

MIDWEST LAND GROUP PRESENTS

9.6 ACRES IN

# CASS COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 9.6 +/- ACRE DEVELOPMENT OPPORTUNITY IN HARRISONVILLE

This 9.6 +/- acre development opportunity is ideally located in Harrisonville, just off North Commercial Street and Plaza Drive, with excellent access to I-49 and North State Route 291. Comprising nine contiguous, platted parcels with a cul-de-sac, the land is mostly level and primed for development. Power, water, and sewer utilities are available at the site, streamlining the building process. Zoned agricultural, the property offers flexibility for a variety of potential uses, including multi-family housing, a business park, storage facilities, or other commercial ventures. Situated

within the Harrisonville School District and near retail, restaurants, and other amenities, the location offers both convenience and community appeal. As suburban development continues to expand from the Kansas City metro area, this site presents a prime investment with just a 30-minute commute to downtown Kansas City. Its combination of size, infrastructure access, and strategic location makes it an exceptional choice for developers or investors looking to capitalize on the area's growth and demand for new residential or commercial spaces.



## PROPERTY FEATURES

PRICE: **\$650,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **9.6**

- 9 platted parcels and cul-de-sac
- Just off North Commercial Street
- Level topography
- Zoned ag land
- Power, water, and sewer utilities
- Near retail and restaurants
- Harrisonville Schools
- 30 minutes from Kansas City
- Multi-family potential



# LEVEL TOPOGRAPHY

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# ZONED AG LAND

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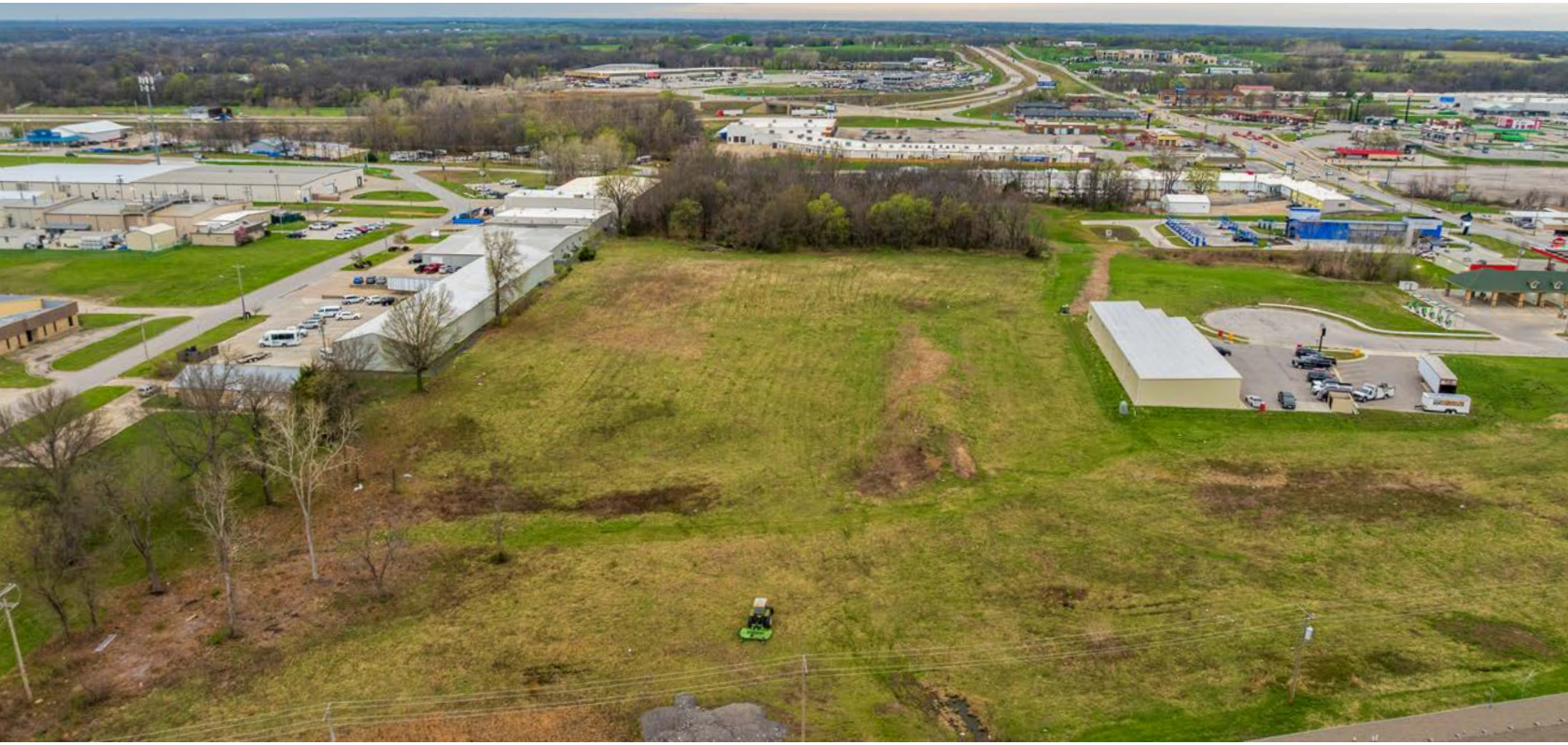




