

FOR SALE

4.74± Acre Industrial Site
Riverside, Missouri



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Premier industrial site in the heart of the Kansas City metropolitan area: 4.74-acre industrial tract situated within Horizons Business Park, strategically positioned just off Interstate 635 and Hwy 9 in Riverside, Missouri.



MIDWEST CAPITAL
REALTY ADVISORS
Commercial Real Estate Services

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HIGHLIGHTS

AVAILABLE:

4.747± Acres

USE:

Excellent infill Industrial Site located in established Industrial Park

ZONING:

Zoned GP-1, General Planned Industrial

UTILITIES:

All utilities available to site

SALE PRICE:

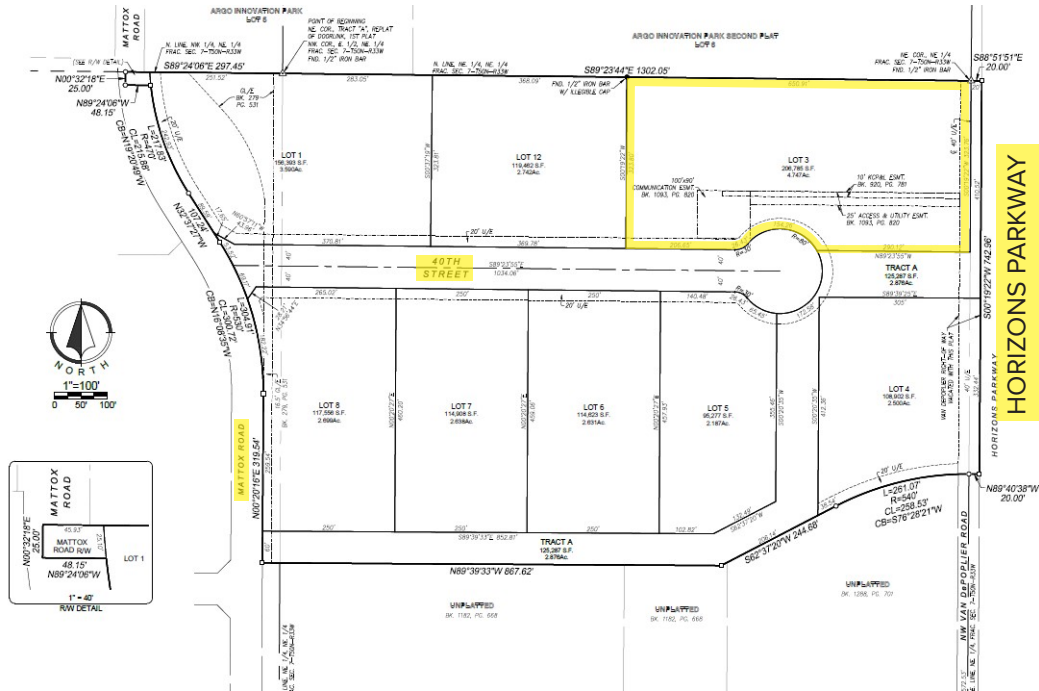
\$890,033/\$4.30 SF

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, prior sale or lease or withdrawal without notice.

