



Come Grow
With Us!



DEVELOPER INFORMATION

Explore opportunities for residential and commercial development in

LAWSON, MISSOURI

INTRODUCTION

Lawson, Missouri is a small, growing community on the outskirts of the Kansas City metro. With a population of 2,473 and close proximity to the KC metro, Lawson is the ideal community for raising a family, starting a business, or developing unused land.



COMMUNITY

Lawson, Missouri started off as a railroad town in 1870. Now 150 years later, the community has grown into one of the best places to live and raise children in the entire Midwest! Lawson is progressive and forward thinking while preserving a lifestyle suitable for families, those working from home, commuting to work, and retirees! Located 20 minutes from Liberty and 45 minutes from KCI Airport, Lawson is the perfect place to offer both access to Kansas City along with a quiet, safe, country-like atmosphere.

SCHOOLS

The pride of the Lawson community is the Lawson R-XIV School District which serves nearly 1,200 students and their families in three buildings. The District is fully accredited by the Missouri Department of Elementary and Secondary Education. Lawson High School was named a National Blue Ribbon School by the U.S. Department of Education.

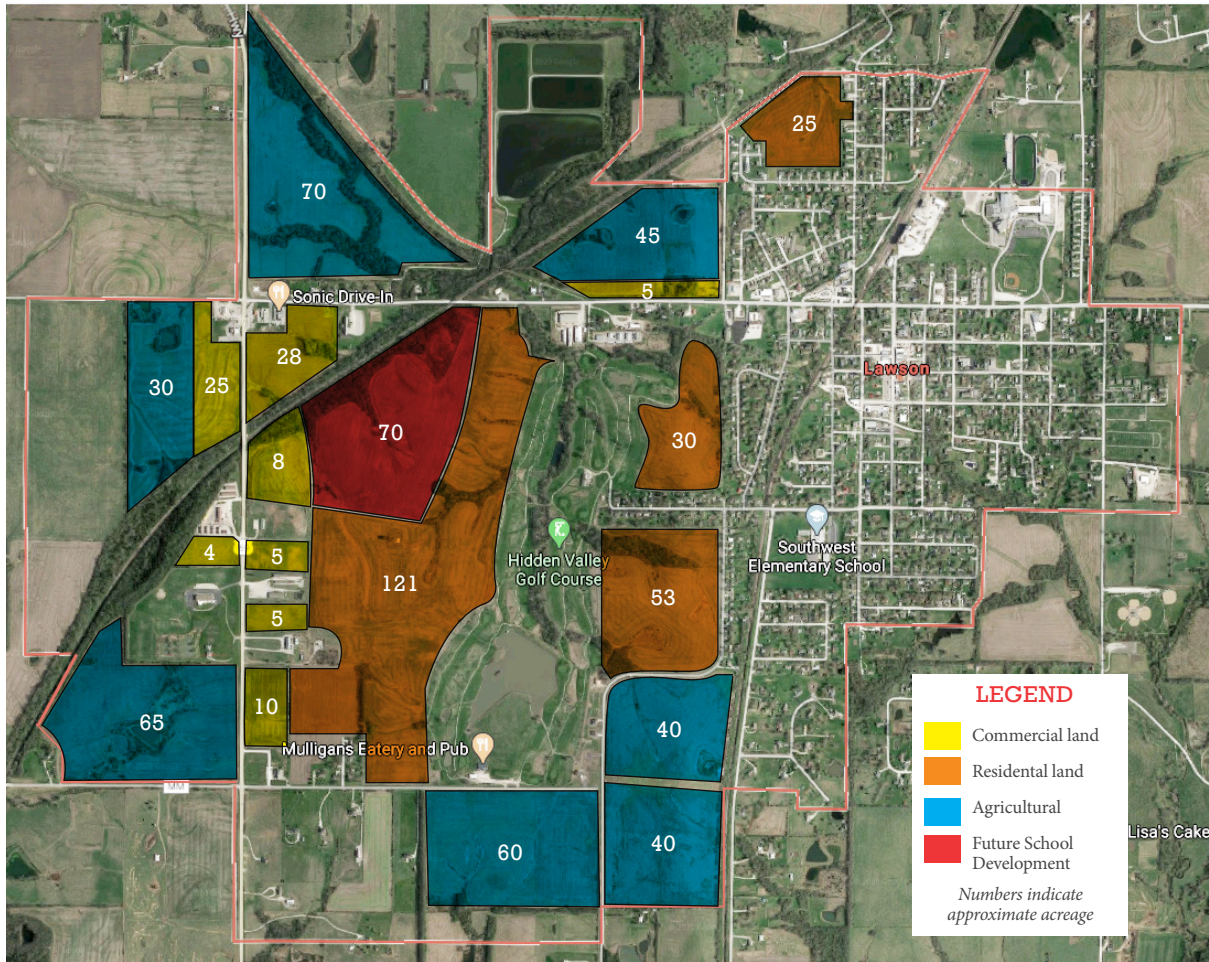


QUALITY OF LIFE

From Friday night football games to annual traditions, everyone in our community enjoys an authentic, small-town quality of life. The City Park is home to many events including the weekly Farmer's Market, Lawson Picnic, the Fall Festival and Mayor's Tree Lighting event. Recent improvements to the City Lake have brought a new event center, a championship 18-hole disc golf course, and a state-of-the-art campground and RV park. The Lawson City Pool and Lawson Youth Sports Association offer many recreational opportunities for all ages. Recent upgrades to the streets, water/sewer systems, sidewalks and gigabit-to-the-home internet have continued to advance life for residents of Lawson.



OPPORTUNITIES



INCENTIVES

As a small community, you might wonder what we have available as incentives for residential development. We have aggressive incentives available for developers that wish to help us continue to grow into the future.