# NEAR RETAIL AND RESTAURANTS

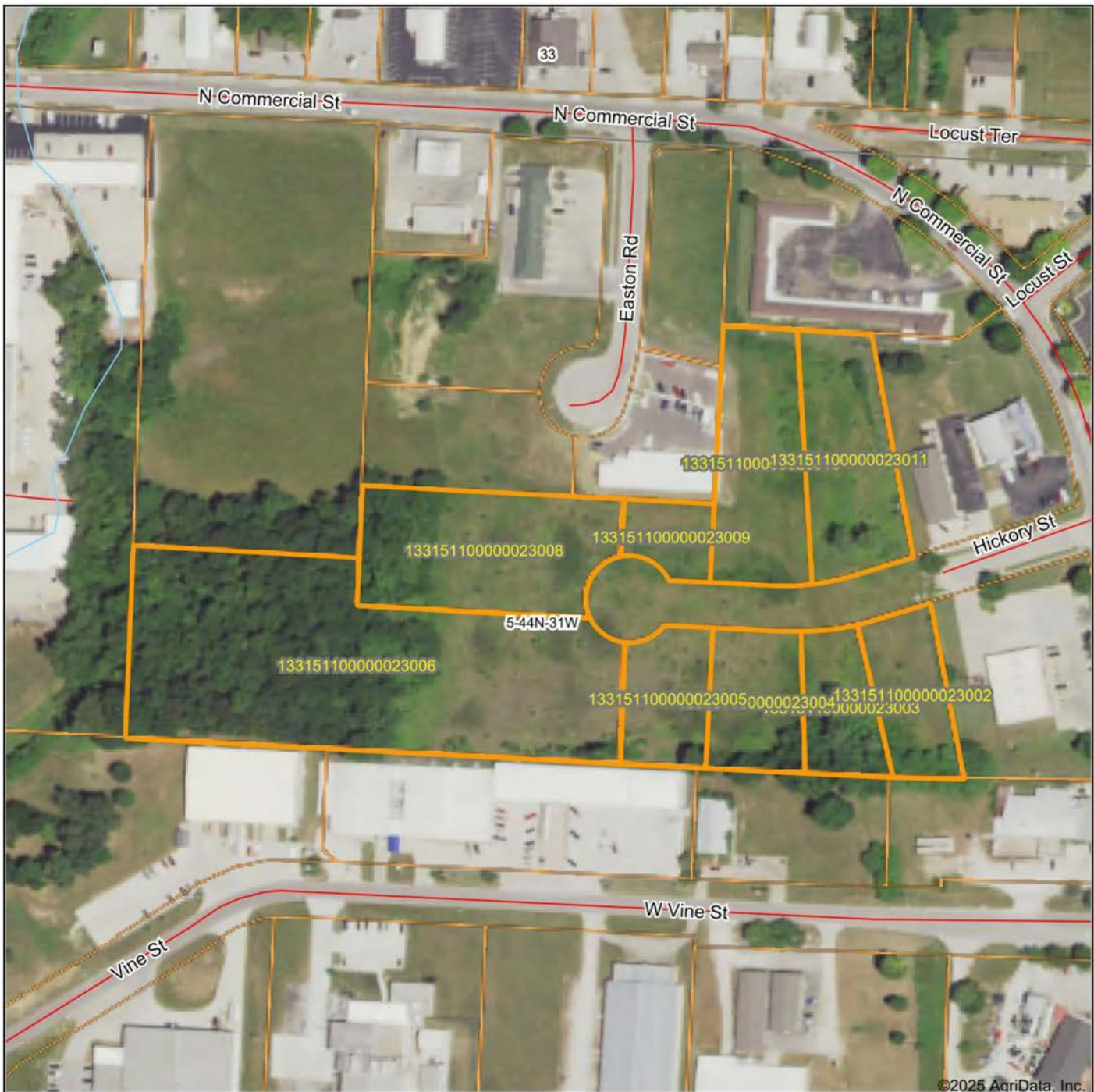
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Power, water, and sewer utilities are all available at the site, making it ideal for development. This is a more-than-suitable location for multi-family, a business park, storage facilities, and/or many other opportunities.





# AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 39' 40.66, -94° 21' 43.35

**5-44N-31W**  
**Cass County**  
**Missouri**

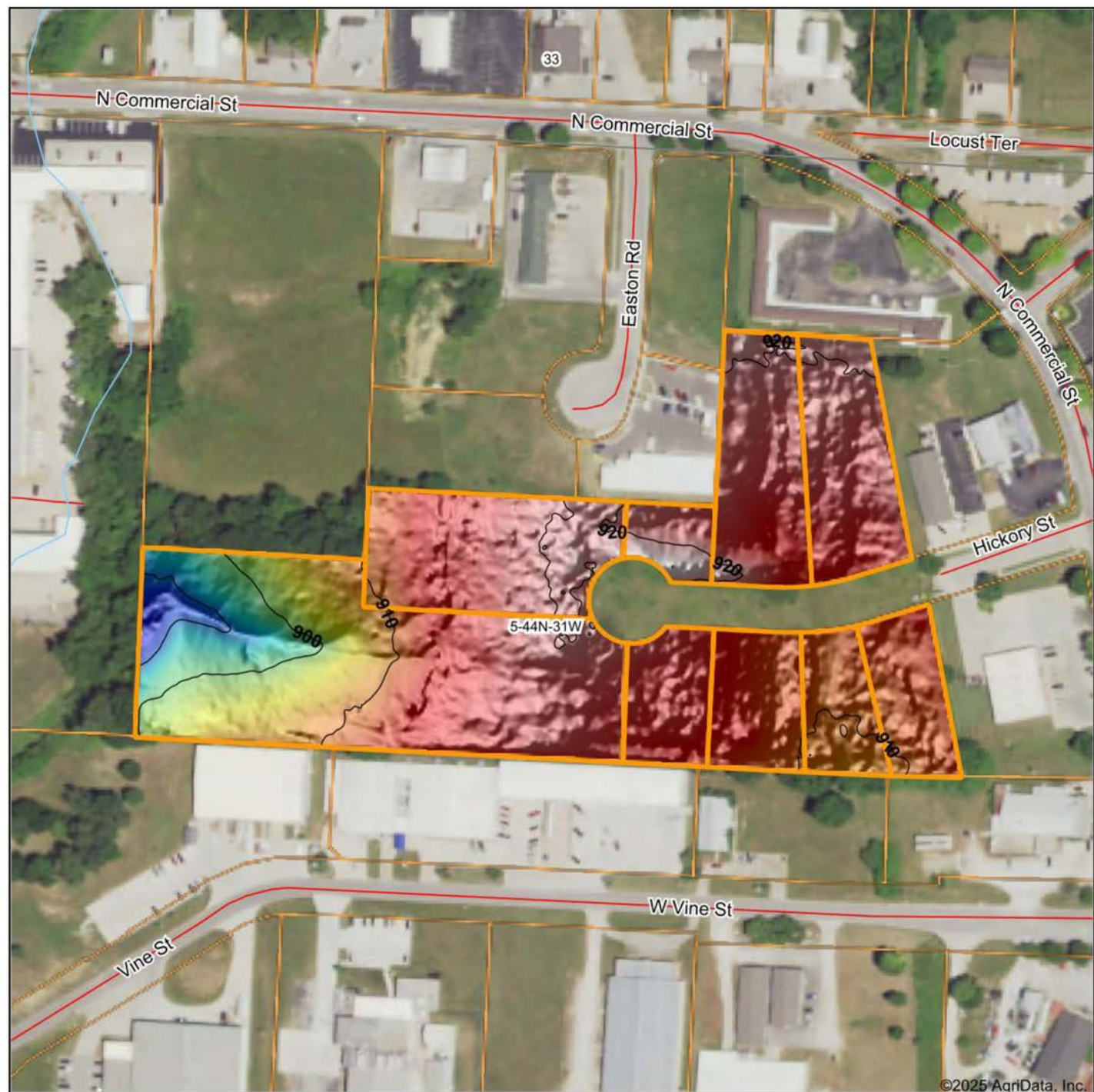
0ft 217ft 435ft



4/10/2025



# HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 884.8

Max: 924.1

Range: 39.3

Average: 912.5

Standard Deviation: 7.48 ft

0ft                      220ft                      439ft

