



# Owner/User Commercial/Mixed-Use Opportunity

## 7621 SE Cannon Ball Road, Holt, Missouri 64068



### SALE PRICE: \$1,800,000 | 4.4 ACRE LOT +/-

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	951	3,172	6,287
Avg. Household Income	\$126,643	\$121,464	\$122,890

- Situated on corner of Highways PP (4,518 cpd) & 33
- Easily accessible from I-35 (33,508 cpd) - Less than one mile away
- Multi-use property - Zoned C-1
- 4 Buildings and 1 shed/chicken coop totaling approximately 11,000 SF +/-
- 4.4 Acres of partially fenced in land
- New build - Every structure has been thoughtfully constructed and layed out for an array of uses
- Centrally located within 30 miles of KCI Airport and 31 miles of Kansas City, with close proximity to Liberty (17 miles), Kearney (8 miles), and St. Joseph (45 miles)



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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**PHOTOS**



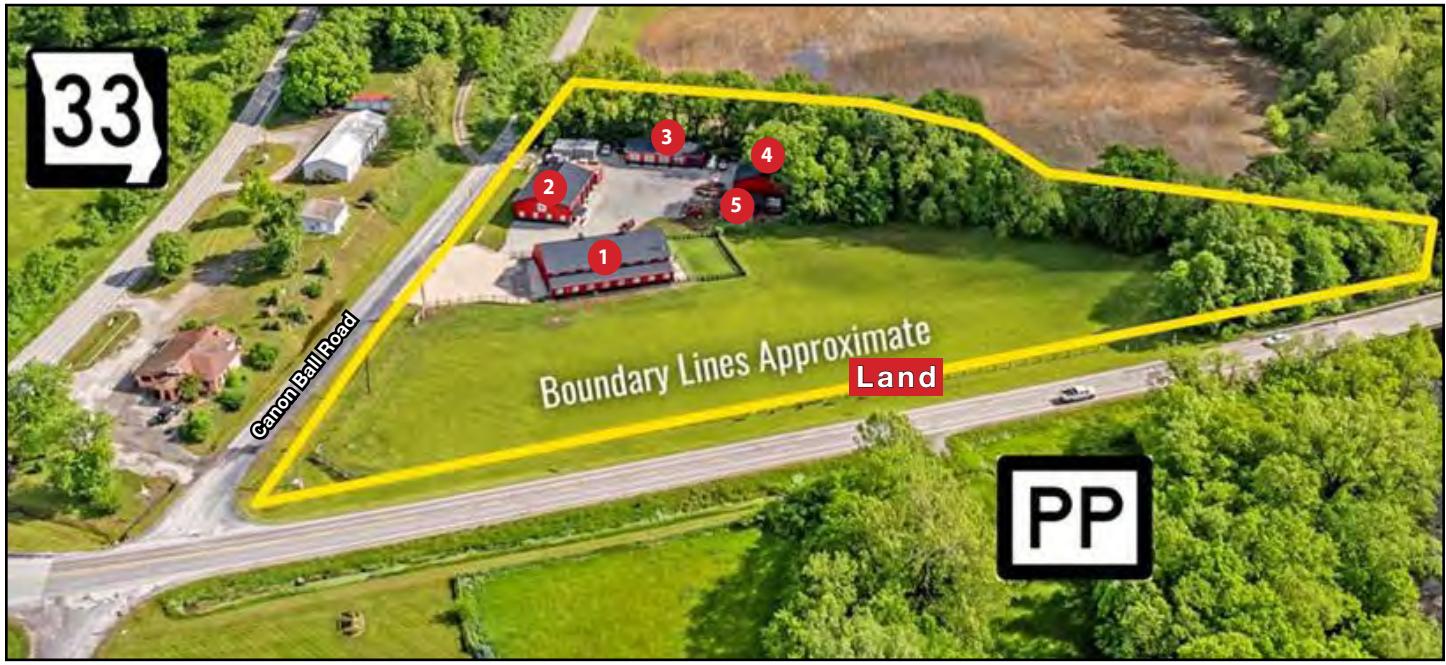
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## PHOTOS



