

# Development Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Development Site

4241 S. Brookhart Dr.  
Harrisonville, MO 64701

Presented by:

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**LIST PRICE: Call Broker for Price**

## INVESTMENT HIGHLIGHTS

- 12-acre development of M1 (Light Industrial) zoned land
- Multiple lots of varying sizes available for different uses
- High profile location on Interstate 49 between Kansas City and popular Missouri Lakes
- ~3,700 daily traffic count (MoDot) on the south ramp in front of the property
- Seller will stay on to help with approvals
- Light Commercial / Warehouse / Contractor Business
- Click [HERE](#) for Drone Video

## DESCRIPTION

Bounty Hill Business Park is a 12-acre development opportunity for multiple uses including diverse/multi-use storage/sales businesses.



