



VACANT COMMERCIAL LAND

420 S. 291 Highway, Independence, Missouri



SALE PRICE: \$215,000 | 4.55 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,678	60,040	114,875
Avg. Household Income	\$51,289	\$65,992	\$67,221

- Great location for Self Storage, Trailer Storage, or Tow Lot
- All utilities available
- Can be combined with adjacent property for a total of 6.8 acres
- Nearly 35,000 vehicles per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

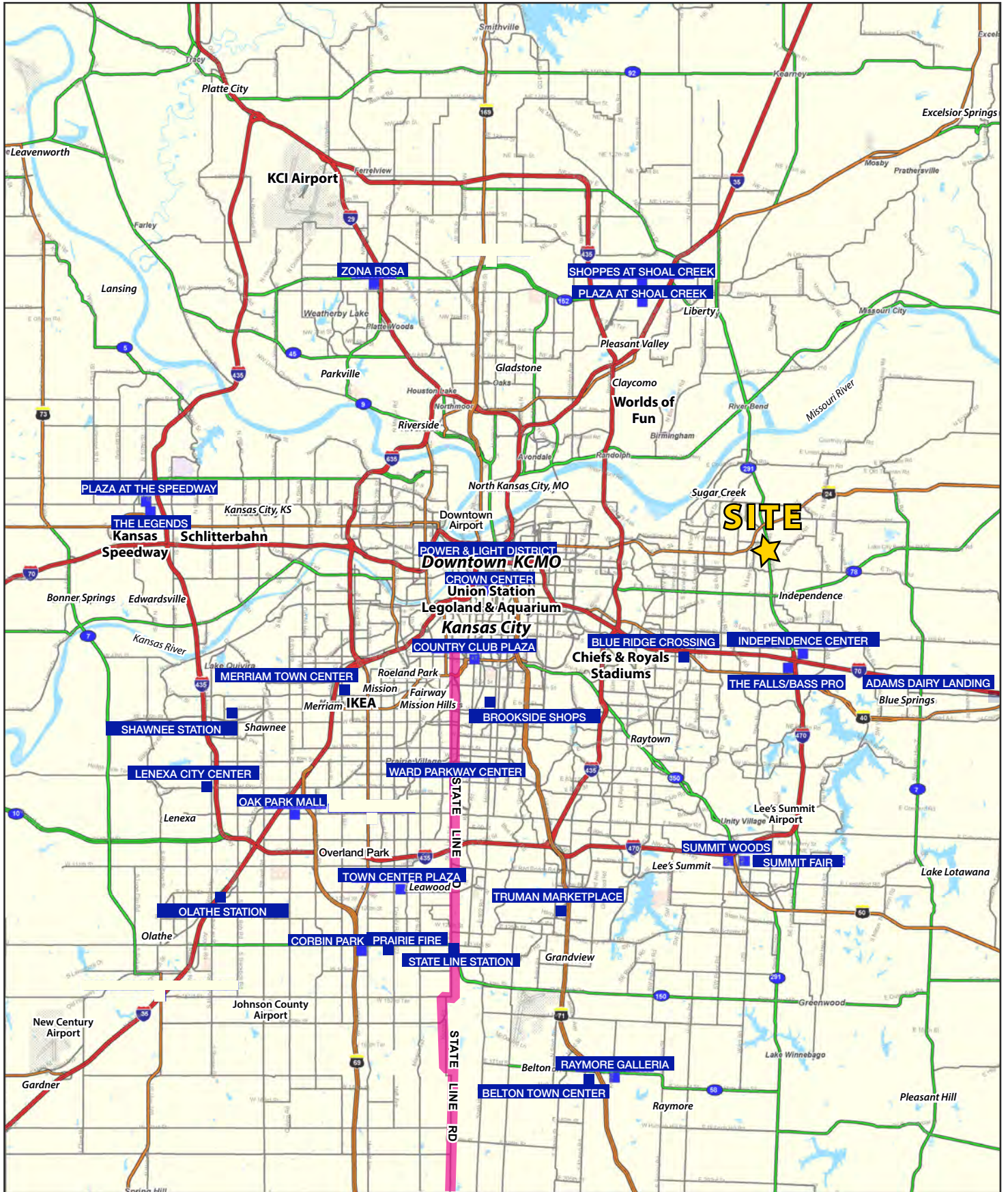
Exclusive Agent

BOB JAEKEL | 816.412.7365 | bjael@blockandco.com



AERIAL

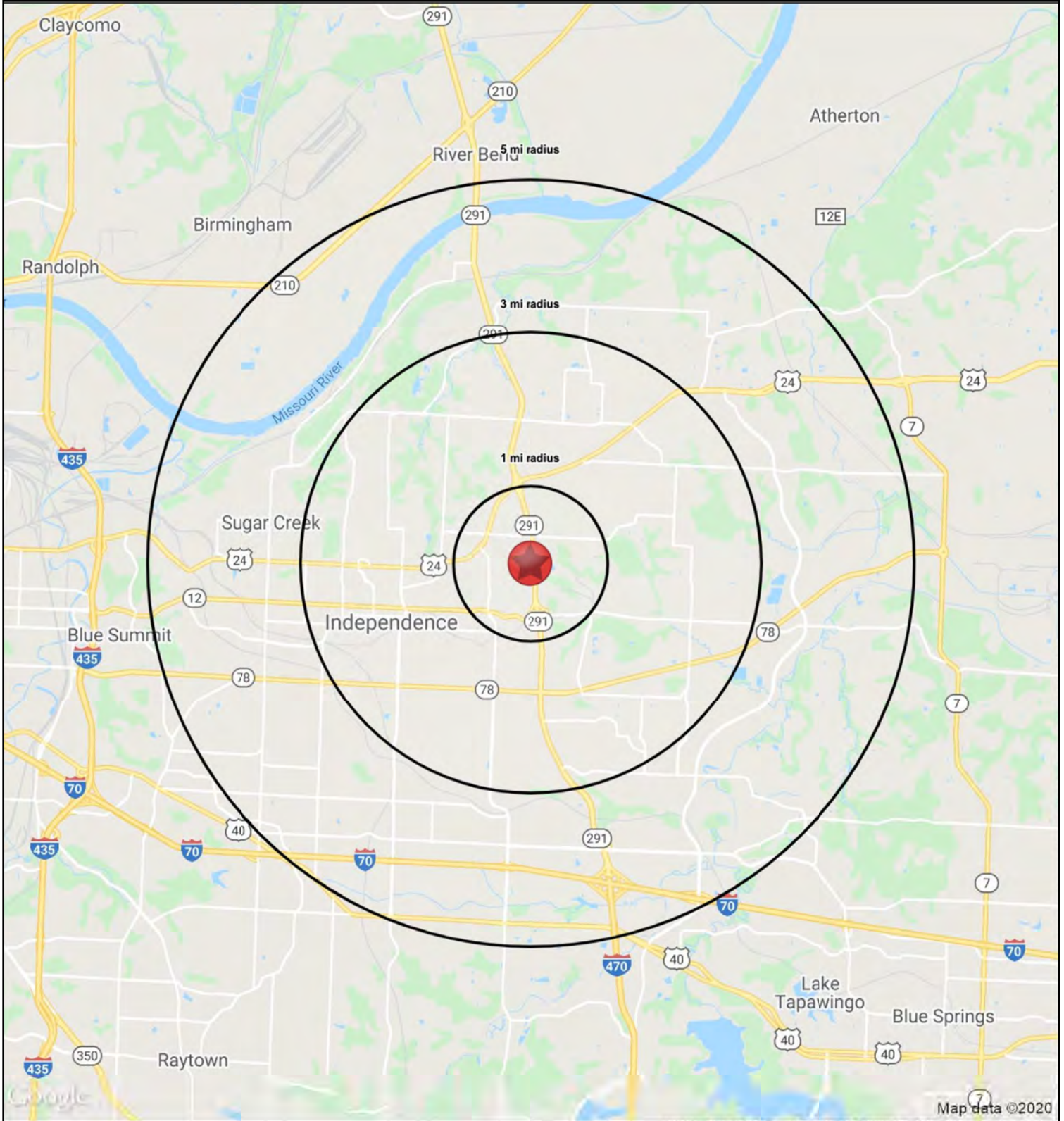






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420 S. 291 Highway		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64056				
POPULATION	2020 Estimated Population	5,678	60,040	114,875
	2025 Projected Population	5,582	59,839	114,674
	2010 Census Population	5,789	60,112	115,247
	2000 Census Population	5,704	59,043	112,035
	Projected Annual Growth 2020 to 2025	-0.3%	-	-
	Historical Annual Growth 2000 to 2020	-	-	0.1%
	2020 Median Age	34.4	38.6	39.8
HOUSEHOLDS	2020 Estimated Households	2,330	25,363	49,917
