

FOR SALE

White Tractor Parts & Equipment Company



12 +/- Acres of Land plus 6 Warehouse Buildings Available
2301 SW US 40 Highway, Blue Springs, Missouri



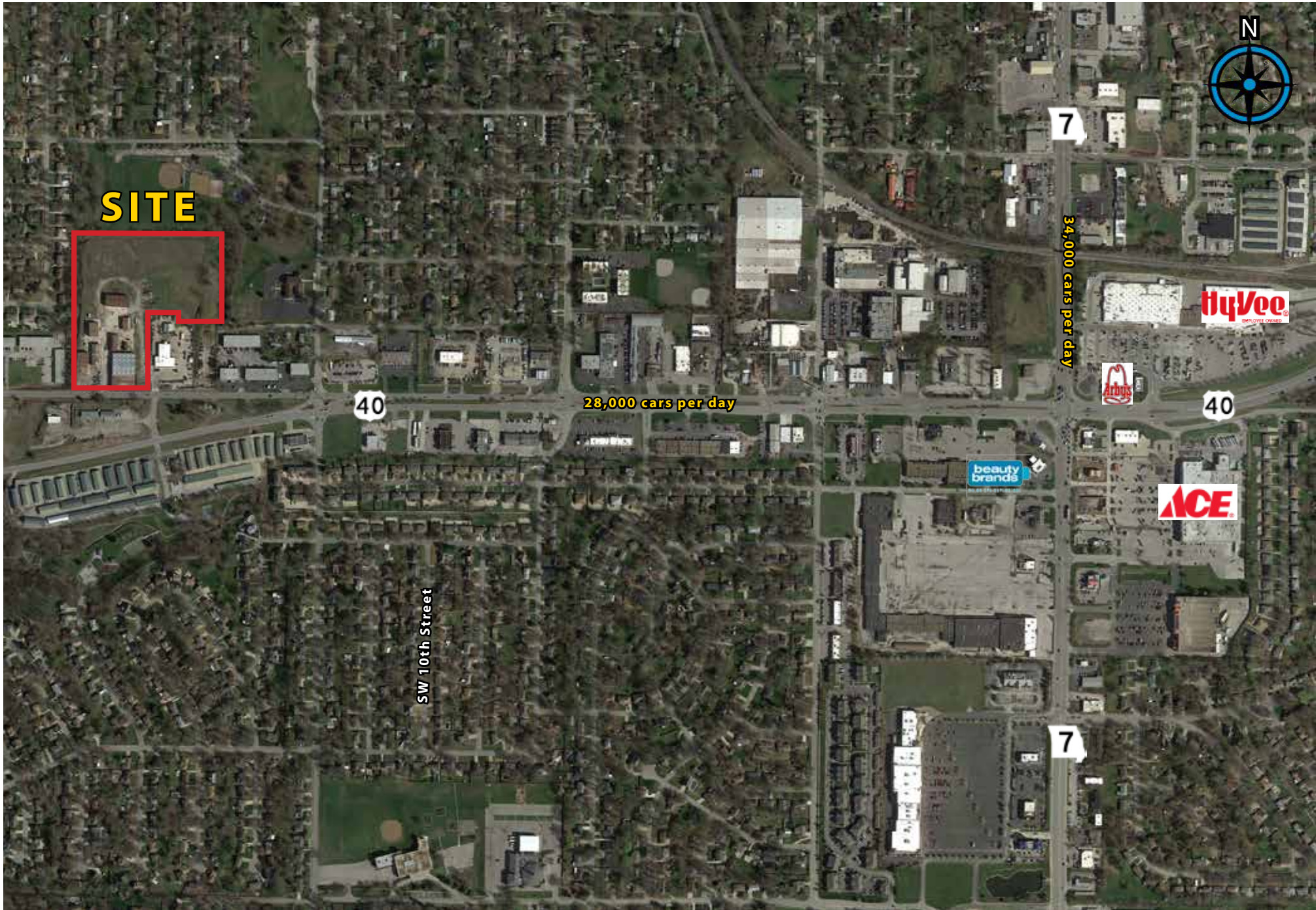
Estimated Population
95,174

Average Household Income
\$87,773

Five Mile Radius

- Excellent visibility from US 40 Highway
- Great ingress and egress
- 6 buildings on site
- Highway crossover available
- 423 feet of frontage