### PROPERTY OVERVIEW



#### Building 1 - Living Quarters & Workshop

- Approx. 4,800 SF (80'x60')
- Built in 2017
- Climate controlled
- $\frac{1}{3}$  living quarters,  $\frac{2}{3}$  open workshop/entertainment space

#### Building 2 - Flex, Office, Retail, Workshop/Warehouse

- Approx. 2,400 SF (40'x60')
- Built in 2021
- Climate controlled

#### Building 3 - Office, Operations Hub, Event

- Approx. 1,620 SF (27'x60')
- Built in 2019-2020
- Climate controlled

#### Building 4 - Machine, Storage Area

- Built in 2019
- Approx. 2,000 SF (40'x60')

#### Building 5 - Shed, Chicken Coop

- Approx. 288 SF (12'x24')
- Insulated, fenced-in, and fully covered
- Climate controlled

#### Land

- Approx. 4.4 AC of partially fenced-in flat land
- Zoned C-1
- Asphalt roads and poured concrete driveway - easy for operating heavy machinery
- Dedicated concrete pad with utility connections
- Backs up to creek & wooded area offering privacy
- Secured entry
- Google Fiber is installed throughout

## BUILDING 1 - LIVING QUARTERS & WORKSHOP

### Overview

- Approx. 4,800 SF (80'x60')
- Built in 2017
- Climate-controlled (New HVAC installed in 2024)
- $\frac{1}{3}$  living quarters,  $\frac{2}{3}$  open workshop/entertainment space

### Living Quarters: (Approx 1,600 SF)

- 1 bed
- 1 1/2 bath
- Full kitchen
- Vault-rated tornado shelter
- Laundry room
- Private office
- Fenced-in backyard with a large patio
- High-end interior finishes throughout, including wood paneling, marble countertops, LED lighting, a wood-burning furnace, and other thoughtfully designed additions

### Workshop/Entertainment/Storage/Garage: (Approx 3,200 SF)

- Wide open space with vaulted ceilings
- Large sliding door opens up to fenced-in backyard & patio
- One 8' garage door
- Multiple 30-amp outlets
- Full bathroom
- Air scrubber
- Water filtration & purification system installed in 2025
- \*40' Conex container in great condition, could stay with property

