

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Development Site

4241 S. Brookhart Dr.  
Harrisonville, MO 64701

Presented by:

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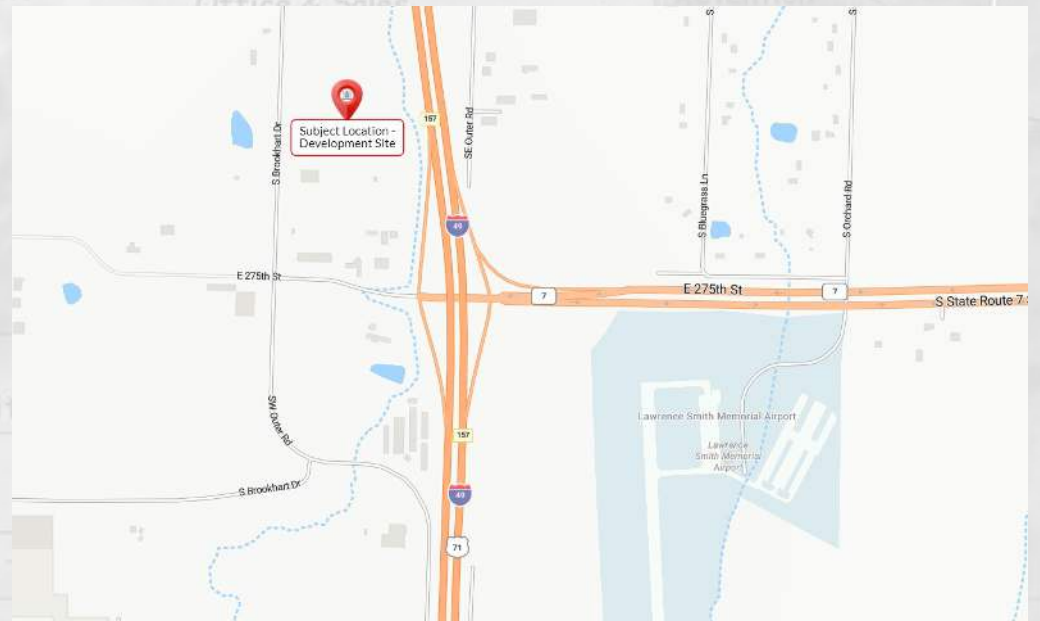
**LIST PRICE: \$1,740,000 (Divisible)**

## INVESTMENT HIGHLIGHTS

- 12-acre development of which 8.70 acres is being sold
- High profile location on Interstate 49 between Kansas City and popular Missouri Lakes
- ~3,700 daily traffic count (MoDot) on the south ramp in front of the property
- 8.70-acre storage facility can be built in 4 progressive stages
- Can sell individual parcels or entire project

