

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
75,852

Average Household Income
\$76,407

Five Mile Radius

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

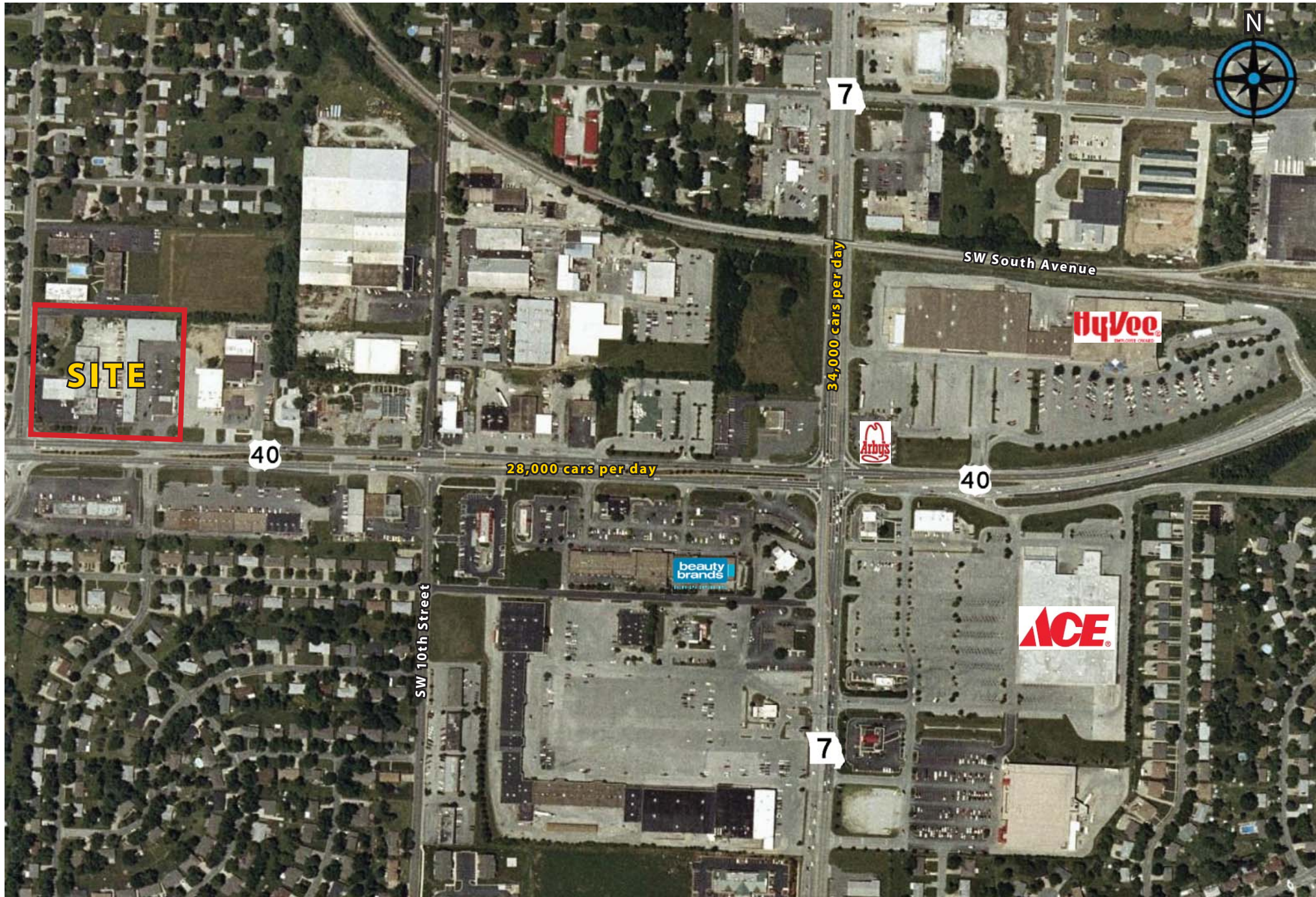
BLOCK & COMPANY, INC., Realtors
4141 NE Lakewood Way, Suite A
Lee's Summit, Missouri 64064

816.753.6000

For Information Contact:

William Glasgow
816.412.7210
wglasgow@blockandco.com

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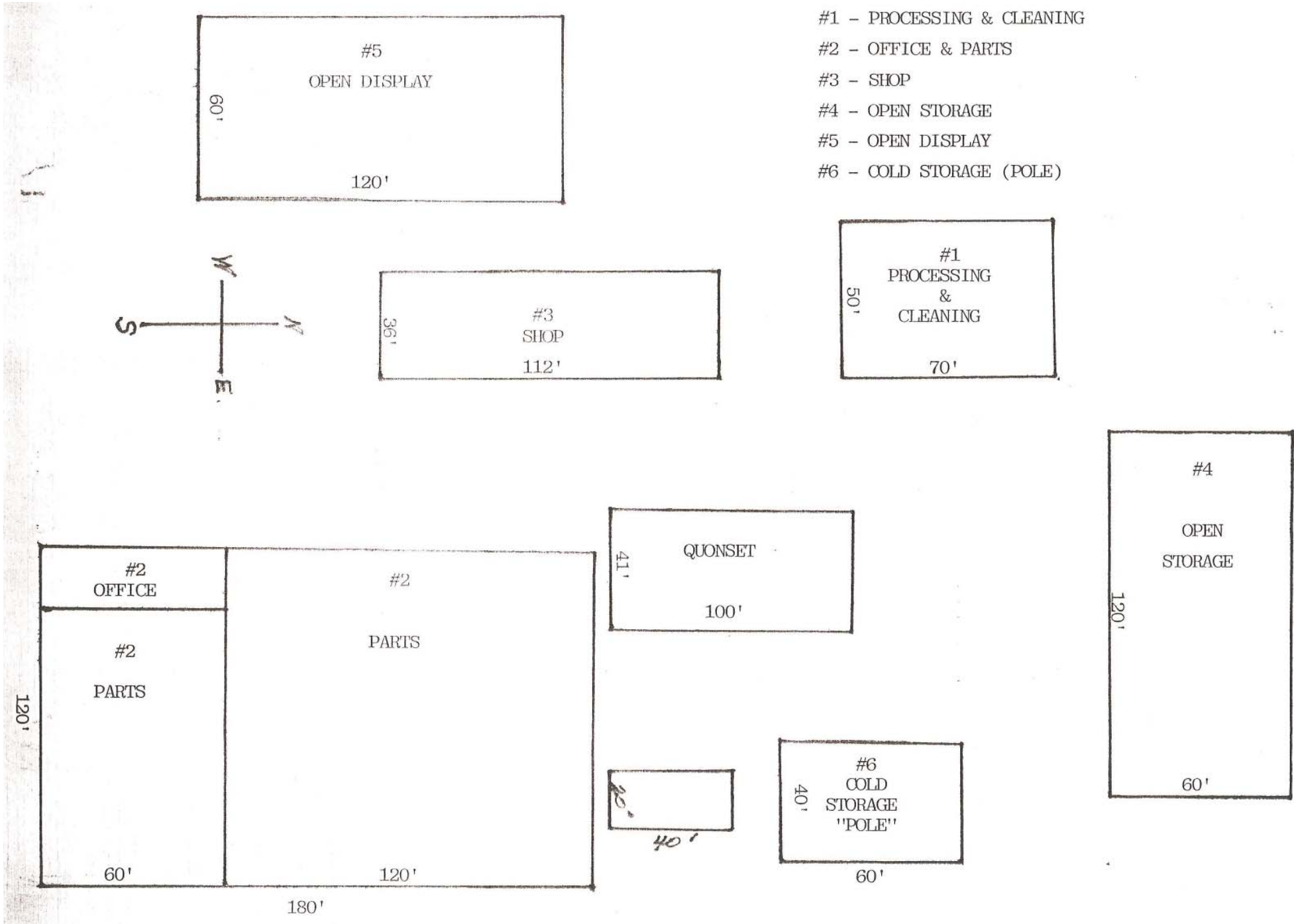