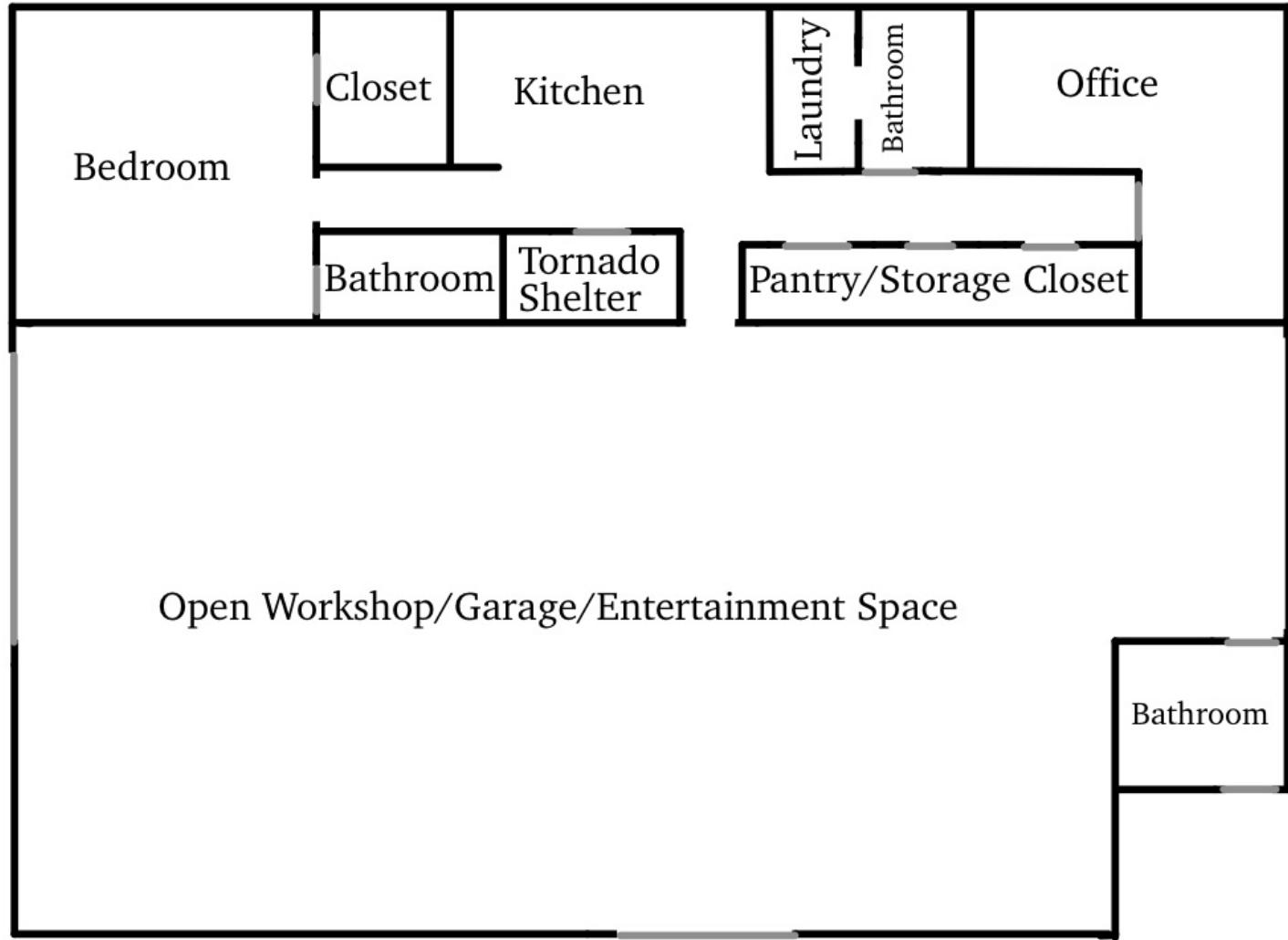




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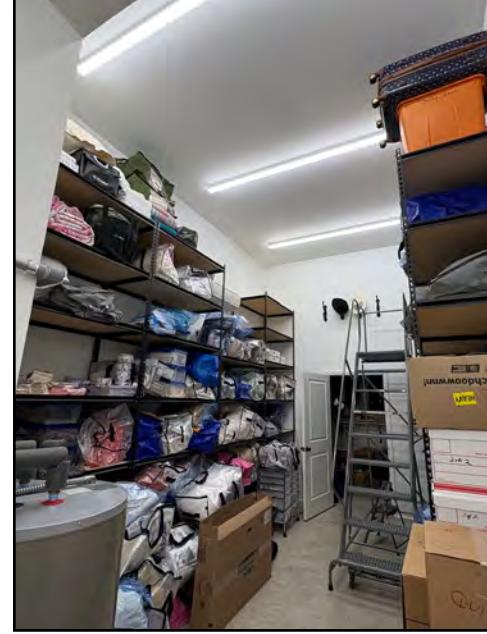
## BUILDING 1 - FLOOR PLAN