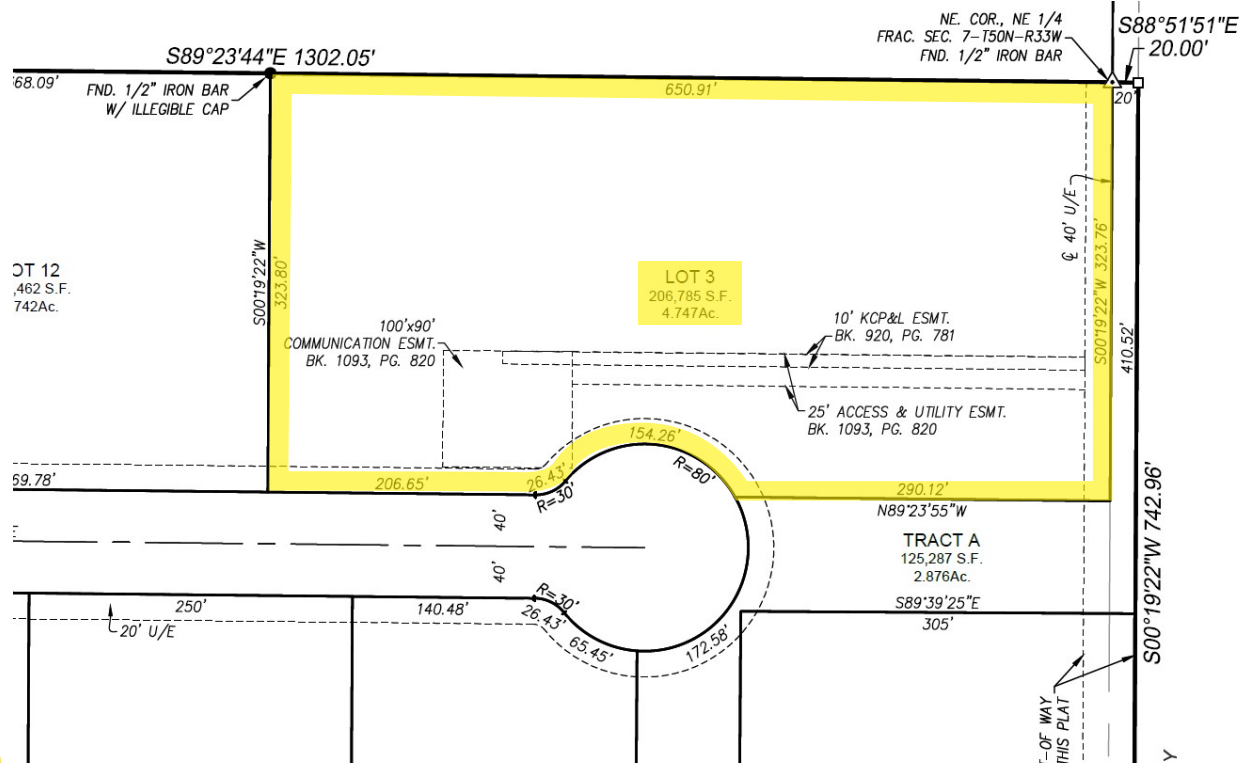
SITE PLAN

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FINAL PLAT



LOT 3 DETAIL



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LOCATION:

Premier industrial opportunity in the heart of the Kansas City metropolitan area: a 4.74-acre industrial site situated within **Horizons Business Park**, strategically positioned just off **Interstate 635 and Hwy 9** in Riverside, Missouri. Boasting unparalleled visibility and accessibility from Horizons Parkway and Interstate 635, this site offers distribution & manufacturing companies a coveted location for their operations. Riverside, Missouri, a welcoming and tightly-knit community, sits directly across the Missouri River from Downtown Kansas City, Missouri, and Kansas City, Kansas, providing a convenient nexus for businesses seeking to thrive in this dynamic region.

Nestled within the bustling **Kansas City Metropolitan area**, Riverside, Missouri offers exceptional connectivity to interstates and highways, facilitating rapid deliveries across the entire metropolitan region within minutes.

- Positioned just 9 minutes from the I-35/I-29 split
- 10 minutes from downtown Kansas City
- 12 minutes from Kansas City International Airport
- 17 minutes from the Country Club Plaza
- 47 minutes from the BNSF Intermodal Facility, Edgerton, KS

Riverside stands as an **ideal hub for distribution companies** seeking seamless logistical operations.

Riverside's city staff and codes department are renowned for their ease of collaboration and support, streamlining the development process. What's more, Riverside Missouri distinguishes itself by **not** imposing a **1% earnings tax or real property tax**, offering a business-friendly environment conducive to growth and prosperity.

