

3.15 ACRES & 28,000 SF PAD SITE **FOR SALE**

NWQ of 50 HWY & ROUTE 23, KNOB NOSTER, MO



SITE INFORMATION

- **3.15** acres available for development
- **28,000** SF Pad Site available
- Possible incentives from City of Knob Noster
- All utilities to the site
- Excellent visibility and access from Hwy 50 & Rt 23

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), Sonic, Dollar General, R-G Federal Credit Union & McDonald's

SALE PRICE RANGE: \$10.00 - \$14.00



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