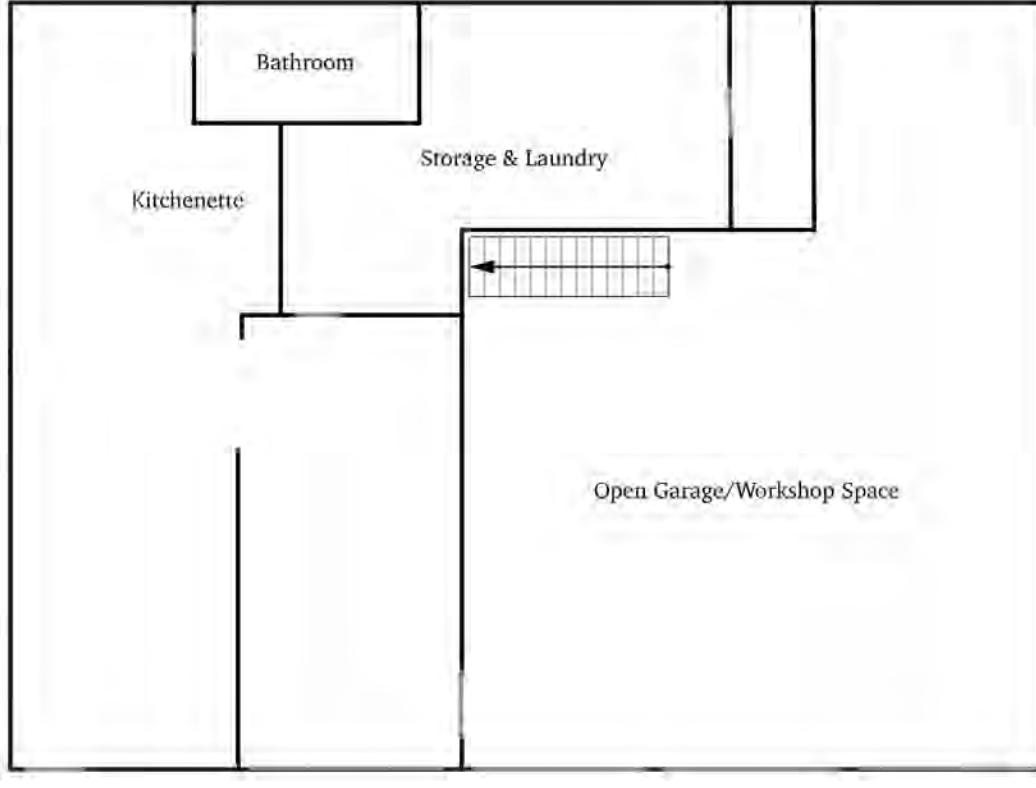
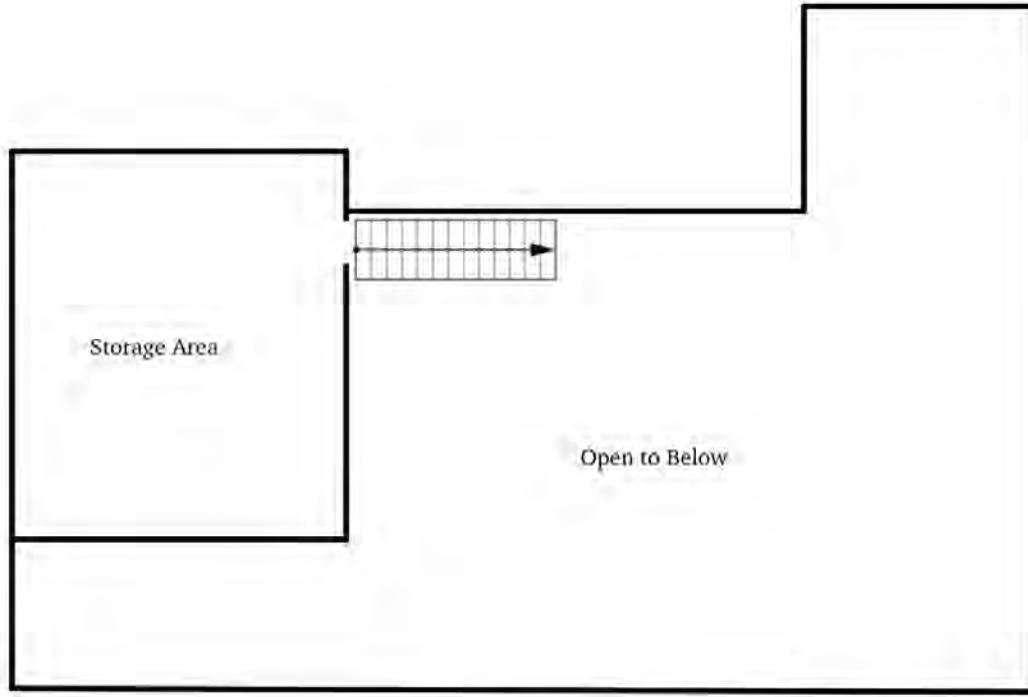


