

TOPSIDE PROPERTY

±516.13 ACRES | SOUTH LIBERTY, MO



CONTACT FOR MORE INFORMATION

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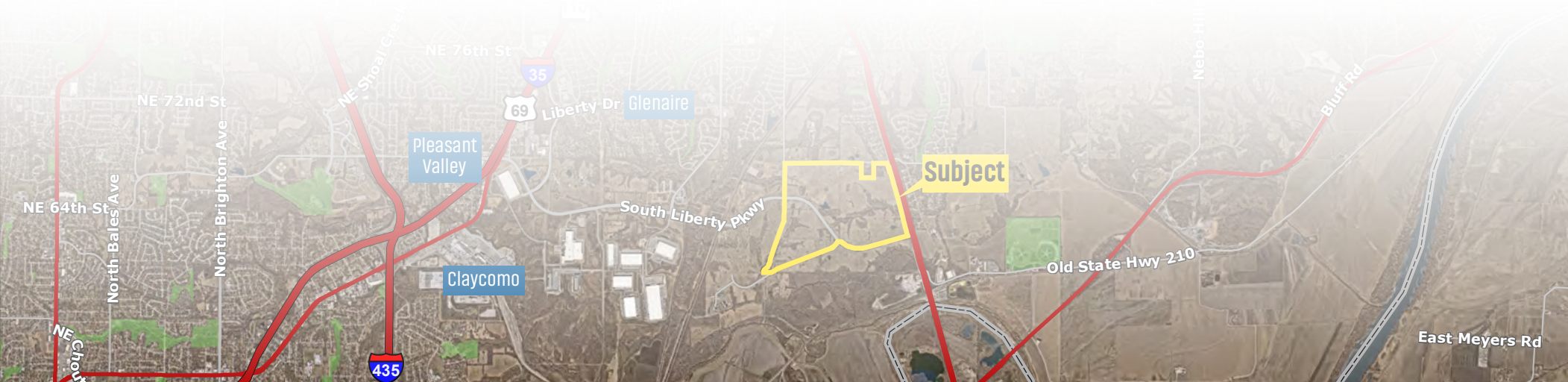