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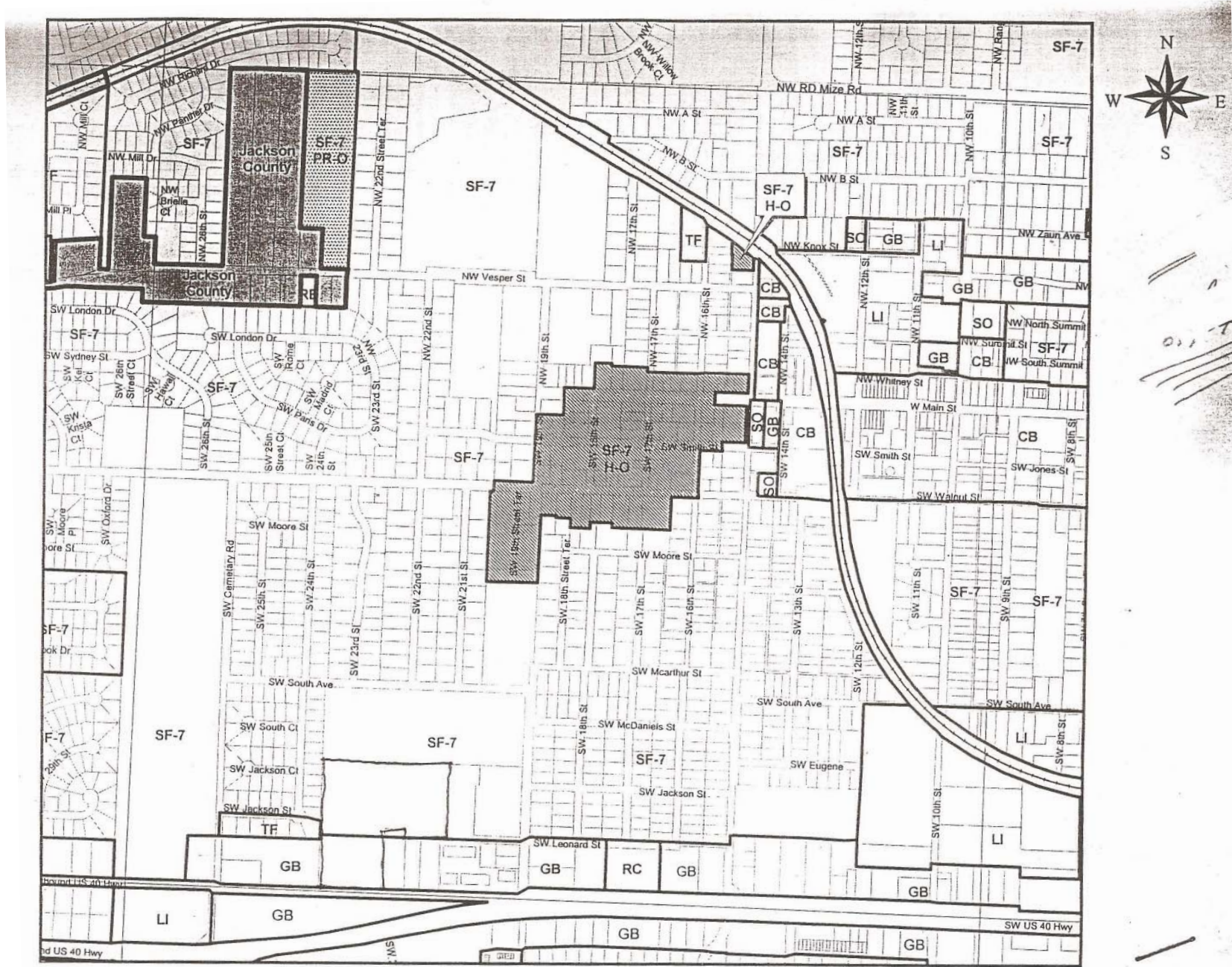


2301 SW US 40 Highway, Blue Springs, Missouri

- #1 - PROCESSING & CLEANING
- #2 - OFFICE & PARTS
- #3 - SHOP
- #4 - OPEN STORAGE
- #5 - OPEN DISPLAY
- #6 - COLD STORAGE (POLE)



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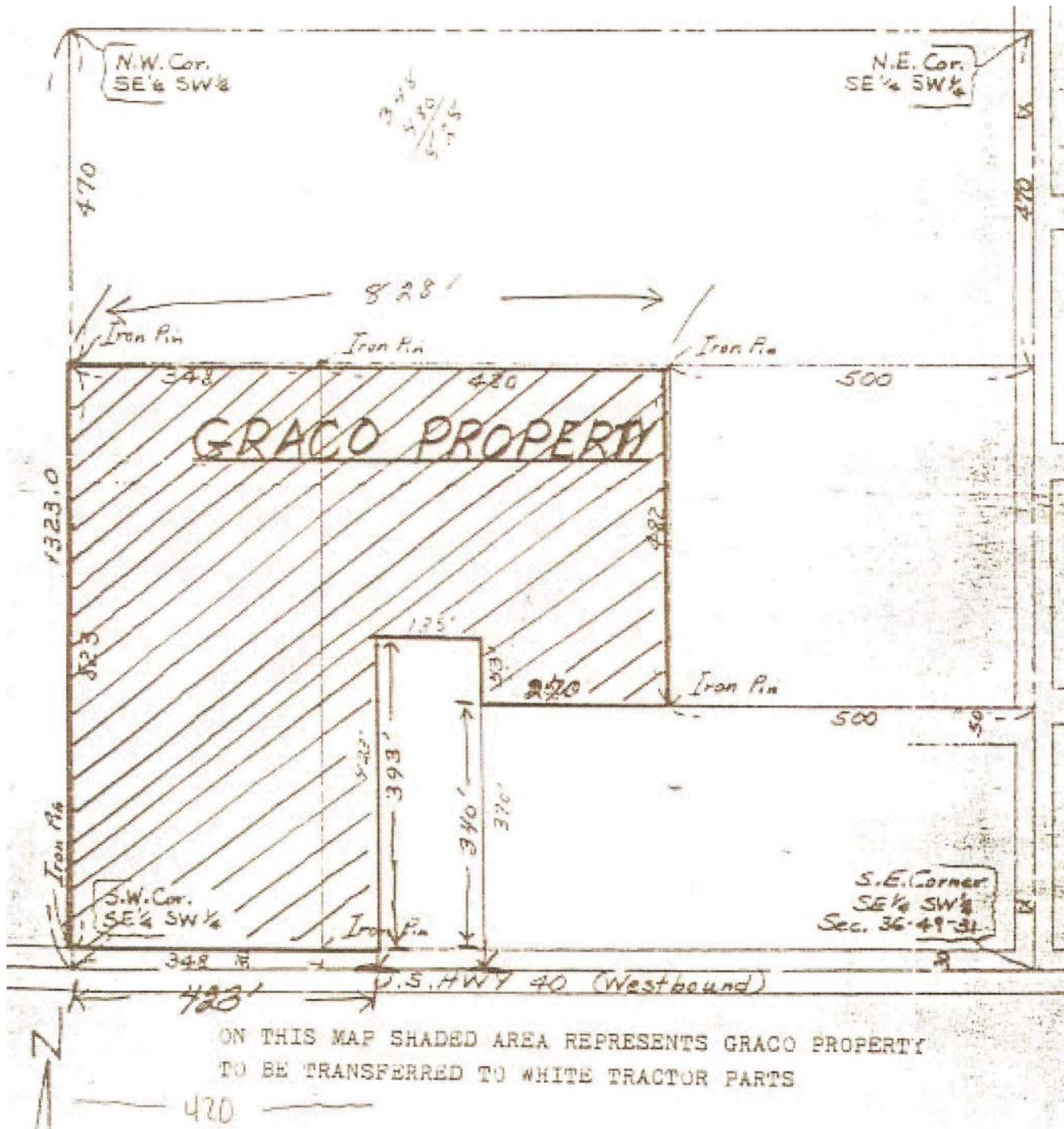