## BUILDING 2 - FLEX, OFFICE, WORKSHOP/WAREHOUSE

### Overview

- Approx. 2,400 SF (40'x60')
- Built in 2021
- Climate controlled
- Three 12' garage doors
- One 8' garage door
- Kitchenette
- Full bathroom
- Laundry area
- Walk-in closet
- Large open/office area
- Custom-built hookups for an operating Airstream (up to 35')
- Additional 30-amp outlet
- Second-level mezzanine area for additional storage space
- High-end interior finishes + LED lighting throughout
- Easily convert a portion of the space into a guest house, office, or similar use



**BUILDING 2 - FLOOR PLANS**

### BUILDING 3 - OFFICE, OPERATIONS HUB, EVENT SPACE

#### Overview

- Approx. 1,620 SF (27'x60')
- Built in 2019-2020
- Climate-controlled throughout
- Five 9' garage doors (4 glass, currently sealed for efficiency, comes with black wooden inserts)
- Full bathroom
- Kitchenette
- Three private offices
- Large conference room (Seats 20+ people comfortably)
- Walk-in closet for storage
- High-end interior finishes + LED lighting throughout
- Strategically laid out floor plan, offering the ability for several different uses/purposes

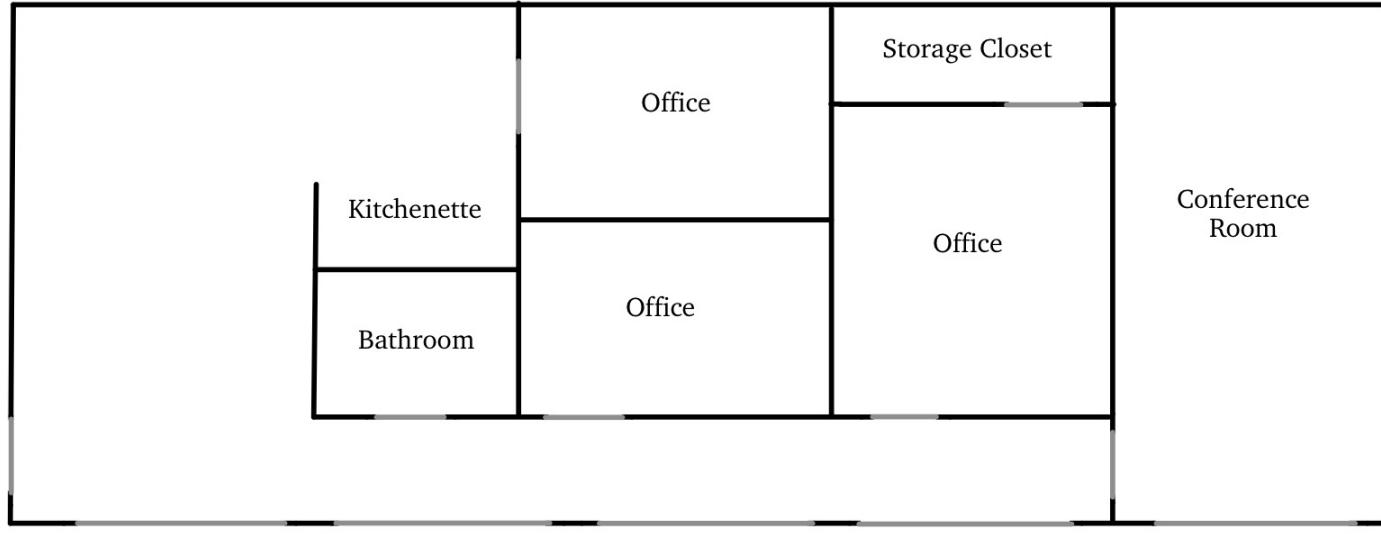




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### BUILDING 3 - FLOOR PLAN

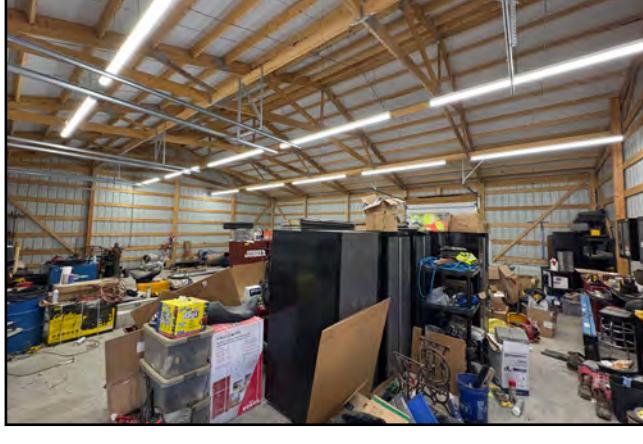