Currently, permits for residential new construction are free of charge. This results in a cost savings of \$0.20/ sq. ft. and includes the waiver of any inspection fees. Our water and sewer is provided by Missouri American Water and they have rebate programs available for the installation of water and sewer infrastructure for new housing development.

Also, as an all-encompassing incentive program, we have developed an Economic Development Incentive Policy that addresses TIF, CID, TDD, NID, Chapter 353, and Sales Tax Reimbursements. This policy can be found on our website, www.cityoflawsonmo.org or by request at cityadmin@cityoflawsonmo.org

PROPERTIES FOR DEVELOPMENT

There are multiple properties available for residential and commercial development available within the city limits that have access to water, sewer, electricity, natural gas, and fiber internet.

Over 500 acres are available near 69 Hwy and the golf course that are currently Residential or Agriculture zoned with the potential to be residential zoned.

Also, over 200 acres are available adjacent to 69 Hwy and D Hwy that are currently zoned C-3 Commercial, Industrial, or Agriculture with the potential to be rezoned as needed.

WHY LAWSON?

- ✓ The City Council and staff are willing and able to work with developers for projects that advance Lawson
- ✓ Blue ribbon schools with an outstanding robotics team, modern facilities, terrific athletic teams, a state-of-the-art performing arts center and a community storm shelter
- ✓ A popular golf course along the 69 corridor with 18 zero maintenance homes currently being built
- ✓ Gigabit fiber internet available in all of city limits
- ✓ Safe community with a 24/7 police department
- ✓ A growing population with many young families relocating here for the sense of small-town community
- ✓ Numerous lots available in town and over 2,000 acres available for commercial and residential development within 2 minutes of the city of Lawson
- ✓ A strong fire department with a rating of 3 from the Insurance Service Office
- ✓ Relaxed country living within 10 minutes of major retail
- ✓ City Lake with event center, fishing, walking trail, disc golf course, campsites, shelters, and exercise equipment
- ✓ City Park with shelters for events, movies in the park, playground equipment, outdoor performance stage and basketball courts
- ✓ City Swimming Pool with rock climbing wall, zip line, splash pad and dedicated party space



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