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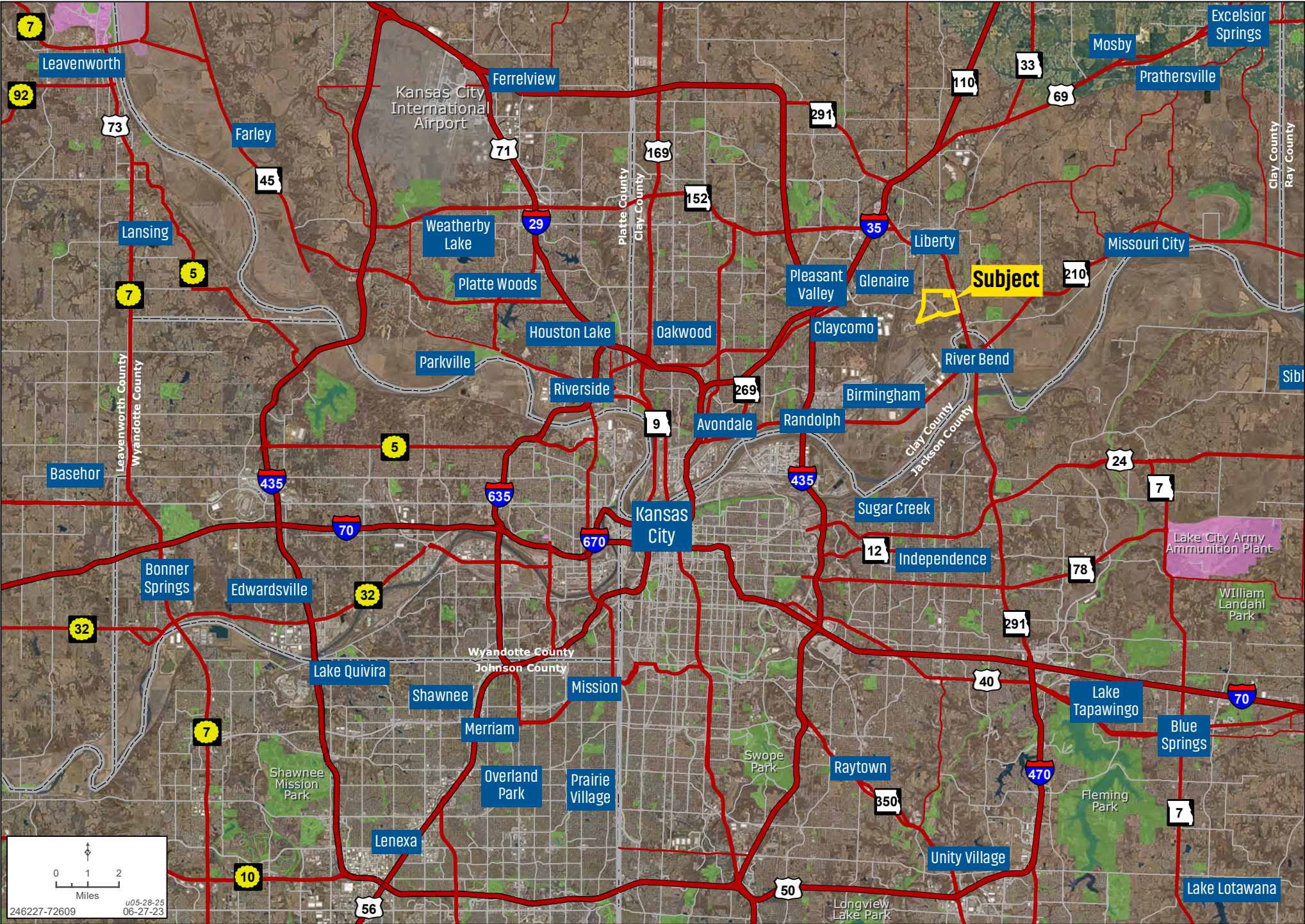
EXECUTIVE SUMMARY

LOCATION	The property is located on the north and south sides of the South Liberty Parkway west of Missouri Highway 291 in southern Liberty, Missouri.	ZONING	Existing: AG and R1, Proposed: Primarily R1 with some land next to Hwy 291 designated for commercial uses.
PROPERTY DESCRIPTION	The property lies on both sides of the section of the South Liberty Parkway between Withers Road and Highway 291, completed in the summer of 2019. This vital east-west corridor opened development opportunities for thousands of acres on the south side of Liberty. Immediate highway access creates an easy connection north and south to employment centers as well as a broad range of services. The property is commonly called the "Topside Property" because of its commanding views as one of the highest points in the northland. In general, the topography is rolling with cleared pastures and wooded ravines creating natural neighborhood boundaries with many sloped and walkout lot possibilities.	LAND USE CONSIDERATIONS	This eastern section of the parkway is quickly taking on a residential feel with multiple single-family residential developments in the planning stages. The city identifies residential as the primary future land use in this area. More intense land uses are slated along the parkway west of Withers Road.
SIZE	±516.13 Acres	UTILITIES	Sewer is available from the south at the sewer treatment plant, from the west north of the parkway and from the east on the east side of Highway 291. The city is currently designing the extension of sewer lines from the south and under the highway on the east. Water is provided throughout along the parkway.
SCHOOL DISTRICT	Liberty School District	REAL ESTATE TAXES	\$4.09/Acre
PRICE	Accepting Offers	PARCEL NUMBERS	15418000200100, 15418000100100, 15701000101400, 15702000200100, 15701000101300, 15701000101100, 15702000200100