**BUILDING 4 - MACHINE, STORAGE AREA****Overview**

- Built in 2019
- Approx. 2,000 SF (40'x60')
- Four 9' garage doors in front, one garage door in the rear opening up to creek/wooded area.
- Numerous interior & exterior outlets
- Surrounding Trees were trimmed by a qualified professional company in 2025.
- Great for parking large vehicles, machinery, equipment, etc

**BUILDING 5 - CHICKEN COOP****Overview**

- Approx. 288 SF (12'x24') + fenced-in area
- Climate-controlled + covered
- First utilized as a chicken coop, now dedicated to the owners' two pups!
- Could be a great home for small animals, or as additional storage for tools + materials
- Surrounding Trees were trimmed by a qualified professional company in 2025



**AERIAL**



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### HOLT, MISSOURI

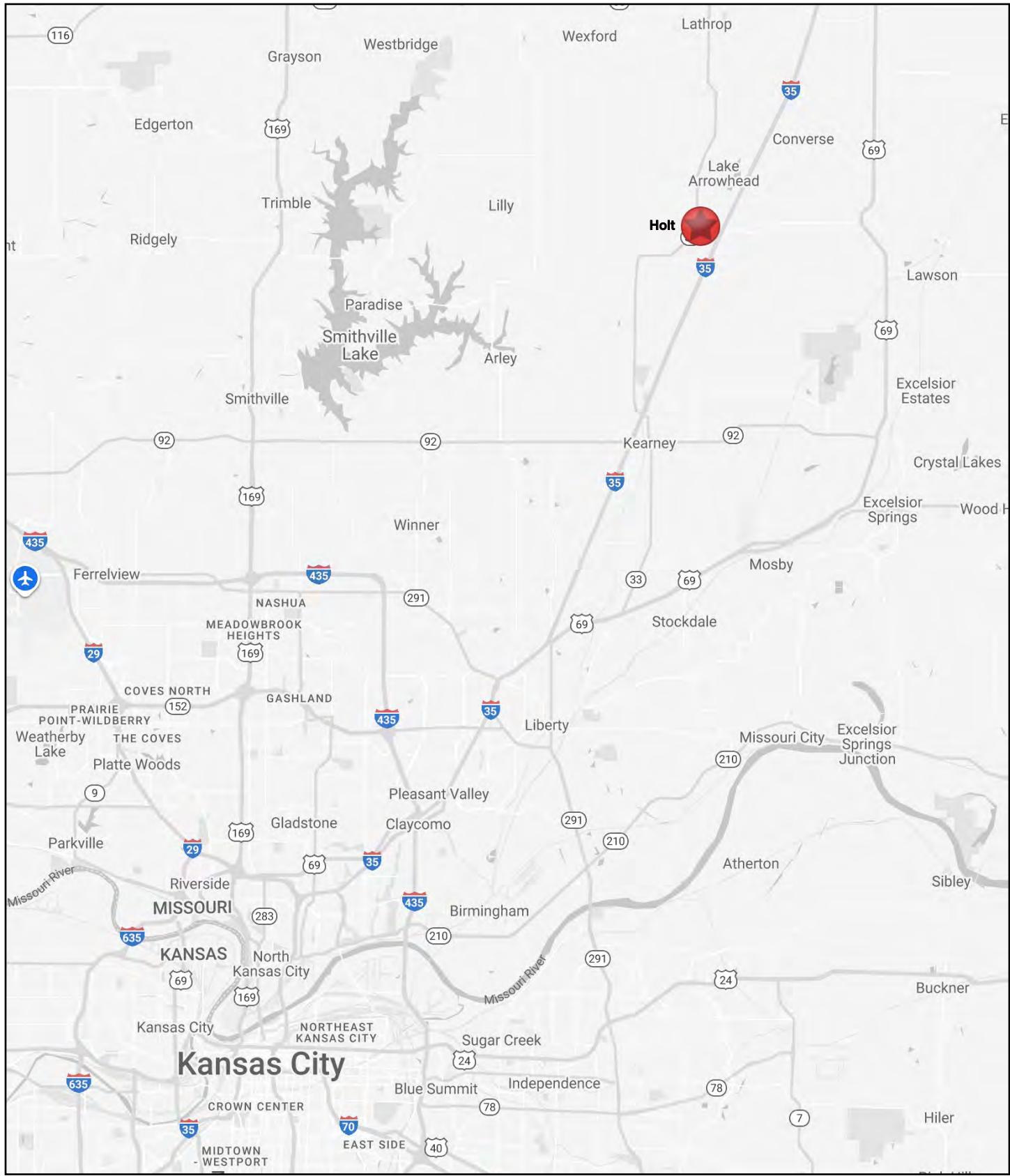
Holt, MO, was platted in 1867. The city was named for Jeremiah Abel Holt (1811-1886), who donated the land in 1837 and was one of the first settlers in the area, a native of Orange County, North Carolina. Holt is located in the Clinton-Clay county line west of I-35. Missouri Route 33 passes through the community. The Lake Arrowhead reservoir on the Muddy Fork of Clear Creek lies north of the community.

