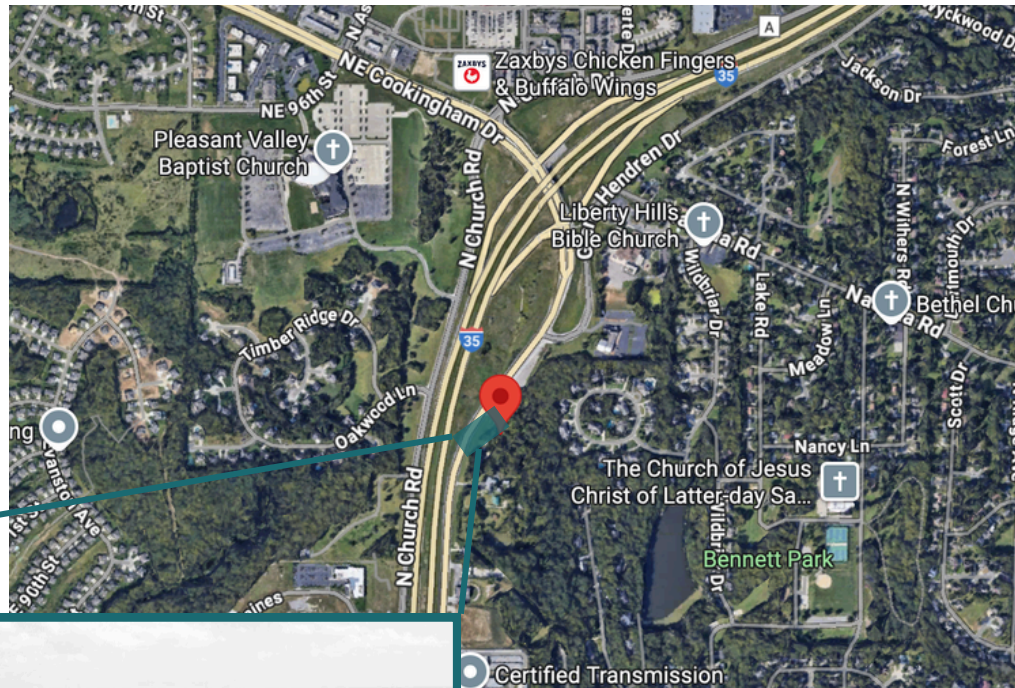
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# NELSON HOME GROUP

- Strategically surrounded by Liberty's expanding network of national retailers, restaurants, and shopping centers.
- A rare chance to secure nearly 10 acres at one of Liberty's most visible and accessible locations



- Ideally positioned just off the I-35 and 291 Hwy interchange, this site offers seamless access for customers
- Nestled in a rapidly developing corridor of Liberty, from steady expansion, strong traffic counts, & high visibility



Contact me for more details.  
Cell: 816-885-4933



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