REGIONAL

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ORGANIZATION

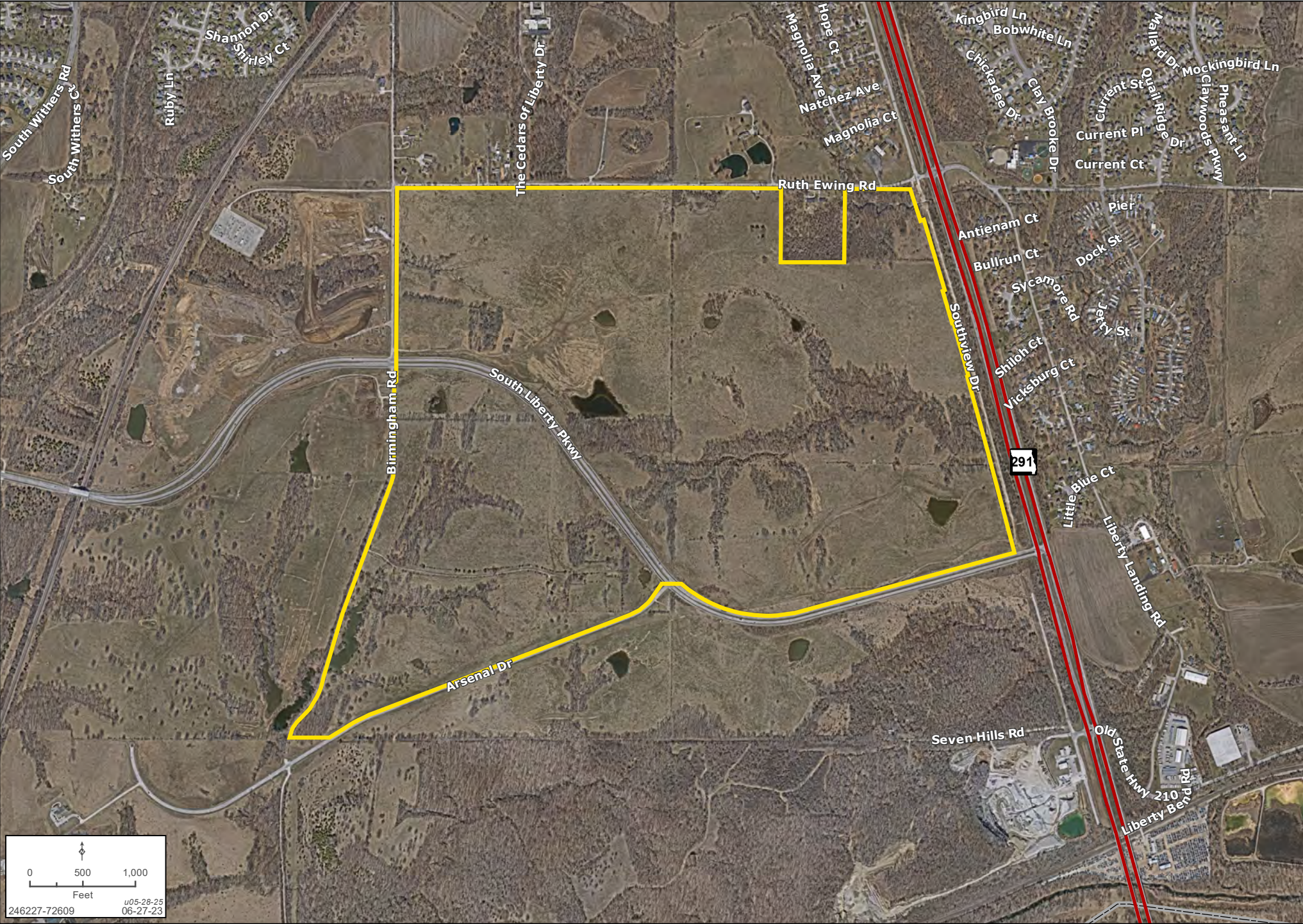


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