

MIDWEST LAND GROUP PRESENTS

1 ACRE IN

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# CASS COUNTY MISSOURI

23621 SOUTH STATE ROUTE HWY 291 HARRISONVILLE, MO



[MidwestLandGroup.com](http://MidwestLandGroup.com)

# MIDWEST LAND GROUP IS HONORED TO PRESENT

# **MECHANICS DREAM SHOP**

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Midwest Land Group is proud to bring this commercial listing to the market. Here is your chance to move an existing business or start a new one. The 2,300 square foot building has been a gas station, automobile sales lot, and custom car and RV sales. Some of the amenities include a car lift, compressor, office space, and bathroom. A detail shop, auto repair and sales, tire sales and repair, coffee shop, just to name a few; anything would work here!

This property is on the edge of Harrisonville, Missouri, and is outside the city limits. This location is premium for high traffic counts of commuter traffic as well as weekend lake traffic; it is also a short distance from I-49. An opportunity like this doesn't come along very often. Be the first to take advantage of this prime commercial property for your business venture. Call Listing Agent Brian Rookstool at (816) 804-1076 for a tour.



# PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **1**

- Edge of Harrisonville
- Car lift in garage
- Easy commute
- Compressor tool room
- Asphalt parking Lot
- Old gas pump island with canopy
- Double entrance
- Lot is lighted
- Sales office space
- Restroom



# 2,300 SQUARE FOOT BUILDING

The 2,300 square foot building has been a gas station, automobile sales lot, and custom car and RV sales. Some of the amenities include a car lift, compressor, office space, and bathroom.



# ASPHALT PARKING LOT

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# OLD GAS PUMP ISLAND WITH CANOPY

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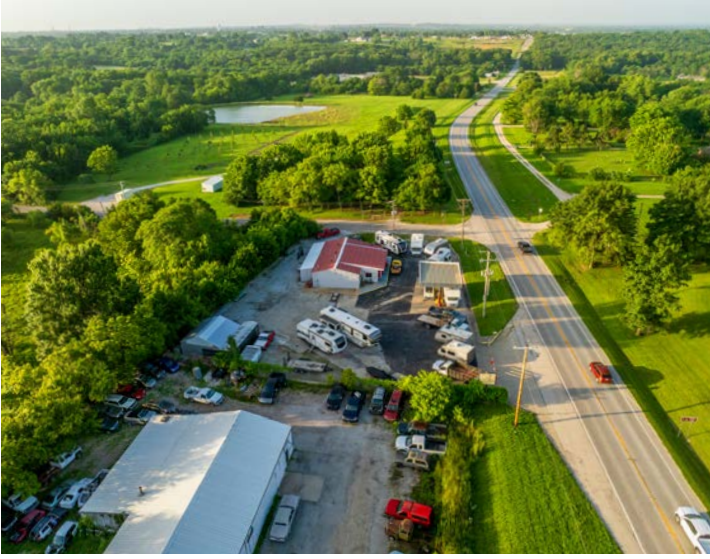
# DOUBLE ENTRANCE

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Map Center: 38° 41' 19.64, -94° 21' 53.82

0ft 76ft 152ft



Maps Provided By:



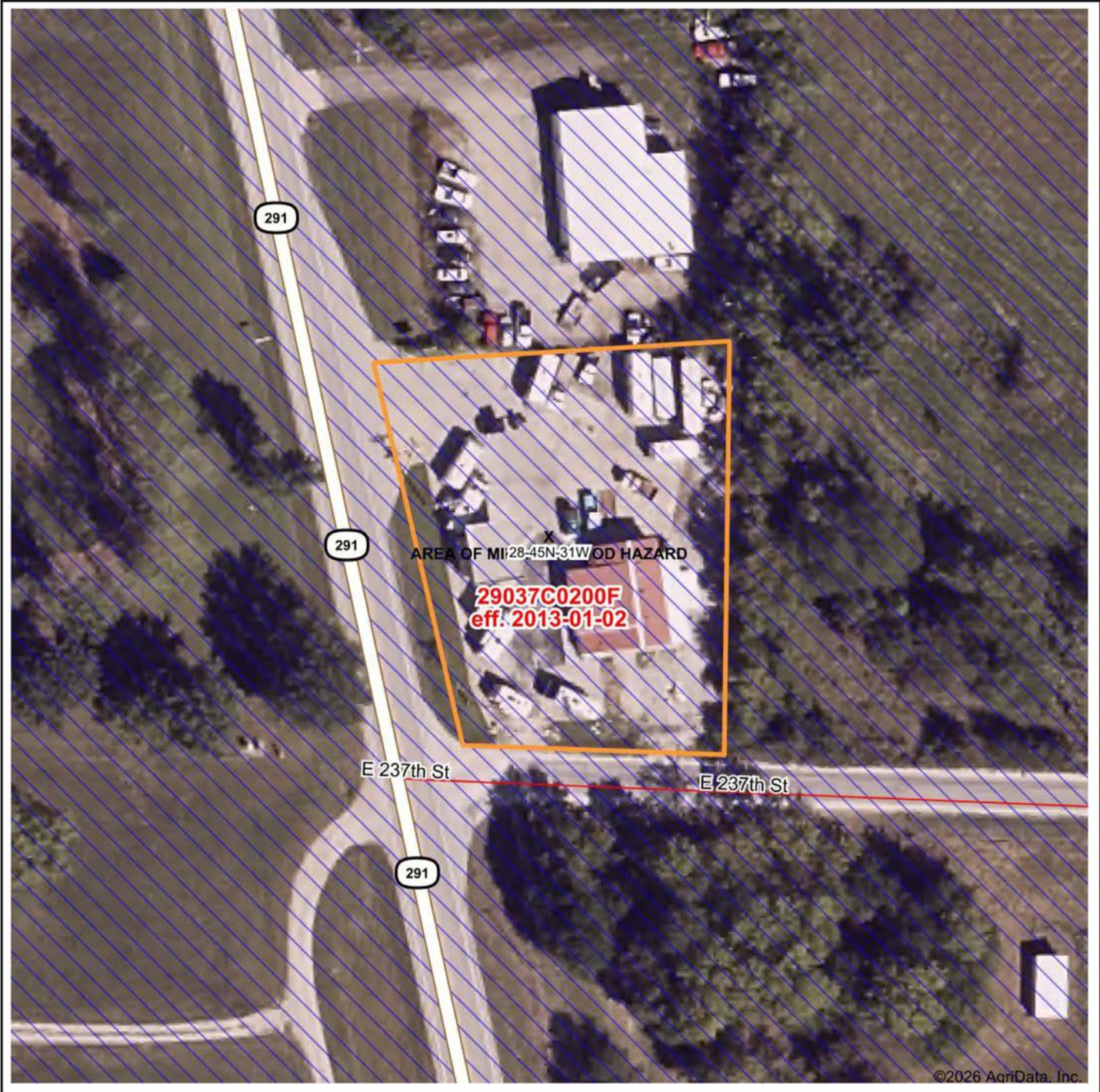
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**28-45N-31W**  
**Cass County**  
**Missouri**



7/2/2026

# FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

Mapped Acres:

Actual Acres:

7/2/2026

0.69

0.69

Page 1 of 2

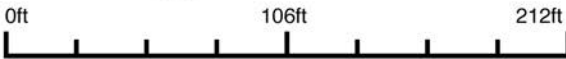


Maps Provided By:



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# HAIL MAP



## Hail Dates

Crop Year:

- 6/13/2026 ■ Minimal
- 4/26/2026 ■ Minimal
- 4/13/2026 ■ Minimal
- 3/6/2026 ■ Minimal

Acres: 0.69

Cass County, MO

Date: 7/2/2026



Maps Provided By:



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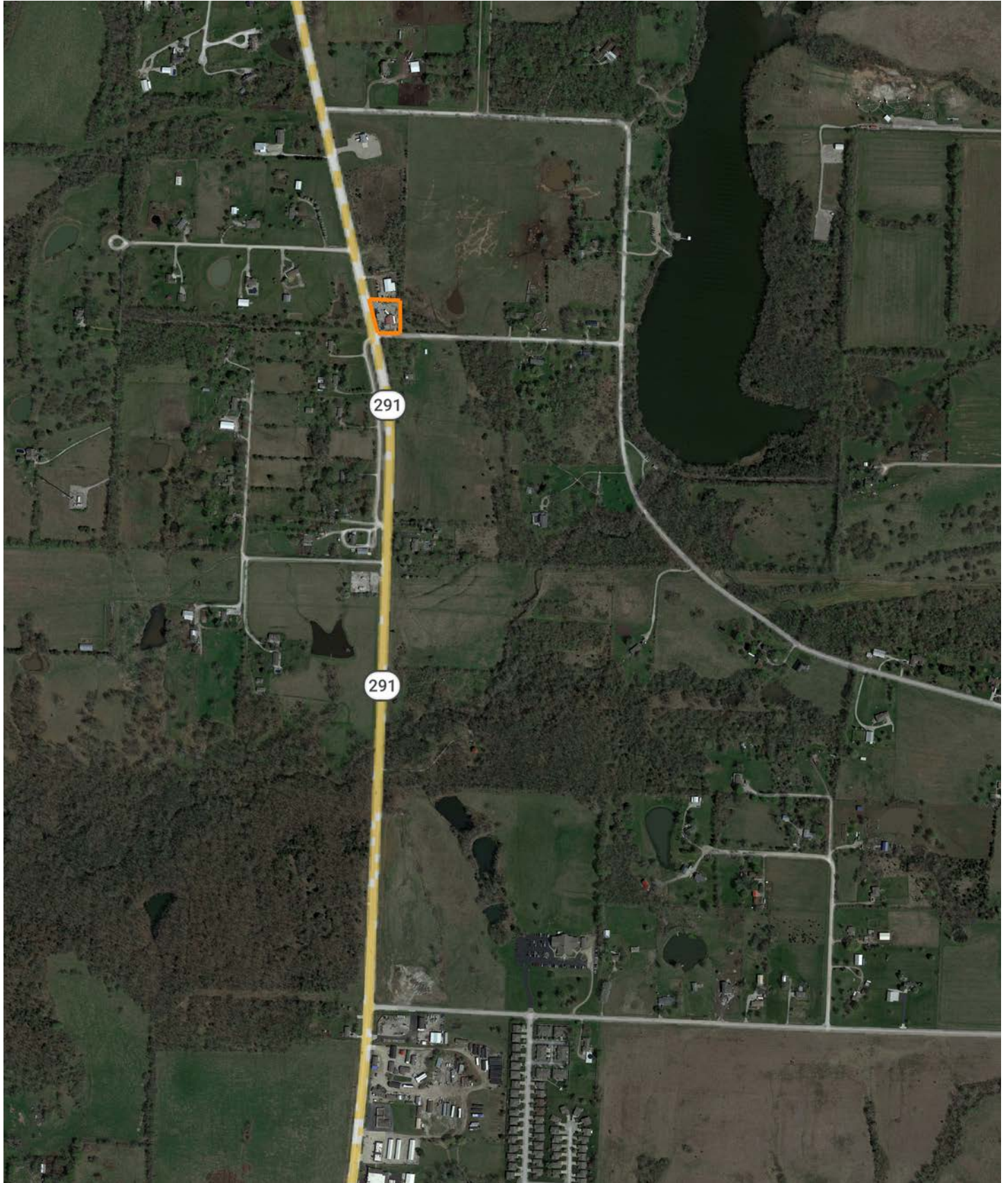
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- Minimal 10% chance of hail, very small and sporadic
- Slight 20% chance of hail, small and widely scattered
- Possible 35% chance of hail, scattered small or sporadic large up to 1"
- Likely 75% chance of hail, lots of small hail or sporadic large up to 1.75"
- Severe 90% chance of hail, plenty of small or large up to 2.75"
- Extreme 98% chance of hail, plenty of small hail or large up to 4"
- No Data



# OVERVIEW MAP

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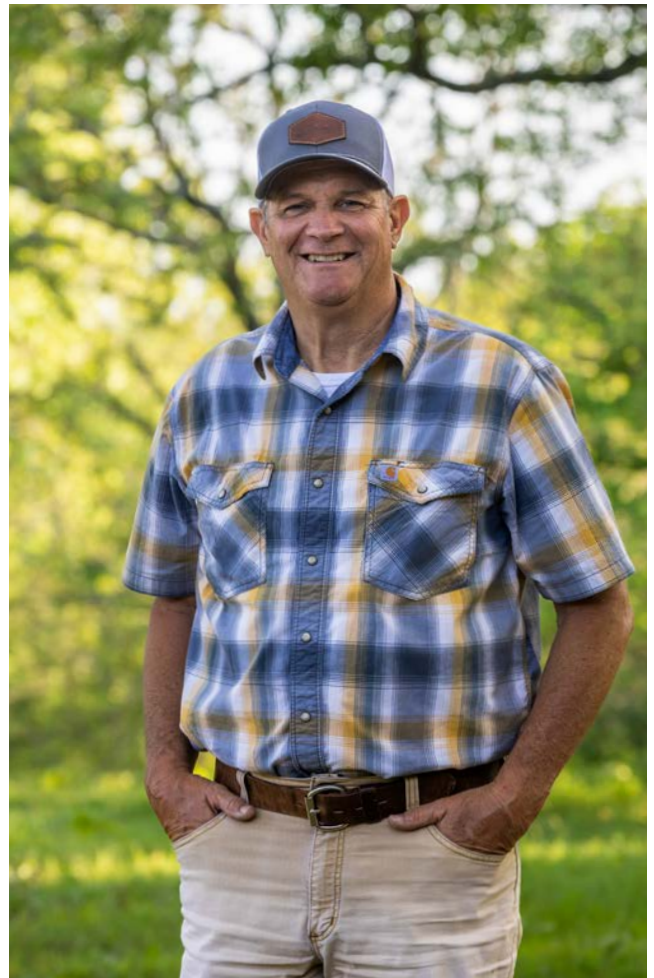


# AGENT CONTACT

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Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and nine grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



**BRIAN ROOKSTOOL,**  
LAND AGENT  
**816.804.1076**  
BRookstool@MidwestLandGroup.com



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## MidwestLandGroup.com

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