

# 10 +/- ACRES - MIXED USE FOR SALE

14 SE 981st & 1006 S. Washington Avenue, KNOB NOSTER, MO



## SITE INFORMATION

- Address: 14 SE 981st & 1006 S. Washington Ave.
- 10+/- acres available for development
- Possible incentives from City of Knob Noster
- ALL utilities to the site
- Former Mobile Home Property & Existing House Across Street

## WHITEMAN AIR FORCE BASE

- Estimated population of 17,850
- Annual base payroll of \$353,915,524
- Home of new B-21 Fighter Wing
- Adding approximately 500 new family members

## PROPOSED SCHOOL CAMPUS DEVELOPMENT

- Construction Started Jan. 2025-100,000sf High School
- 650 student capacity
- Dome gym/stadium
- Wrestling building
- Indoor baseball field
  - 5-year completion date in two phases
- Partially funded with \$25m in grants
  - Next to 3,400-acre Knob Noster State Park (450,000+ Visitors Annually), Dollar General, R-G Federal Credit Union & McDonald's

# SALE PRICE: \$680,000





# 10 +/- ACRES - MIXED USE FOR SALE

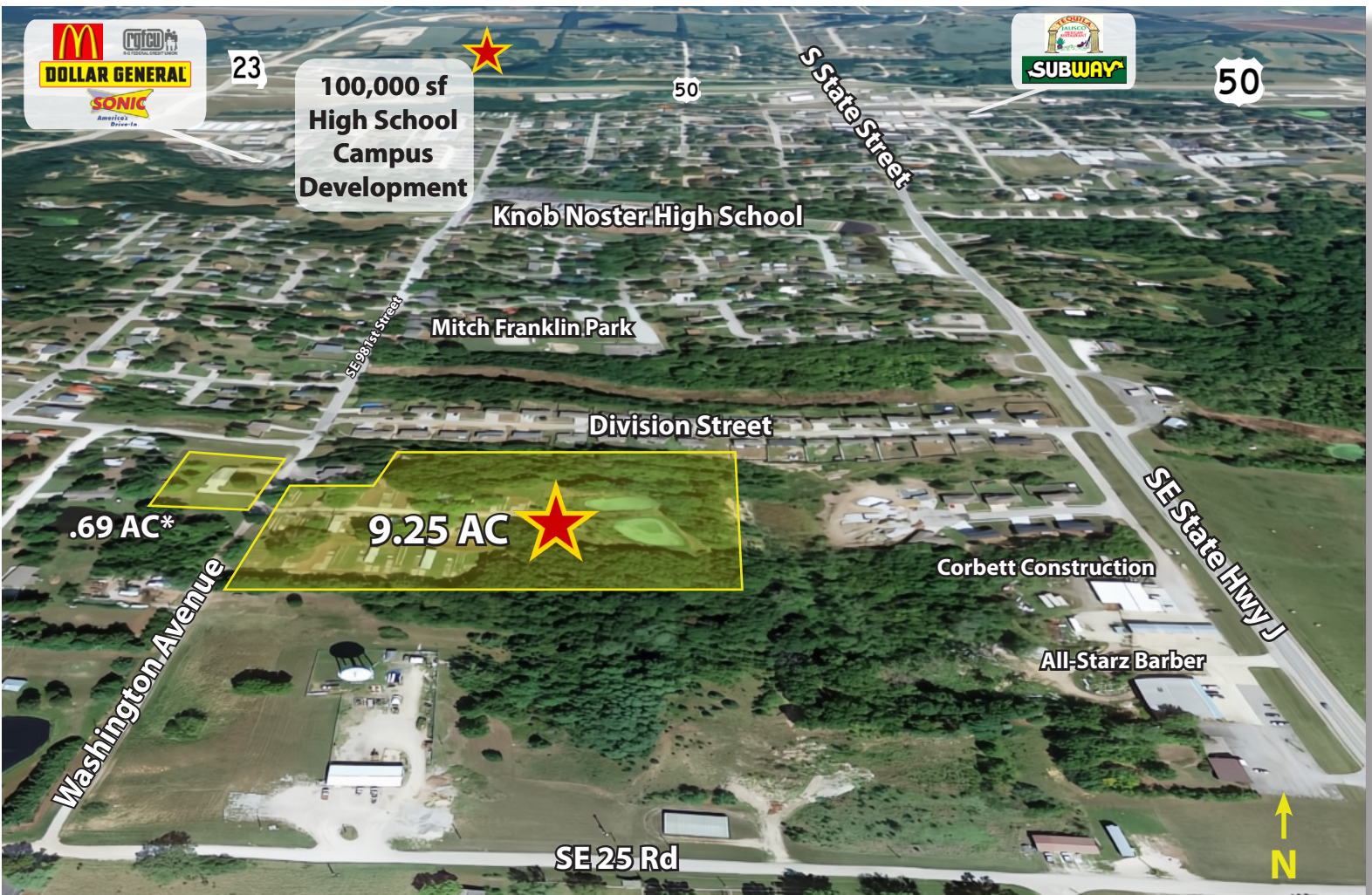
14 SE 981st & 1006 S. Washington Avenue, KNOB NOSTER, MO





# 10 +/- ACRES - MIXED USE FOR SALE

14 SE 981st & 1006 S. Washington Avenue, KNOB NOSTER, MO



**\*.69 Acres Consists of 30,000 sf of Land and Existing House**





# 10 +/- ACRES - MIXED USE **FOR SALE**

14 SE 981st & 1006 S. Washington Avenue, KNOB NOSTER, MO