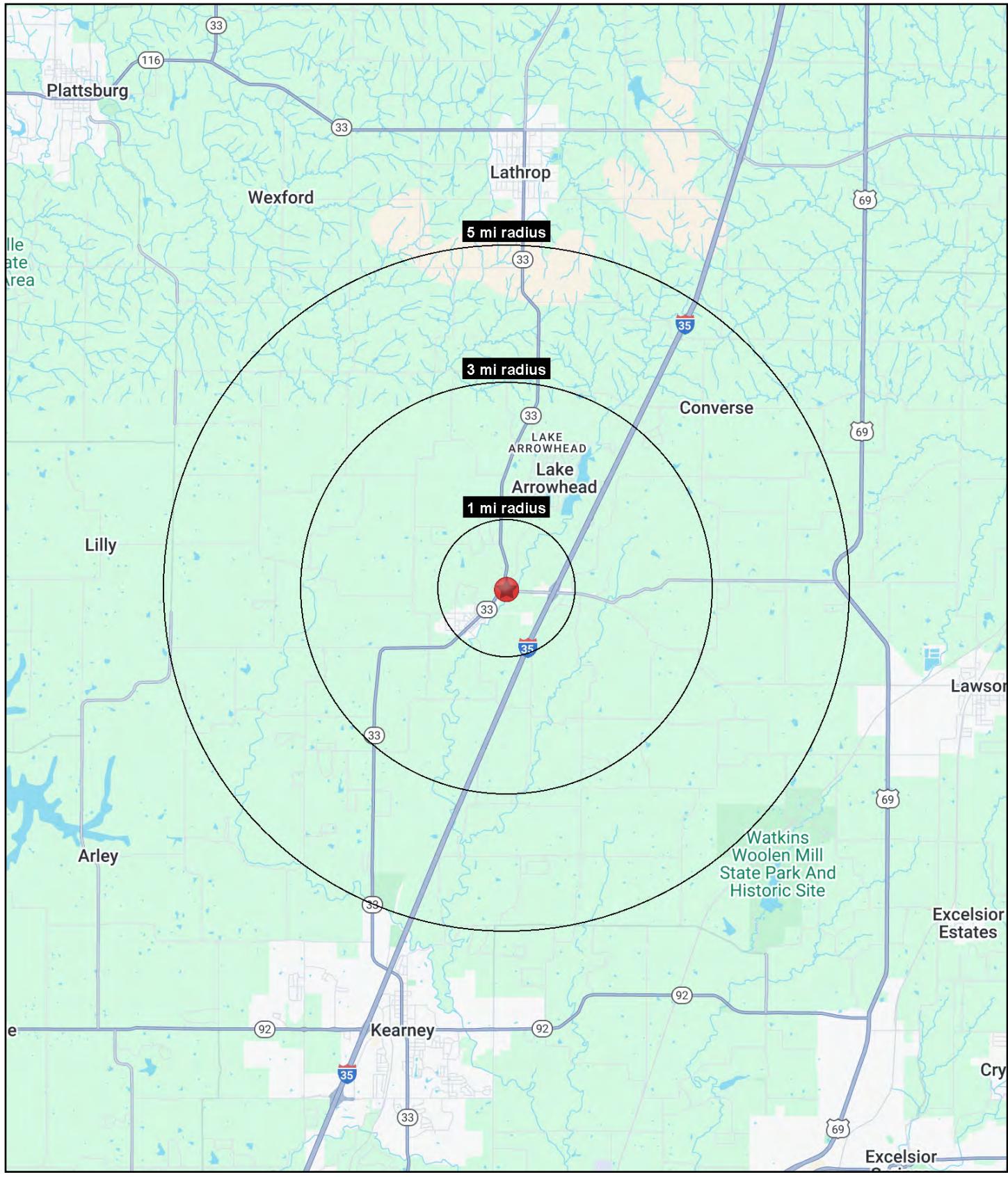
Holt, Missouri, is a small, growing, strong community known for its quiet, rural charm with easy, convenient highway access (I-35), offering country living near larger towns, featuring new subdivisions, highly-rated schools (like Northern Hills Christian Academy), and nearby attractions like Watkins Mill State Park and the Jesse James Birthplace Museum.

