MIDWEST LAND GROUP PRESENTS

C-3 COMMERCIAL LAND WITH INTERSTATE FRONTAGE

20 ACRES IN BATES COUNTY, MISSOURI



MIDWEST LAND GROUP

MidwestLandGroup.com

C-3 COMMERCIAL LAND WITH INTERSTATE FRONTAGE

COUNTY: BATES | **STATE:** MISSOURI | **ACRES:** 20

This property south of Kansas City in Bates County, Missouri, represents a great opportunity for commercial development. At 20 +/- acres, it offers tremendous traffic exposure, with over 1,300′ of frontage along US Interstate 49. Traffic volume reports by the Missouri Department of Transportation show daily traffic volumes of >17,000 vehicles per day, including over 10,000 passenger cars and over 26,00 semi-trucks. There are two road accesses into the parcel, including one that's just 650′ from the northbound I-49 ramp and 1,100′ from the south-bound ramp. This property is zoned C-3 Commercial, allowing for uses including hotels/motels, retail stores, office buildings, banks, fuel stations, warehouses, venues, restaurants, and rental storage units.

Electric service and fiber-optic service lines are on-site, as well as natural gas. This land is quite buildable, with slopes of 1-3%. Butler, Missouri, is the county seat of Bates County and is situated just 45 minutes from south Kansas City, Missouri. All in all, this land provides a wonderful opportunity for investment and construction of multiple business classes. To schedule an appointment to see this property, call Land Agent Scott Sudkamp at (417) 321-5427 today.

PROPERTY FEATURES

- C-3 Zoned Commercial Land
- Allowable uses: hotels, retail shops, office buildings, fuel stations, warehouses, restaurants, rental storage units, etc.
- Multiple access points
- South access is <1,200′ from I-49
- Power on-site
- Natural gas on-site
- Fiber optic internet on-site
- Good traffic volume - >17,000 cars/trucks per day
- Land is flat/gently sloping, with 1-3% grade
- 17 +/- acres R-2 residential land is also available
- 45 minutes from South Kansas City

