



PRIME LAND ON I-70 | FOR SALE

19350 E. Valley View Pkwy, Independence, MO



SALE PRICE: \$12/SF | 2.97 ACRES

DEMOGRAPHICS

| Drive Time | 5 min. | 10 min. | 15 min. |
|-----------------------|----------|----------|----------|
| Estimated Population | 7,469 | 74,074 | 178,765 |
| Avg. Household Income | \$87,273 | \$95,362 | \$85,365 |

- Across from Independence Events Center with over 2,000,000 visitors per year, near Independence Center Regional Mall and surrounded by major shopping/dining destination areas
- Great visibility to I-70 and 100,000 +/- cars per day
- Surrounding tenants include Costco, Lowe's, Carmax, Natural Grocers, Bass Pro Shop, Menard's, Macy's, Sears, Dillards, Walmart Supercenter, Sam's Club, Target, JC Penny, Hobby Lobby, Best Buy, Petsmart, AMC Theaters, Panera Bread, Chipotle, Pie Five, Qdoba, Red Robin, QuikTrip, Outback Steakhouse, Hooters, Holiday Inn Express, Drury Inn & Suites, Comfort Inn, and more
- All utilities available

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: **MAX KOSOGLAD** | 816.412.7363 | mkosoglad@blockandco.com Exclusive Agent



AERIAL





PRIME LAND ON I-70 | FOR SALE

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2.97 ACRES
OF LAND
AVAILABLE

