

# Development Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Development Site

4241 S. Brookhart Dr.  
Harrisonville, MO 64701

Presented by:

**LARRY GOLDMAN, CCIM & DEREK ARNOLD**

Goldman Investment Advisors

913-707-9030 / lgoldman@selfstorage.com

913-575-4970 / derek@selfstorage.com

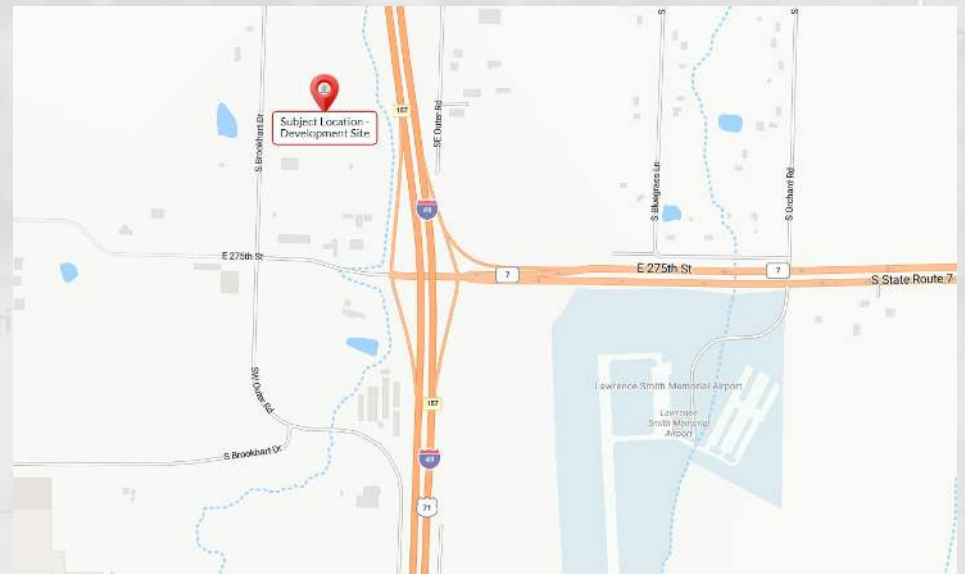
**LIST PRICE: Call Broker for Price**

## INVESTMENT HIGHLIGHTS

- 12-acre development of M1 (Light Industrial) zoned land
- 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
- Seller will stay on to help with approvals
- Development opportunity for climate control and drive-up self storage & covered boat/RV parking
- Light Commercial / Warehouse / Contractor Business
- Click [HERE](#) for Drone Video

## DESCRIPTION

Bounty Hill Business Park is a 12-acre development opportunity for multiple uses including diverse/multi-use storage/sales businesses. The original concept would provide a full-service site for Boat/RV owners, between Kansas City and popular Missouri Lakes, such as Table Rock, Lake of the Ozarks, or Stockton Lakes.

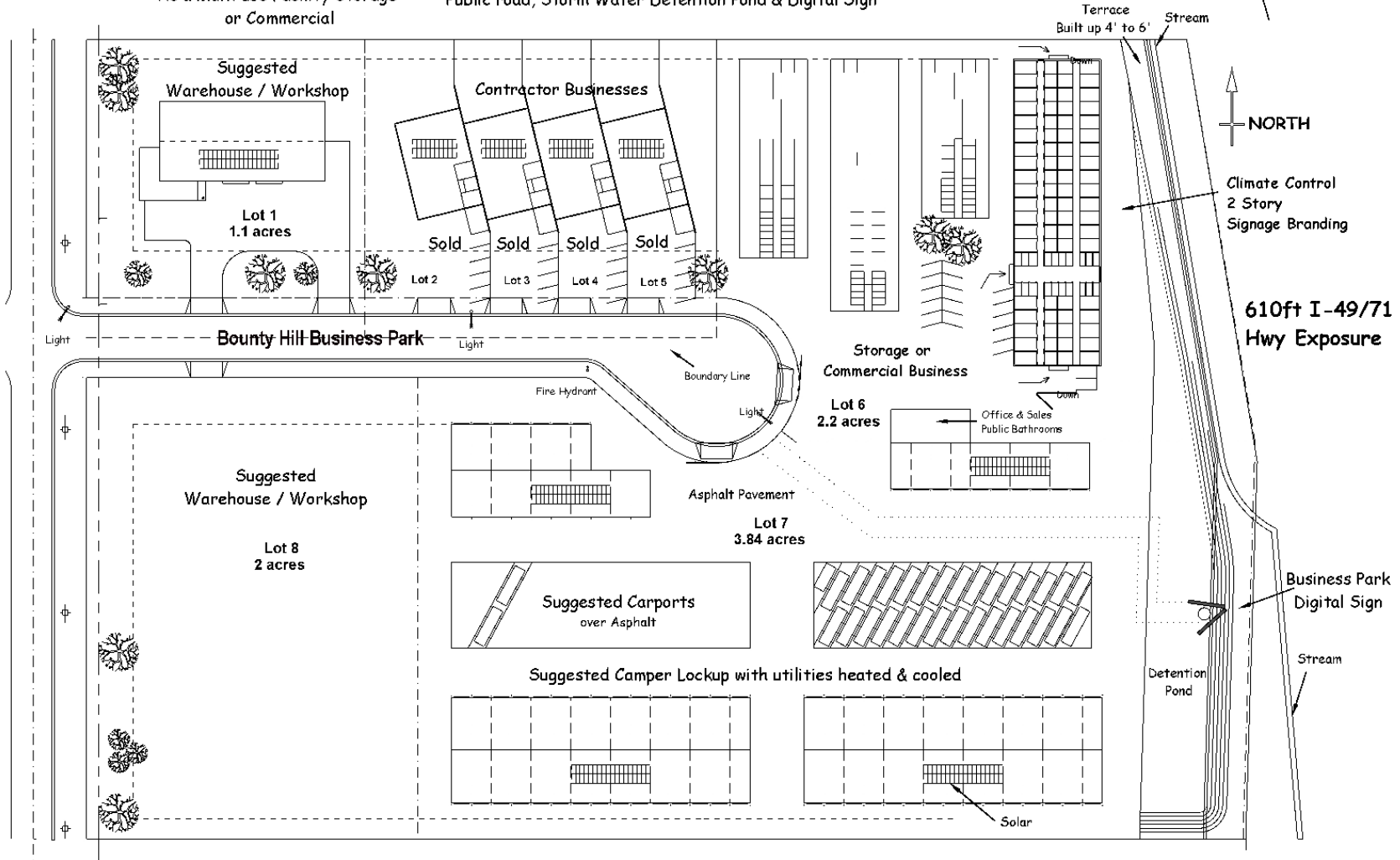


## Bounty Hill Business Park

Selling Lots 1, 6, 7 & 8  
As a Multi use Facility Storage  
or Commercial

[www.bountyhill-businesspark.com](http://www.bountyhill-businesspark.com)

Share Costs to develop Business Park  
Public road, Storm Water Detention Pond & Digital Sign



**CLIENT**  
Centry Farm Farms LLC

**Job Address**  
4241 S Brookhart Dr.  
Harrisonville  
Mo 64701

**PROJECT**  
Commercial Development  
Bounty Hill Business Park

**PLAN DESCRIPTION**  
Stage 4 of Development

**SCALE**  
1' to 50'

**DRAWN BY**  
Graham Gentry

**ISSUED**  
February 3, 2024

**UPDATED**  
April 14, 2025

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