20 +/- ACRES





C-3 ZONED COMMERCIAL LAND





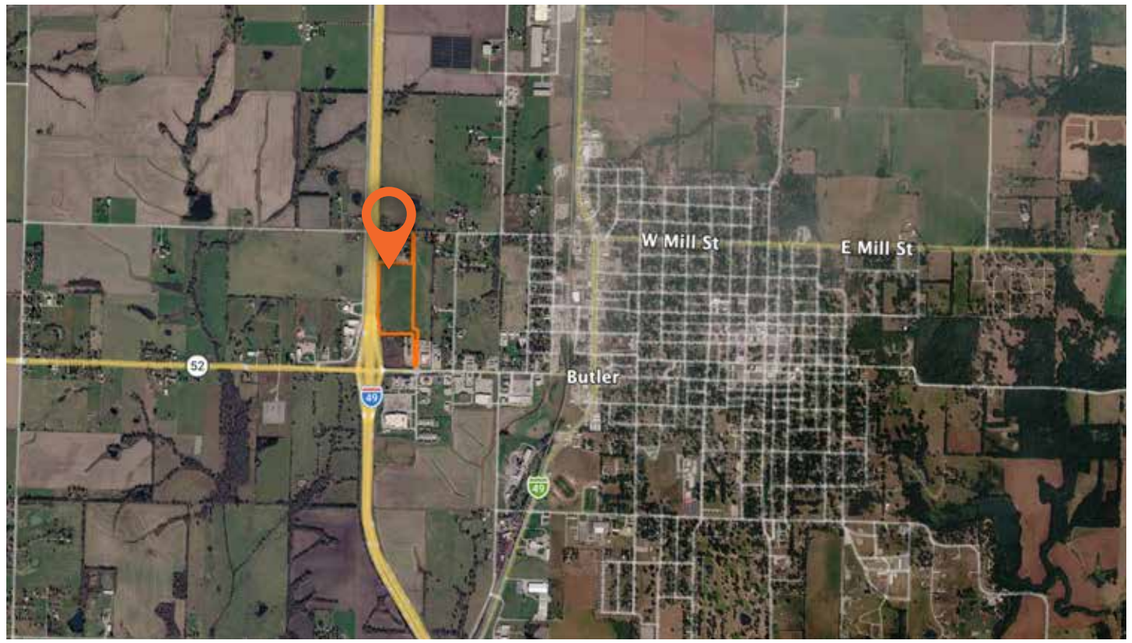
INVESTMENT OPPORTUNITIES



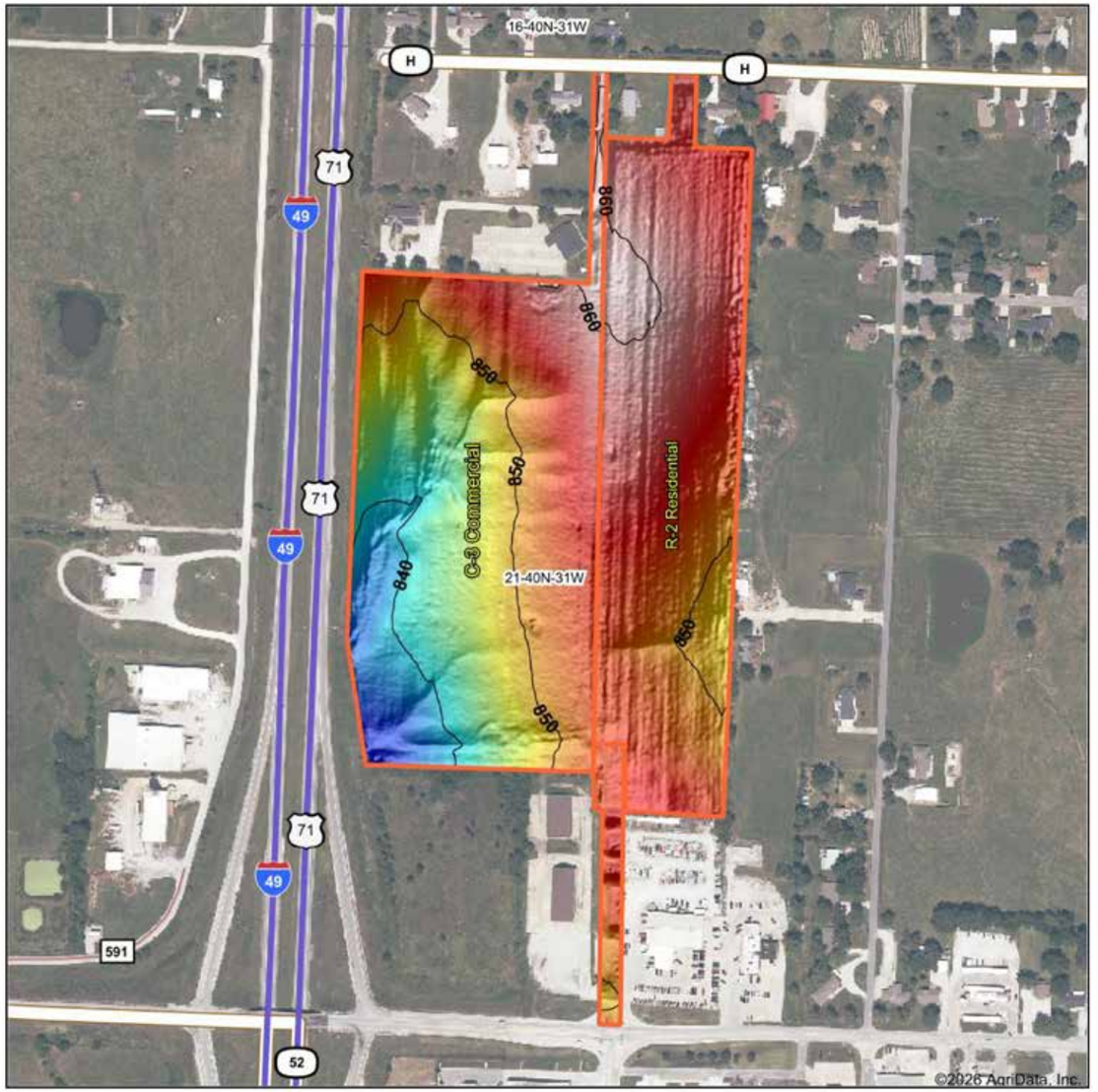


AERIAL MAPS





HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	10
Min:	833.5
Max:	861.7
Range:	28.2
Average:	850.9
Standard Deviation:	6.23 ft

0ft 422ft 844ft

N W E S

11/16/2026

21-40N-31W
Bates County
Missouri

Boundary Center: 38° 15' 38.58, -94° 21' 20.77

AGENT CONTACT

For as long as he can remember, Scott Sudkamp has loved the land. Whether hunting, fishing, camping, or exploring, he's always been intrigued by prairies and rivers and wild places. His passion for wildlife and habitat led him to pursue degrees in environmental biology and wildlife management from Eastern Illinois University and Southern Illinois University. Following college, he spent nearly 20 years working as a wildlife biologist in Texas and Missouri as a public land manager and private land conservationist. He has an extensive background in managing wetlands, grasslands, and woodlands, and is well-versed in manipulating the land to benefit wildlife, including whitetails, ducks, wild turkeys, and upland game. His expertise managing land and wildlife gives him a unique perspective for understanding the land and recognizing its capabilities and potential.

Scott is a man of faith and serves as an elder and teacher at his church, and enjoys helping people pursue and realize their dreams. He and his wife Tina have been married for 30 years and raised their family on a farm in Vernon County, Missouri. He is an avid hunter and enjoys crisp November mornings bowhunting whitetails, sunrises on the marsh hunting mallards, and following bird dogs around in pursuit of pheasants, grouse, and quail. Scott loves guiding his clients through the buying and selling process and helping them achieve their goals and dreams. With his diverse background in land management and land sales, he's ready to go to work for you. Give him a call today.



SCOTT SUDKAMP

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