AERIAL



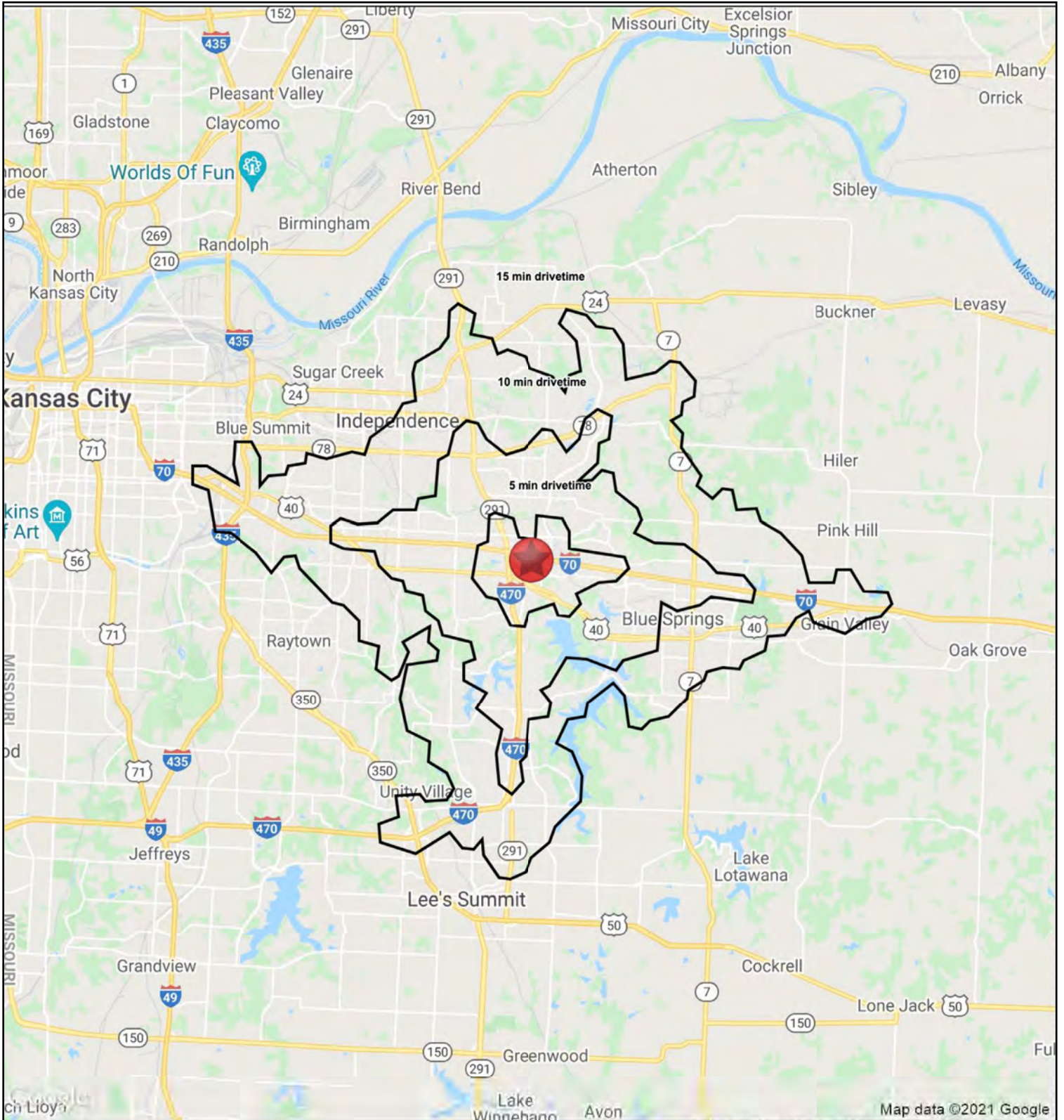
SURROUNDING TENANTS





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RS1

19350 E Valley View Pkwy
Independence, MO 64055

5 min **10 min** **15 min**
drivetime **drivetime** **drivetime**

| | | 5 min drivetime | 10 min drivetime | 15 min drivetime |
|----------------------------|---|-----------------|------------------|------------------|
| POPULATION | 2021 Estimated Population | 7,469 | 74,074 | 178,765 |
| | 2026 Projected Population | 7,617 | 75,580 | 182,134 |
| | 2010 Census Population | 7,102 | 72,434 | 173,975 |
| | 2000 Census Population | 6,441 | 62,938 | 156,666 |
| | Projected Annual Growth 2021 to 2026 | 0.4% | 0.4% | 0.4% |
| | Historical Annual Growth 2000 to 2021 | 0.8% | 0.8% | 0.7% |
| | 2021 Median Age | 40.4 | 41.1 | 39.1 |
| HOUSEHOLDS | 2021 Estimated Households | 3,153 | 30,840 | 72,780 |
| | 2026 Projected Households | 3,208 | 31,504 | 74,307 |
| | 2010 Census Households | 2,953 | 29,766 | 69,957 |
| | 2000 Census Households | 2,529 | 25,122 | 62,062 |
| | Projected Annual Growth 2021 to 2026 | 0.3% | 0.4% | 0.4% |
| | Historical Annual Growth 2000 to 2021 | 1.2% | 1.1% | 0.8% |
| RACE AND ETHNICITY | 2021 Estimated White | 84.6% | 83.7% | 82.3% |
| | 2021 Estimated Black or African American | 7.1% | 7.8% | 9.0% |
| | 2021 Estimated Asian or Pacific Islander | 2.8% | 2.7% | 2.2% |
| | 2021 Estimated American Indian or Native Alaskan | 0.4% | 0.4% | 0.5% |
| | 2021 Estimated Other Races | 5.0% | 5.3% | 6.0% |
| | 2021 Estimated Hispanic | 6.4% | 6.4% | 6.9% |
| INCOME | 2021 Estimated Average Household Income | \$87,273 | \$95,362 | \$85,365 |
| | 2021 Estimated Median Household Income | \$69,833 | \$72,770 | \$68,267 |
| | 2021 Estimated Per Capita Income | \$36,939 | \$39,746 | \$34,806 |
| EDUCATION (AGE 25+) | 2021 Estimated Elementary (Grade Level 0 to 8) | 1.5% | 1.5% | 1.9% |
| | 2021 Estimated Some High School (Grade Level 9 to 11) | 3.9% | 3.6% | 4.4% |
| | 2021 Estimated High School Graduate | 29.0% | 28.5% | 30.9% |
| | 2021 Estimated Some College | 25.1% | 24.1% | 24.2% |
| | 2021 Estimated Associates Degree Only | 7.6% | 7.2% | 7.9% |
| | 2021 Estimated Bachelors Degree Only | 21.0% | 22.4% | 19.9% |
| | 2021 Estimated Graduate Degree | 12.0% | 12.6% | 10.9% |
| BUSINESS | 2021 Estimated Total Businesses | 517 | 3,088 | 6,036 |
| | 2021 Estimated Total Employees | 8,703 | 38,235 | 72,370 |
| | 2021 Estimated Employee Population per Business | 16.8 | 12.4 | 12.0 |
| | 2021 Estimated Residential Population per Business | 14.4 | 24.0 | 29.6 |