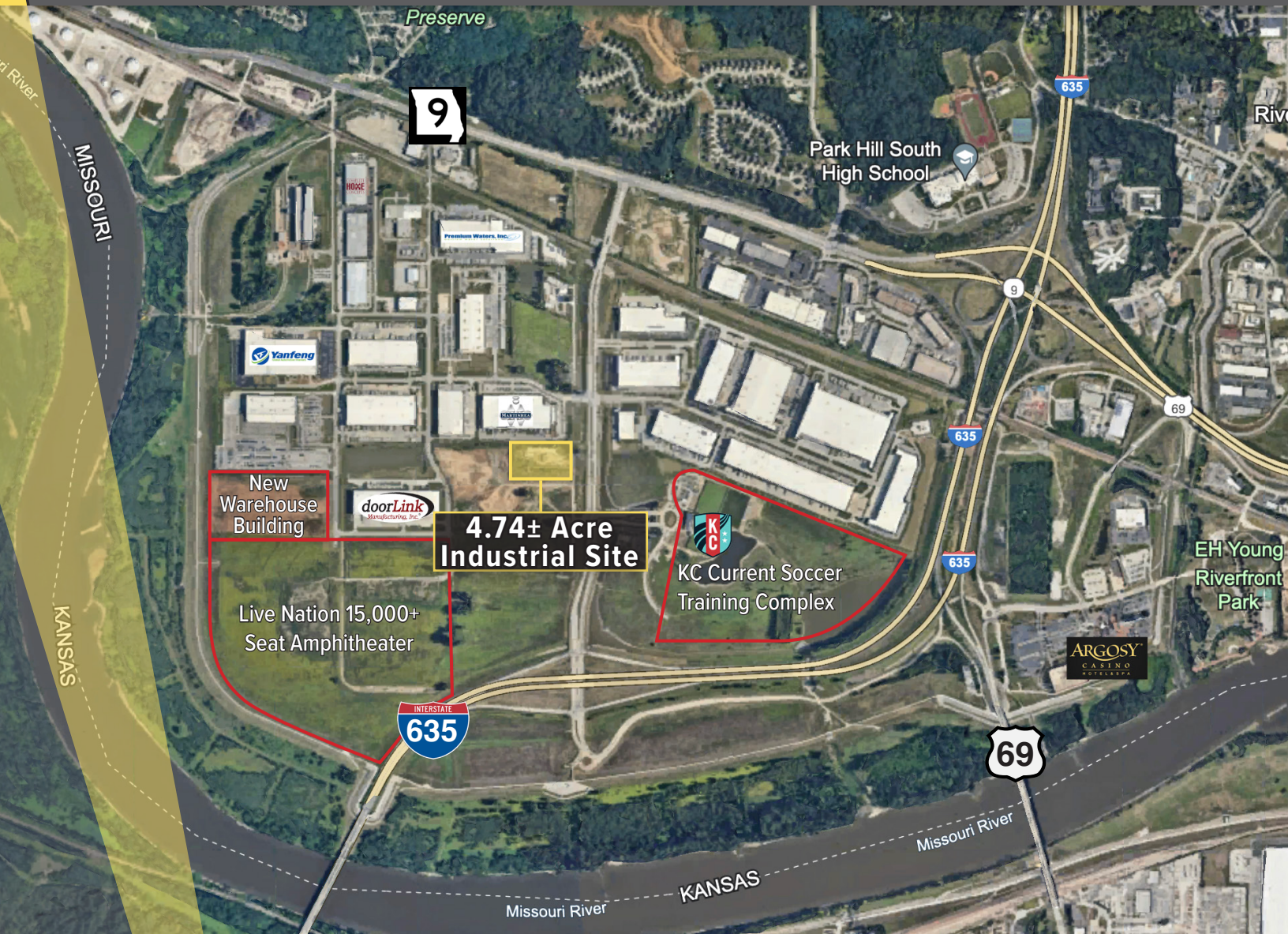
Set within the vibrant landscape of Riverside, Missouri, lies an unparalleled blend of opportunity and community. Boasting a **thriving mix of commercial and industrial development** alongside a spectrum of residential options, Riverside offers something for everyone. Within this dynamic setting, you'll find **top-tier education** provided by the acclaimed Park Hill School District, with Park Hill South High School standing as a beacon of academic excellence. Recognized with the **prestigious Missouri Quality Award** for its unwavering commitment to exceptional performance, Park Hill sets the standard for educational achievement. But Riverside isn't just about academics; it's a place where **families flourish** amidst ample **open spaces, extensive walking and biking trails, and a wealth of parks and recreational facilities**. From cozy neighborhoods to bustling commercial districts, Riverside is brimming with life, **offering an array of shops, restaurants, and lodging** to cater to every need. The city's unwavering dedication to safety is evident through its full-time police and fire divisions, ensuring swift response times and a heightened level of service for residents and businesses alike.

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AERIAL MAP

4.74± Acre Industrial Site



Located near the
Argosy Casino, Hotel, & Spa

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