Holt features essential community amenities, including a full-time fire protection district and access to the Kearney School District.

Positioned in the northern suburbs of the Kansas City metropolitan area, Holt lies approximately 30 miles north of downtown Kansas City.









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7621 SE Cannon Ball Road Holt, MO 64048	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	951	3,172	6,287
2030 Projected Population	985	3,286	6,528
2020 Census Population	919	3,072	6,185
2010 Census Population	862	2,835	5,845
Projected Annual Growth 2025 to 2030	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	0.7%	0.8%	0.5%
2025 Median Age	44.0	44.3	45.3
<b>Households</b>			
2025 Estimated Households	369	1,223	2,394
2030 Projected Households	386	1,284	2,532
2020 Census Households	356	1,175	2,334
2010 Census Households	330	1,076	2,185
Projected Annual Growth 2025 to 2030	1.0%	1.0%	1.1%
Historical Annual Growth 2010 to 2025	0.8%	0.9%	0.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	93.7%	93.7%	93.6%
2025 Estimated Black or African American	0.8%	0.7%	0.8%
2025 Estimated Asian or Pacific Islander	0.7%	0.7%	0.7%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
2025 Estimated Other Races	4.6%	4.6%	4.7%
2025 Estimated Hispanic	3.2%	3.1%	3.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$126,643	\$121,464	\$122,890
2025 Estimated Median Household Income	\$97,526	\$93,924	\$97,377
2025 Estimated Per Capita Income	\$49,094	\$46,852	\$46,821
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.2%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.2%	4.3%
2025 Estimated High School Graduate	32.6%	32.3%	32.6%
2025 Estimated Some College	23.1%	23.7%	23.1%
2025 Estimated Associates Degree Only	11.5%	10.9%	10.4%
2025 Estimated Bachelors Degree Only	17.0%	17.7%	18.9%
2025 Estimated Graduate Degree	8.8%	9.0%	9.2%
<b>Business</b>			
2025 Estimated Total Businesses	18	31	60
2025 Estimated Total Employees	118	186	319
2025 Estimated Employee Population per Business	6.4	6.1	5.3
2025 Estimated Residential Population per Business	51.5	103.1	104.6

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