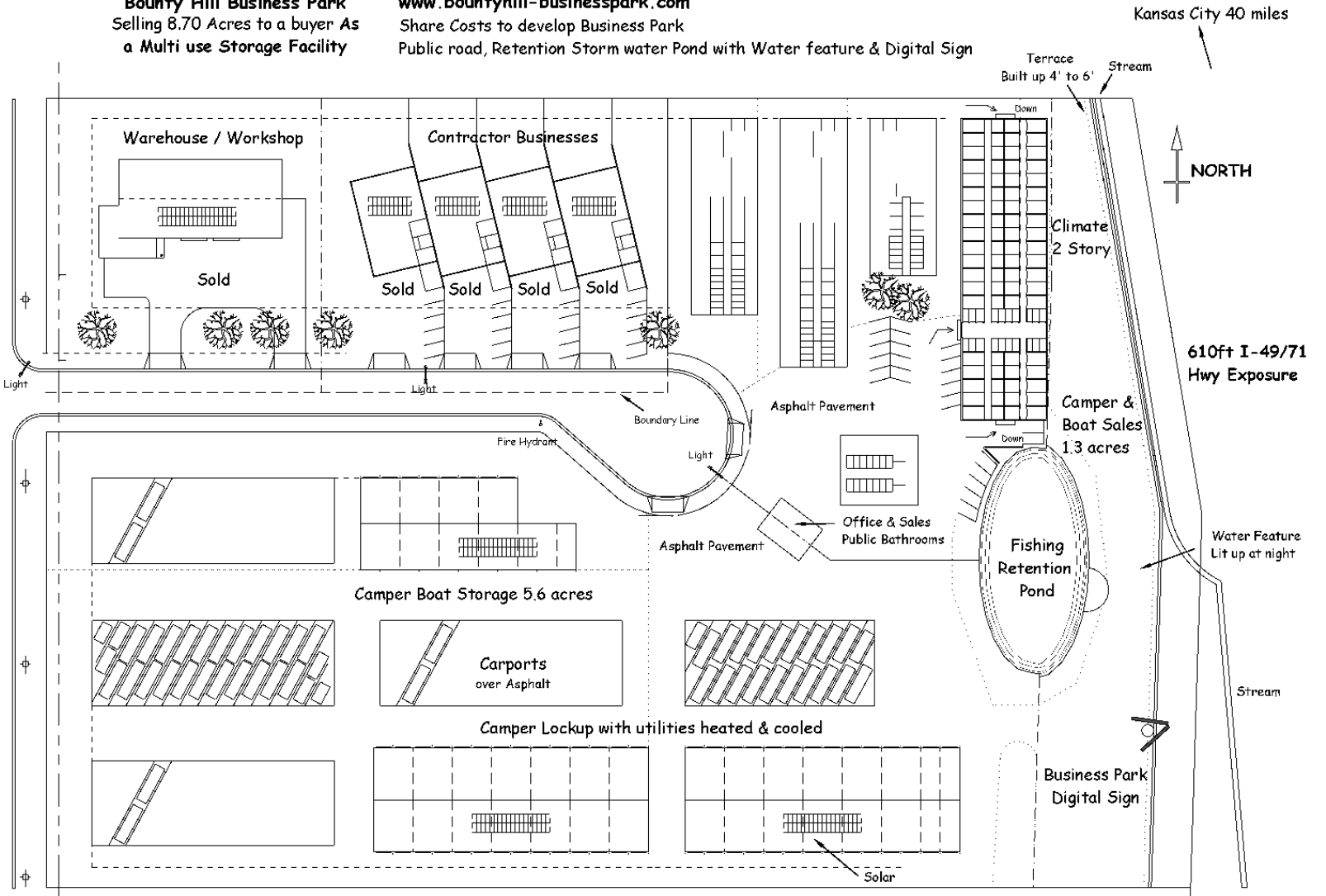
## DESCRIPTION

Bounty Hill Business is a 12-acre development of which 8.70 acres is being sold for diverse/multi-use storage/sales businesses. The concept would provide a full-service site for Boat/RV owners, between Kansas City and popular Missouri Lakes, such as Table Rock or Stockton Lakes. The Seller has also allocated an area for contractor units and climate controlled self storage.



**Bounty Hill Business Park**  
Selling 8.70 Acres to a buyer As  
a Multi use Storage Facility

[www.bountyhill-businesspark.com](http://www.bountyhill-businesspark.com)  
Share Costs to develop Business Park  
Public road, Retention Storm water Pond with Water feature & Digital Sign



Kansas City 40 miles



610ft I-49/71 Hwy Exposure

Water Feature Lit up at night

Stream

Asphalt Pavement area  
City Street with Cul-De-Sac 23,394 sqft  
Storage Company  
Stage 1. 109,774 sqft  
Stage 2. 50,803 sqft  
Stage 3. 57,908 sqft  
Stage 4. 42,070 sqft

Stockton Lake 106 miles  
Springfield, MO 130 miles  
Branson, MO 174 miles

Truman Lake 68 miles  
Pomme de Terre Lake 93 miles  
Lake of the Ozarks 110 miles