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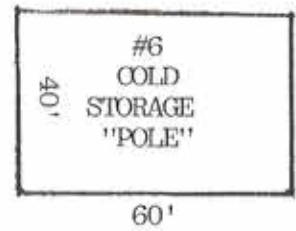
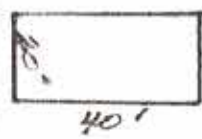
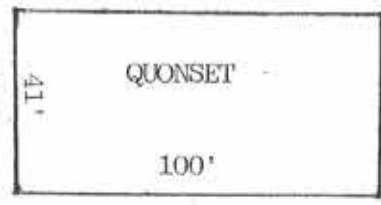
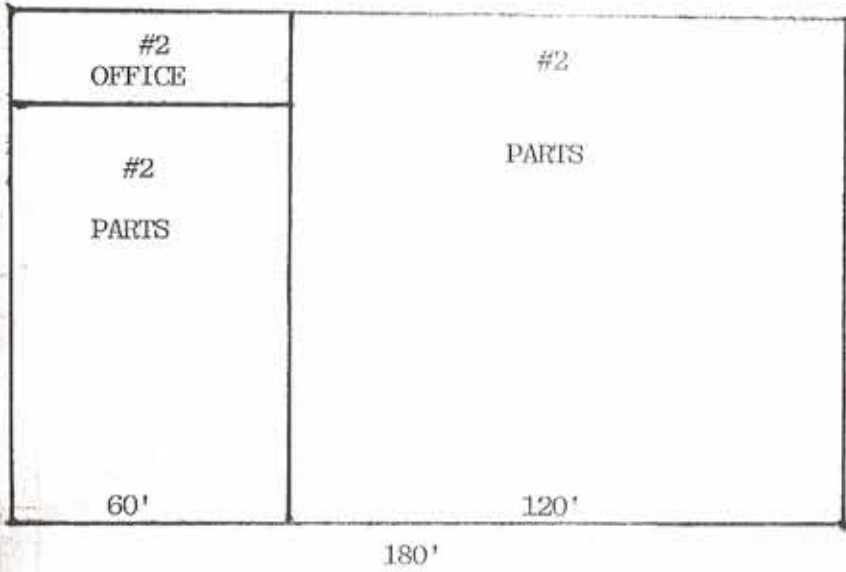
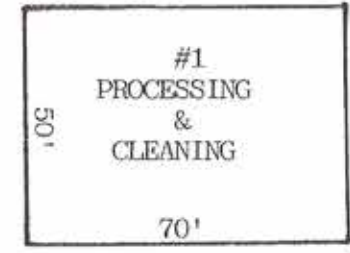
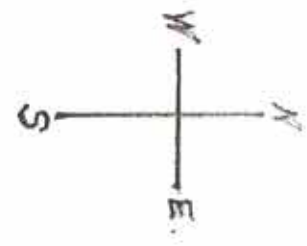