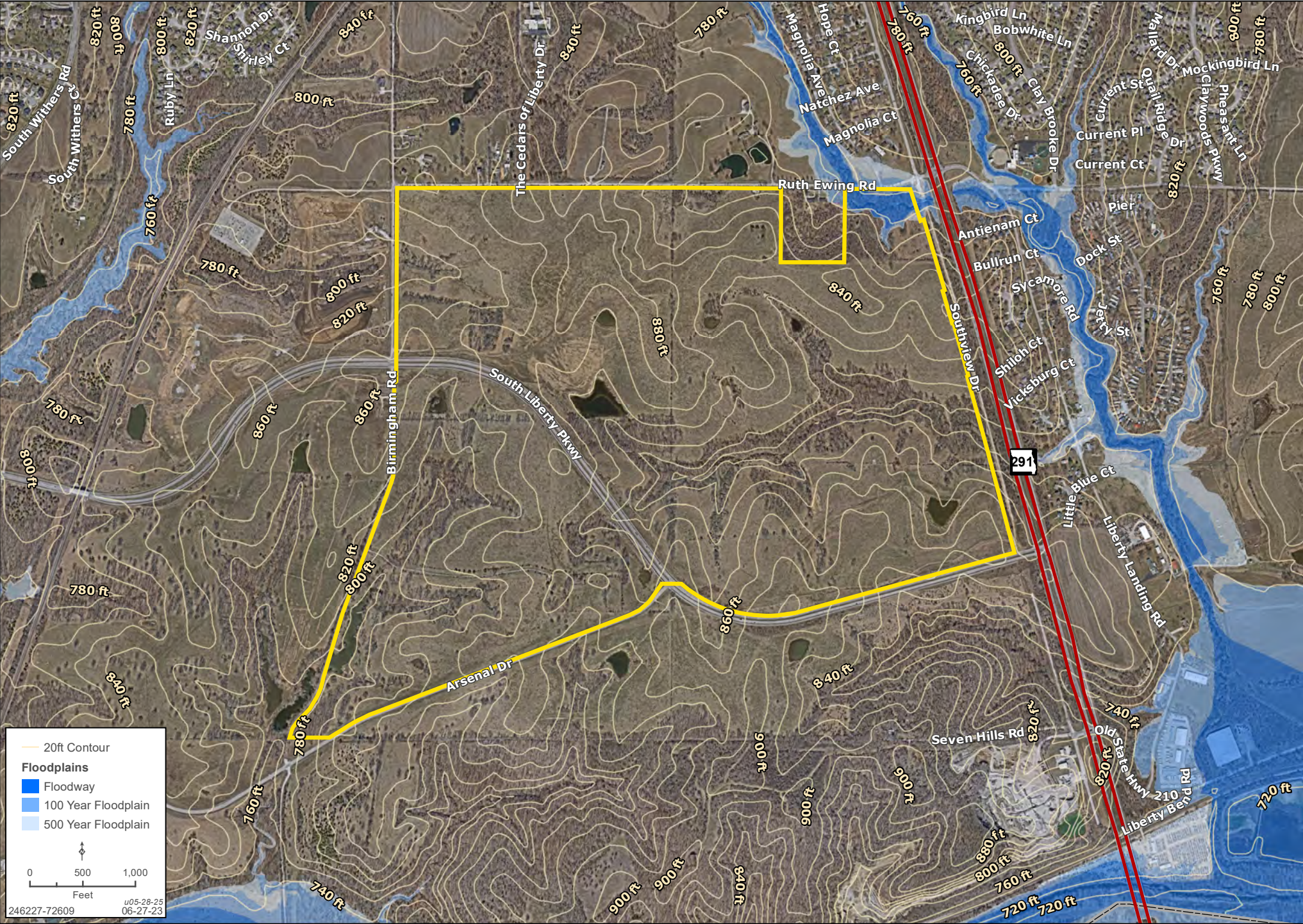
DETAIL

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CONTOUR & FLOODPLAIN

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