MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



INTERSTATE 70 & HIGHWAY 87

INTERSTATE 70 & HIGHWAY 87,
BOONVILLE, MO 65233

MEL ZELENAK
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O: 573.443.3200
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OFFERING SUMMARY

Sale Price:	Call For Pricing
Available SF:	
Lot Size:	+/- 1.00-16.5 Acres
Zoning:	Highway Commercial
Traffic Count:	32,000

PROPERTY OVERVIEW

Prime Land for Sale located at the Interchange of Interstate 70 & Highway 87

PROPERTY HIGHLIGHTS

- Located at the Interstate 70 & Highway 87 interchange
- Prime Interstate 70 access and visibility (Average Daily Traffic + 32,000 vehicles per day)
- Site is part of a Community Improvement District (CID) which allows the developer to use a percentage of sales taxes to pay for certain improvements to the site
- All major utilities on, or near, site
- Multiple lots available for hotel, restaurant and retail development
- Owner will sell the ground outright or will entertain partnering on a development

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SALE PRICE	CALL FOR PRICING

LOCATION INFORMATION

Building Name	Interstate 70 & Highway 87
Street Address	Interstate 70 & Highway 87
City, State, Zip	Boonville, MO 65233
County/Township	Cooper
Cross Streets	Interstate 70 & Highway 87
Side Of Street	North
Road Type	Highway Interchange
Market Type	Small
Nearest Highway	Interstate 70
Nearest Airport	MCI - Kansas City, MO

LAND

Number Of Lots	8
Best Use	C-Store, Quick Serve Restaurant, Hotel or car dealership
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Other
Zoning	Highway Commercial
Lot Size	16.5 Acres
Lot Frontage	1,095
Corner Property	Yes
Traffic Count	32,000
Traffic Count Street	Interstate 70
Traffic Count Frontage	1095
Waterfront	Yes