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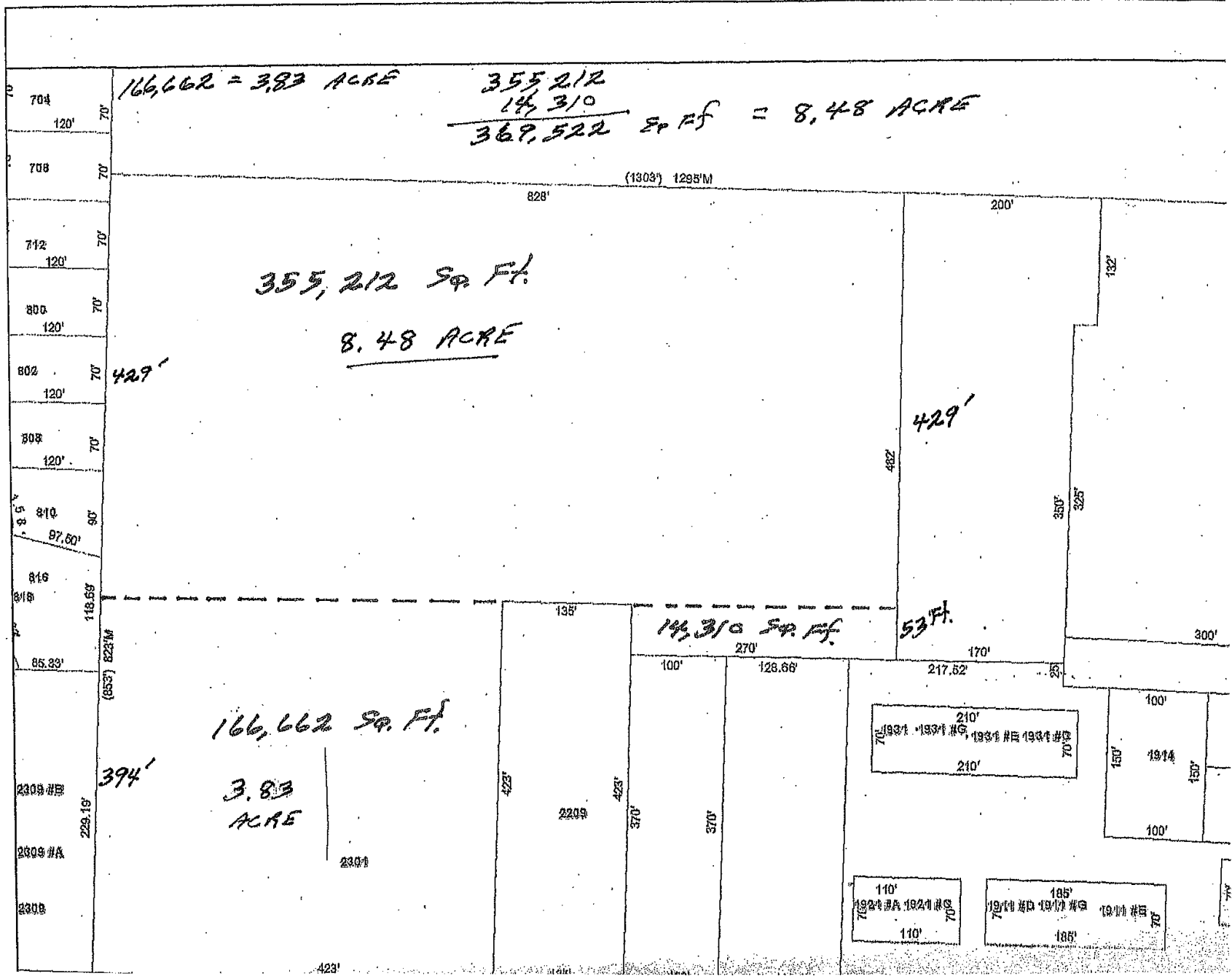


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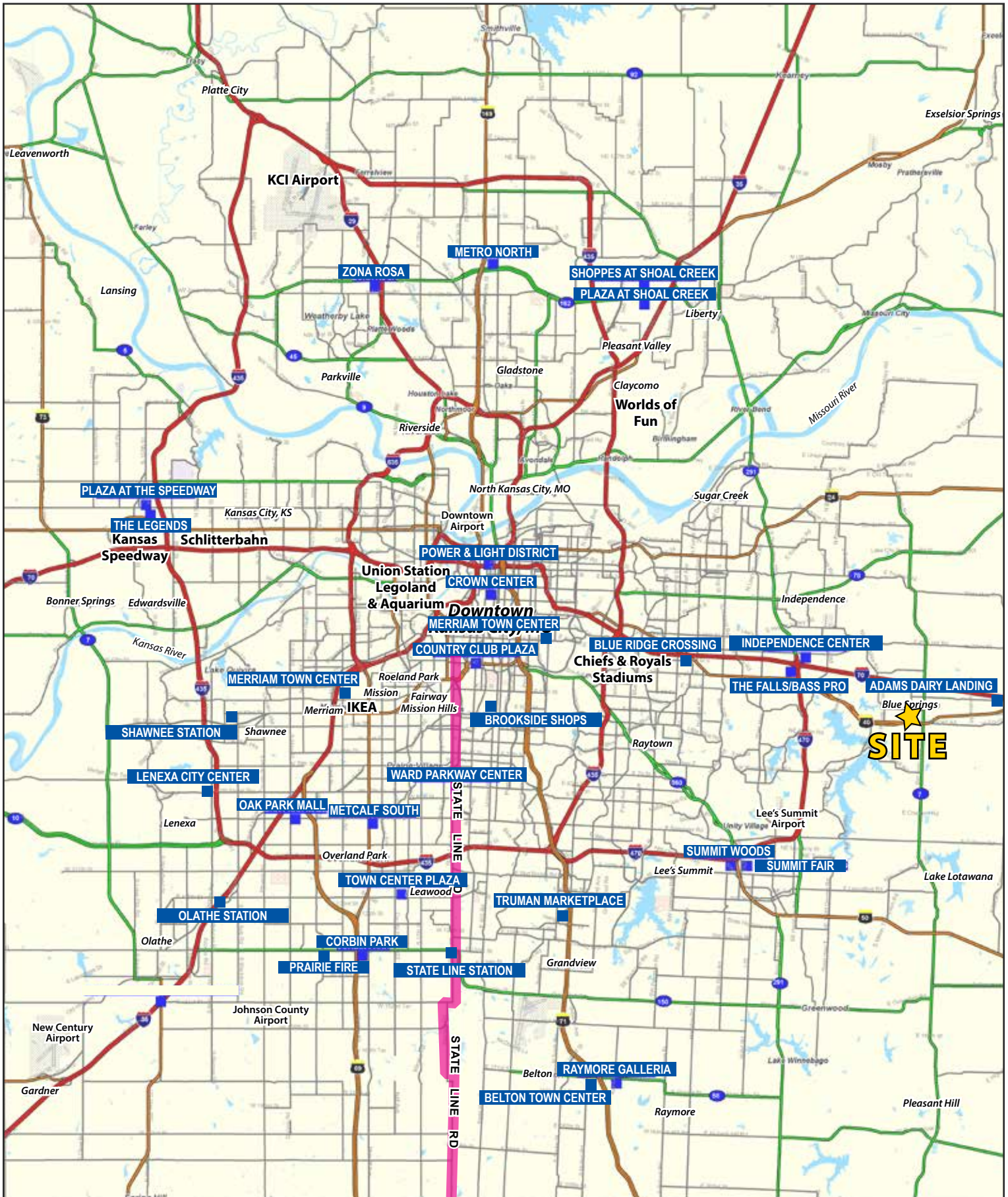
#1 - PROCESSING & CLEANING	3,500 S.F.
#2 - OFFICE & PARTS	21,600 S.F.
#3 - SHOP	4,032 S.F.
#4 - OPEN STORAGE	7,200 S.F.
#5 - OPEN DISPLAY	7,200 S.F.
#6 - COLD STORAGE (POLE)	2,400 S.F.
TOTAL	45,932 S.F.