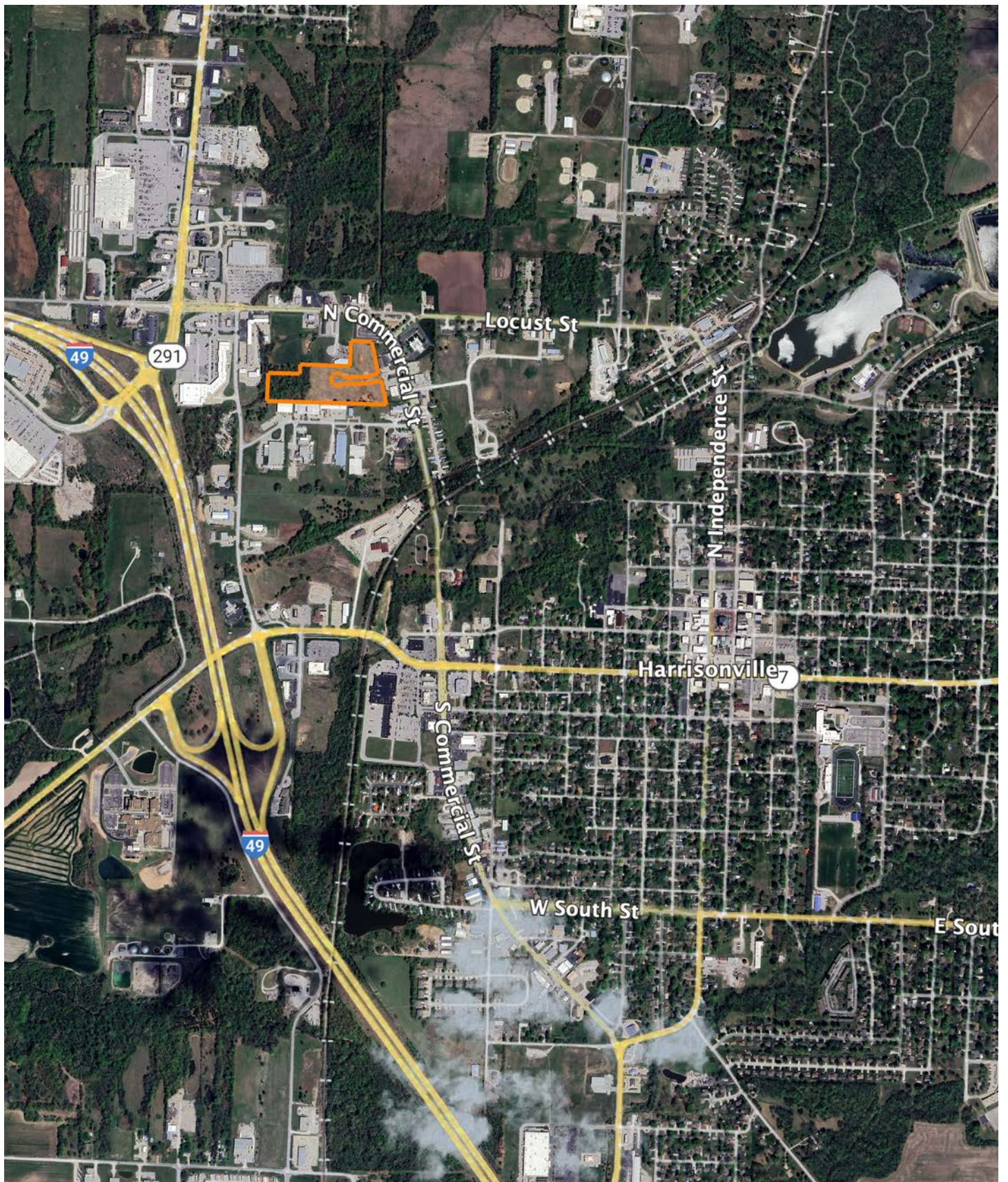


**5-44N-31W**  
**Cass County**  
**Missouri**

Boundary Center: 38° 39' 40.66, -94° 21' 43.35



# OVERVIEW MAP





# BROKER CONTACT

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Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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## MidwestLandGroup.com

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