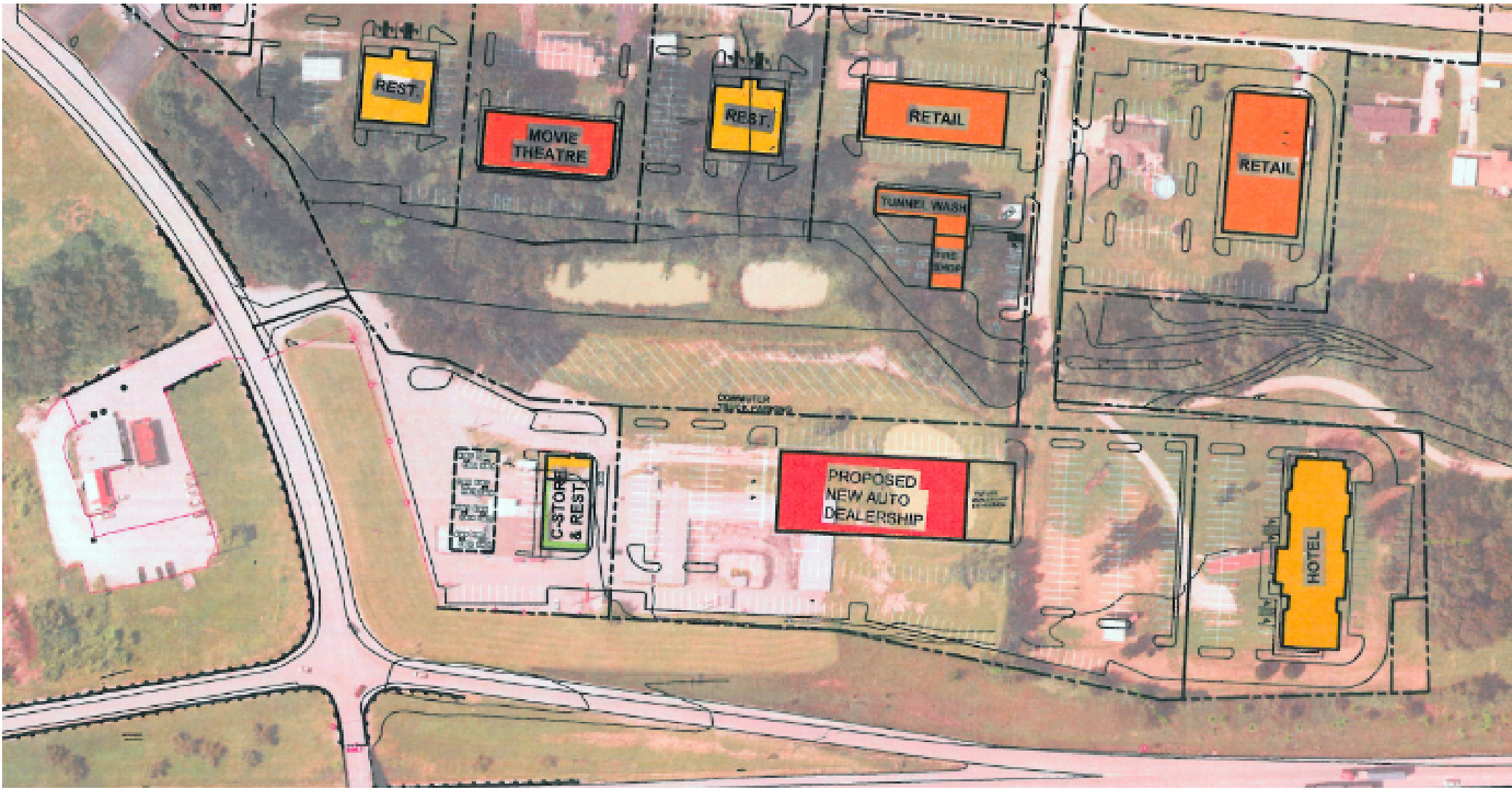
UTILITIES & AMENITIES

Power	Yes
Amenities	All commercial size utilities on or near site

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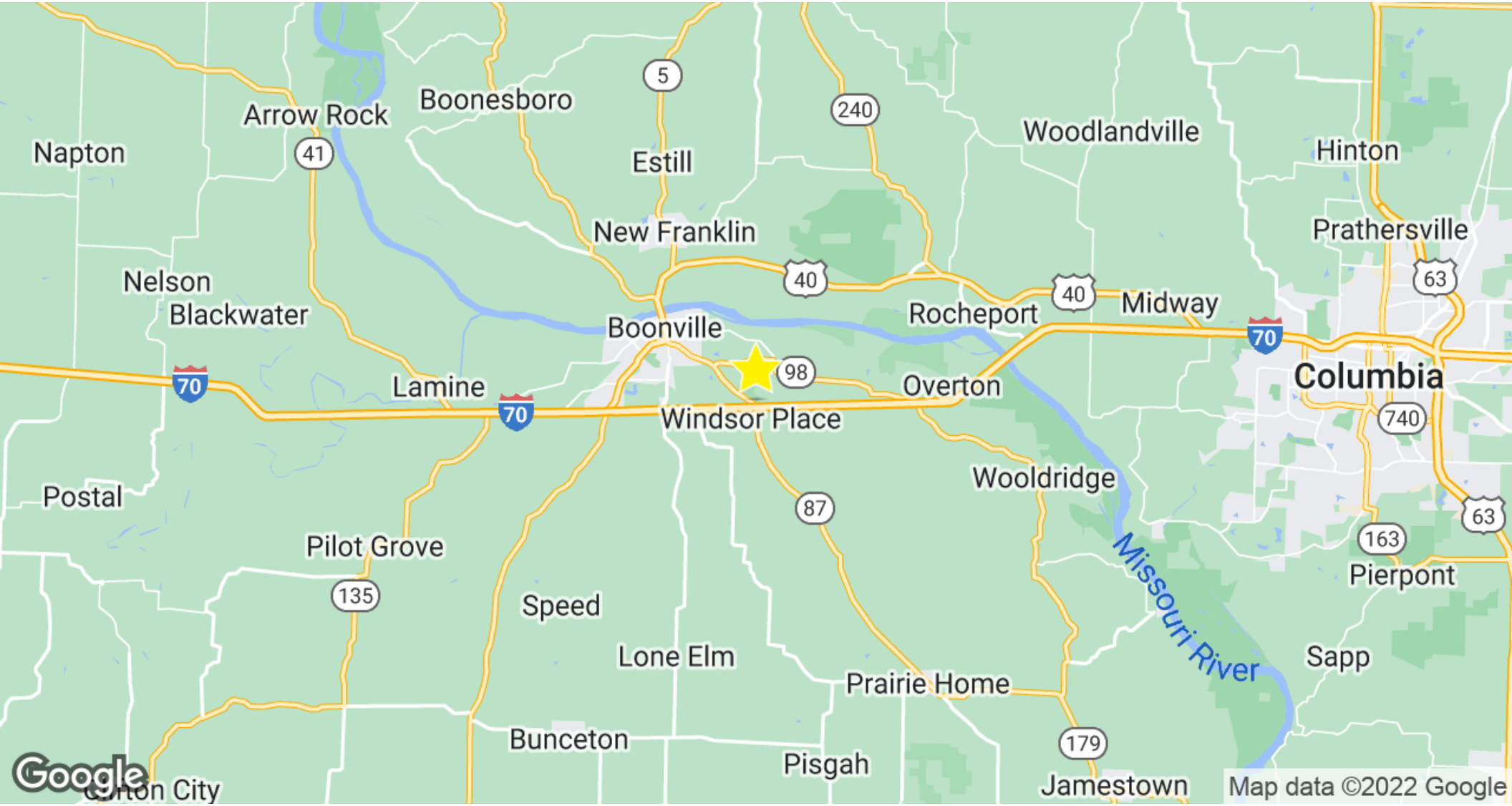
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	25	3,957	70,436
Median age	43.7	36.2	35.4
Median age (Male)	43.6	35.5	35.6
Median age (Female)	43.4	36.5	35.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	8	1,369	25,425
# of persons per HH	3.1	2.9	2.8
Average HH income	$112,017	$86,513	$82,605
Average house value	$830,654	$525,476	$544,765

** Demographic data derived from 2020 ACS - US Census*

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