

# Independence

## BUSINESS PARK

The development of a new business park creates a unique opportunity to further enhance the positive attributes that Independence has focused on for the past decade. Part of what makes Independence an All-America City is its treasured quality of life. Located within the thriving Kansas City metro area, residents are minutes away from major league sports, world-class museums and cultural attractions.



- ★ The proposed business park is located in Independence at the intersection of Routes 7 and 78, east of the Little Blue River Parkway.
- ★ 363-acre institutional quality master planned business park with protective covenants.
- ★ Build-to-suit sites available up to 150 acres for sale or lease.
- ★ Land sites for sale to corporate users.
- ★ All City of Independence utilities are available at competitive rates with dual feed electrical service
- ★ Planned uses include flex/high tech, industrial/warehouse, office, and retail
- ★ Master planned storm water detention system.
- ★ Park adjacent to future Little Blue Parkway and Highway 78 (5 miles North of I-70).
- ★ Adjacent to the proposed Harmony Planned Community and Business District.
- ★ All state and local incentives available.
- ★ Union Pacific rail served sites available.

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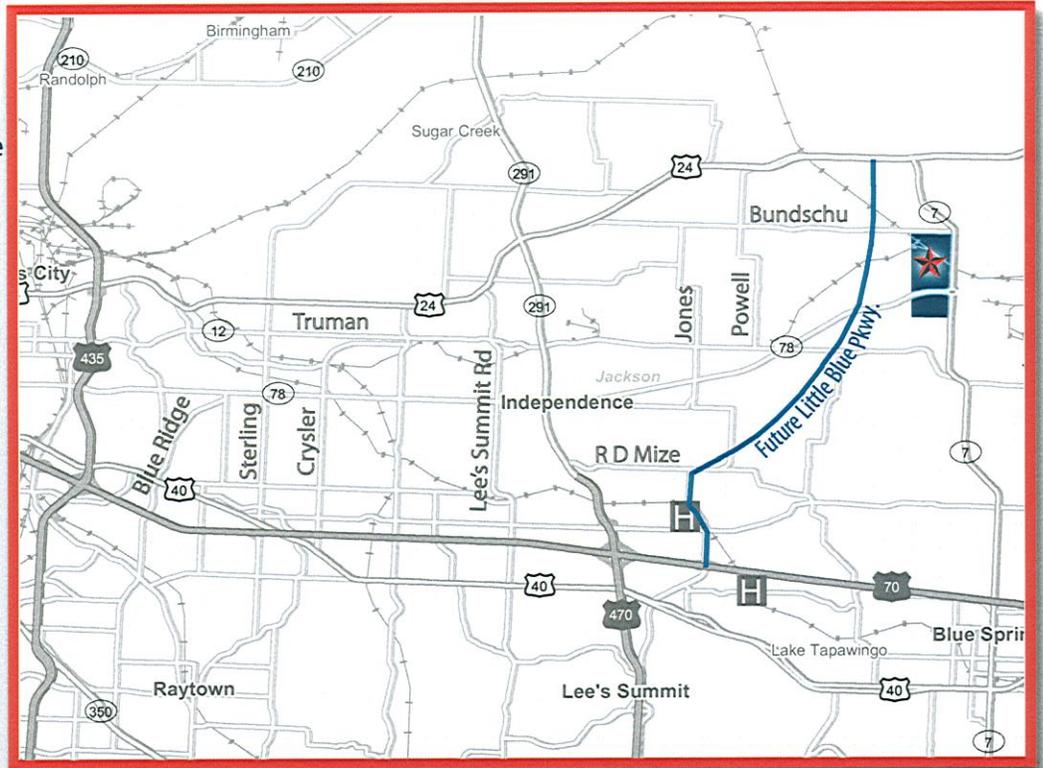
# Independence

## BUSINESS PARK

The proposed business park is located in Independence at the intersection of Routes 7 and 78, east of the Little Blue River Parkway, adjacent to the proposed Harmony Planned Community and Business District and the future Little Blue Parkway and Highway 78.