2301 SW US 40 Highway, Blue Springs, Missouri



Greater Kansas City Metropolitan Area | Locator Map



SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0101/-94.2903

RS1

2301 SW US 40 Highway

Blue Springs, MO 64015

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	9,902	51,384	95,174
	2021 Projected Population	10,051	52,168	96,643
	2010 Census Population	9,686	49,982	91,767
	2000 Census Population	8,949	47,005	73,977
	Projected Annual Growth 2016 to 2021	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2016	0.7%	0.6%	1.8%
	2016 Median Age	36.3	35.6	36.3
HOUSEHOLDS	2016 Estimated Households	3,964	19,885	36,858
	2021 Projected Households	4,083	20,521	38,029
	2010 Census Households	3,765	18,763	34,475
	2000 Census Households	3,277	17,116	26,937
	Projected Annual Growth 2016 to 2021	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2016	1.3%	1.0%	2.3%
RACE AND ETHNICITY	2016 Estimated White	86.6%	86.4%	87.0%
	2016 Estimated Black or African American	6.7%	6.8%	6.5%
	2016 Estimated Asian or Pacific Islander	1.5%	1.7%	1.9%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
	2016 Estimated Other Races	4.8%	4.7%	4.1%
	2016 Estimated Hispanic	5.2%	5.3%	4.8%
INCOME	2016 Estimated Average Household Income	\$69,282	\$79,964	\$87,773
	2016 Estimated Median Household Income	\$56,857	\$65,096	\$71,590
	2016 Estimated Per Capita Income	\$27,733	\$30,966	\$34,025
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.0%	0.9%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.4%	4.8%	4.1%
	2016 Estimated High School Graduate	30.9%	28.5%	28.1%
	2016 Estimated Some College	28.8%	27.6%	26.2%
	2016 Estimated Associates Degree Only	8.7%	7.5%	7.4%
	2016 Estimated Bachelors Degree Only	16.6%	19.1%	20.2%
	2016 Estimated Graduate Degree	9.1%	11.5%	13.1%
BUSINESS	2016 Estimated Total Businesses	534	2,070	3,704
	2016 Estimated Total Employees	3,931	21,100	39,212
	2016 Estimated Employee Population per Business	7.4	10.2	10.6
	2016 Estimated Residential Population per Business	18.5	24.8	25.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.