



**The area abounds with entrepreneurial activity and small business owners.**

**Our business parks have companies that each employ 500 or fewer employees. The Liberty area has proven to be a small business haven.**

**Large employers enjoy the business climate here as well. Employers such as Hallmark, FerrellGas and many healthcare related companies have had a long-term presence in Liberty.**

**Our historic downtown is considered a mixed use area. It is vibrant and active. Liberty is the county seat.**

**105 N Stewart Court,  
Suite 200**

**Liberty, MO 64068**

**p: 816.883.2503**

**f: 816.883.2201**

**[www.thinklibertymo.com](http://www.thinklibertymo.com)**



## on the horizon ...

The City of Liberty is focusing on recruiting science and technology based sectors such as bioscience and advanced energy and the businesses that support them. Plans are underway to develop a premier, high-tech business park. Special incentives will be considered for businesses in related sectors.

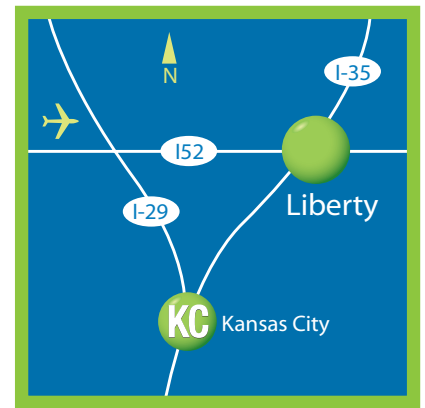
The Liberty area has targeted development sites including those at major intersections of I-35 and Highway 291, I-35 and Highway 69, along the 291 Corridor, I-35 and Highway 152, Highway 152 and Shoal Creek Parkway and greenfield areas along South Liberty Parkway – the thoroughfare that will connect I-35 and Highway 291 along the south side of Liberty.

## From any of our business parks, a 15 minute drive can take you to...

Downtown KC, KCI Airport, Midwest Air Center (general aviation).

A 20-minute drive will take you to Arrowhead and Kauffman Stadium - home to the Kansas City Chiefs and the Kansas City Royals; southeast to Independence MO; and northeast to Excelsior Springs.

A 30-minute drive will take you to as far south as Overland Park, KS, or as far east as Blue Springs, MO, or straight west to the Kansas Speedway. You can literally get anywhere in the metro area in 30 minutes.



## business opportunities ...

Location is critical for office operations. That's why the Liberty area is the perfect location choice. Excellent access to and visibility from I-35 and state highways. AND KCI Airport is an easy 15 mile/15 minute drive, I-435 is within 3 miles, I-70 within 12 miles.

Targeted areas for office development include the 152 corridor, 291 corridor and South Liberty Parkway. Many land sites are considered greenfield development which means business is up and running in no time.

## existing & planned business parks ...

### Blackberry – mixed use development, existing

- Located on Withers Road
- 55,000 square feet of retail & office
- Directly south of the Liberty Community Center and its average daily use by 1,000 people
- Directly south of Liberty Middle School and its 840 students
- Current tenants include a Montessori school and office users
- Attached homes and 20 single family lots are planned

### Historic Downtown Liberty – mixed use

- Retail, office, service, residential
- Additional day time population of 600 people

### Highland Plaza – retail, office, existing

- Located at I-35 & Highway 291 mostly in Kansas City
- 55 acres
- Current tenants include PriceChopper, McDonald's, QuikTrip
- Surrounded by residential

### Shoal Creek Valley Development – mixed use, existing and planned

- Located at I-35 and Highway 152 in Kansas City
- Current tenants include Super Target, Home Depot, clothiers and 30 restaurants plus hotels
- Additional 320 acres at Highway 152 and I-435
- Plans show office, retail and residential
- Surrounded by housing in every price point

### Whitehall Station – mixed use, planned

- Located at I-35, Highway 69 and South Liberty Parkway
- 70 acres
- 700,000 square feet of lifestyle center
- Local developer and partner, national developer CBL & Associates

## incentives ...

Recently, the City of Liberty has taken proactive and aggressive steps to put policies in place that promote and support business growth. Policies that could provide a high percent of tax abatement. This assures that when companies plan to expand or locate in the Kansas City metro area, Liberty is one of the first places they consider. The new incentive programs clearly demonstrate the commitment to bring new jobs to our community while developing a more diverse and viable tax base.

The **Science & Technology/Office** policy allows up to 100% property tax abatement for ten (10) years for businesses that invest at least \$6,000,000 or more for a new business or at least \$3,000,000 or more for expansion of an existing business and:

- the business must be a science, research technology, or engineering based business that is related to agricultural, biological, life sciences, informational technology, or engineering research; or the project must be a Class A office building of at least three or more stories.
- the business and/or project must be located within science and technology designated priority areas.
- at least 30 new full-time employees to Liberty will be hired as a result of the business or project.
- the average wage of all full-time employees exceeds the County average wage as published by Missouri Department of Economic Development (DED).

The City of Liberty recently was approved by the State of Missouri for an **Enhanced Enterprise Zone (EEZ)** designation. The Missouri EEZ program authorizes a partnership between the State and local communities to provide financial incentives for certain qualifying projects. For the City of Liberty, in its endeavors to provide a tool box of alternative incentives, this would provide a stimulus for new or expanding businesses to create jobs in targeted industry sectors.

This program consists of two types of financial assistance for qualifying projects: local real property tax abatement and state income tax credits. To receive State income tax credits for 5 years and local real property tax abatement of 50% for 10 years if:

- the business is located in an approved Enhanced Enterprise Zone Area
- the business must be one of the approved business clusters
- a new or expanded business must create and maintain two new employees and \$100,000 new investment; or a replacement business must create and maintain two new employees and \$1,000,000 new investment
- a business must provide health insurance and pay at least 50% of the premium for all full-time employees

## National retailers in close proximity to office development areas include:

- Lowe's and Home Depot
- Wal-Mart, Super Target and Sears Grand
- Office Depot and OfficeMax
- Hy-Vee and PriceChopper
- Opening Soon - Dick's Sporting Goods

In a 1.5 mile stretch of Highway 152 there are more than 35 restaurants including:

Full service restaurants such as Olive Garden, Red Robin, Applebee's, Chili's

Self-order restaurants such as Planet Sub, Starbuck's, Culver's, Steak & Shake, Panda Express, Five Guys, BaskinRobbins, Schlotzsky's

## taxes ...

Liberty offers tax rates that are lower than most other metropolitan areas throughout the nation, and are competitive within the Kansas City region.

The City of Liberty property tax levy is \$.9957 per \$100 assessed valuation according to the Clay County Assessor's Office.

### The assessed value for:

- Personal property such as vehicles is 33 1/3% of market value
- Real estate property assessed value is 19% for residential
- Real estate property assessed value is 32% for commercial
- Real estate property assessed value is 12% for agricultural