**DISTANCES:**

- 38 Miles to Kansas City International Airport
- 5 Miles to I-70
- 12 Miles to I-435
- 18 Miles to Kansas City Central Business District



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## BUSINESS PARK

### INDEPENDENCE ADVANTAGES

- ★ Independence is the fourth largest city in the State of Missouri.
- ★ The City of Independence has no personal property tax on commercial businesses.
- ★ Independence has two Enhanced Enterprise Zones. The zones provide local tax abatement of up to 80% for all improvements to real property for a period of 10 years. State tax credits are also available through the program with companies receiving 2.5% of their total capital investment and 15% of wages paid to new employees over a 5 year period.
- ★ Independence has a local Industrial Development Authority which has the ability to issue Industrial Revenue Bonds for qualifying projects.
- ★ The City of Independence has the ability to offer Chapter 100 bonds which provide tax abatement for real and personal property. Level of abatement is based upon the economic impact of the project.
- ★ The TEA program is a local "on-the-job" training program. Qualifying industrial, manufacturing, warehousing, and back office operations can receive up to \$1,000 per new employee hired to offset training costs. The program has residency and income restrictions.
- ★ Independence Power and Light is a municipally owned electric utility that has the ability to offer custom incentive rates for new and expanding businesses based on electrical demand and consumption. IP&L also offers a rebate program for companies which institute energy efficiency measures.
- ★ Independence is served by three school districts, all which have attained the State's 14-point accreditation for yearly progress.
- ★ Independence is 30 minutes from the Kansas City International Airport.
- ★ The top four industries with the fastest growing location quotients in Independence are small ammunition manufacturing, food processing, folding paperboard manufacturing, and precast products.
- ★ Independence has the largest base of manufacturing companies in eastern Jackson County with 40% of local manufacturers working with metals.
- ★ The Independence Economic Development Council provides no cost services to support the recruitment and growth of manufacturers. IEDC also coordinates the Independence Manufacturer's Council which is made up of local companies which are engaged in manufacturing and warehousing.
- ★ Independence has a dedicated Missouri Career Center office which can support new and expanding companies by providing employee screening and evaluation services along with coordinating various state and regional training programs.
- ★ The local labor pool consists of approximately 148,000 workers.
- ★ There are 32 miles of rail, 8.92 miles of interstate, and 46 miles of state highways within the City of Independence.
- ★ Independence has 38 square miles of area within the current city limits that are undeveloped and will help support the growth of residential and commercial growth over the next 30 years.

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## BUSINESS PARK

### ROADS/PW

#### Little Blue Parkway Extension

- 7 mile road extending from I-70 to 24 Hwy
- \$52 million
- Completed by 2012

#### Jackson Drive

- Road will extend from Little Blue to 78 Hwy
- \$22 million
- Completed by 2012

#### 39th Street

- Extended from Jackson Drive to RD Mize
- \$7 million

#### RD Mize Extension

- Extension to the Little Blue River
- \$3.5 million

#### 7 Hwy

- MODOT resurfacing road and adding turn lanes at 78 Hwy and Truman Road.

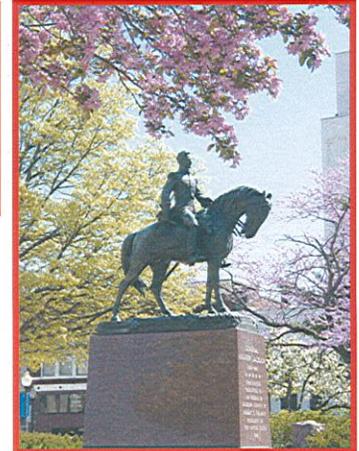
### PARKS

- Three new parks planned for the Little Blue Valley area with the potential of an additional three possible - parks would be built over the next 10 years.
- Extension of trail system that will loop to Little Blue Trace Trail - ongoing project.

### IPL

- Citywide fiber optic network (\$4 million) under construction.
- 161,000 volt transmission line and related substation improvements (\$8 million)- under construction.
- New substation planned for Valley (\$13 million) - in planning stage.
- Gas-fired peaking station (\$100 million) - in planning stage.

### LITTLE BLUE VALLEY IMPROVEMENTS



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