Last Updated July 23, 2004

Community Development Department * City of Blue Springs, Missouri

T49N-R31W-36

2301 SW US 40 Highway, Blue Springs, Missouri



ON THIS MAP SHADED AREA REPRESENTS GRACO PROPERTY
TO BE TRANSFERRED TO WHITE TRACTOR PARTS

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2301 SW US 40 Highway
Blue Springs, Missouri

October 2008

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.009825/-94.289692

October 2008

RS1

2301 SW US 40 Highway Blue Springs, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	7,690	41,200	75,852
	2011 Projected Population	7,795	41,388	79,635
	2000 Census Population	7,570	41,013	70,503
	1990 Census Population	7,256	36,107	52,535
	Historical Annual Growth 1990 to 2006	0.4%	0.9%	2.8%
	Projected Annual Growth 2006 to 2011	0.3%	0.1%	1.0%
	2006 Median Age	35.1	34.5	34.8
HOUSEHOLDS	2006 Estimated Households	2,853	15,094	27,870
	2011 Projected Households	2,895	15,179	29,347
	2000 Census Households	2,808	15,019	25,807
	1990 Census Households	2,567	12,299	18,214
	Historical Annual Growth 1990 to 2006	0.7%	1.4%	3.3%
	Projected Annual Growth 2006 to 2011	0.3%	0.1%	1.1%
POPULATION BY RACE	2006 Estimated White	91.6%	90.7%	90.8%
	2006 Estimated Black or African American	4.4%	4.8%	4.8%
	2006 Estimated Asian & Pacific Islander	1.0%	1.5%	1.4%
	2006 Estimated American Indian & Native Alaskan	0.3%	0.2%	0.2%
	2006 Estimated Other Races	2.7%	2.8%	2.7%
	2006 Estimated Hispanic	4.4%	4.5%	4.3%
INCOME	2006 Estimated Average Household Income	\$ 62,679	\$ 69,191	\$ 76,407
	2006 Estimated Median Household Income	\$ 59,067	\$ 62,502	\$ 68,240
	2006 Estimated Per Capita Income	\$ 23,428	\$ 25,651	\$ 28,412
EDUCATION (AGE 25+)	2006 Elementary	0.5%	0.6%	0.6%
	2006 Some High School	4.6%	4.2%	3.9%
	2006 High School Graduate	29.1%	27.9%	26.6%
	2006 Some College	27.7%	27.3%	26.5%
	2006 Associates Degree Only	9.4%	10.5%	9.8%
	2006 Bachelors Degree Only	20.1%	20.1%	21.8%
	2006 Graduate Degree	8.6%	9.5%	10.6%
BUSINESS	Number of Businesses	397	1,786	3,000
	Total Number of Employees	3,205	16,399	28,747
	Employee Population per Business	8.1	9.2	9.6
	Residential Population per Business	19.4	23.1	25.3

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