	2025 Projected Households	2,264	24,823	48,981
	2010 Census Households	2,262	24,123	47,613
	2000 Census Households	2,216	23,461	46,391
	Projected Annual Growth 2020 to 2025	-0.6%	-0.4%	-0.4%
	Historical Annual Growth 2000 to 2020	0.3%	0.4%	0.4%
RACE AND ETHNICITY	2020 Estimated White	80.1%	85.0%	84.2%
	2020 Estimated Black or African American	8.6%	5.6%	5.9%
	2020 Estimated Asian or Pacific Islander	2.1%	2.1%	2.0%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
	2020 Estimated Other Races	8.6%	6.8%	7.4%
	2020 Estimated Hispanic	7.6%	7.1%	8.4%
INCOME	2020 Estimated Average Household Income	\$51,289	\$65,992	\$67,221
	2020 Estimated Median Household Income	\$42,316	\$51,369	\$52,373
	2020 Estimated Per Capita Income	\$21,084	\$27,956	\$29,268
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.3%	3.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.4%	6.2%	7.1%
	2020 Estimated High School Graduate	45.5%	39.7%	36.9%
	2020 Estimated Some College	24.2%	24.8%	24.7%
	2020 Estimated Associates Degree Only	8.0%	7.9%	7.8%
	2020 Estimated Bachelors Degree Only	7.6%	12.3%	13.7%
	2020 Estimated Graduate Degree	5.1%	5.8%	6.7%
BUSINESS	2020 Estimated Total Businesses	170	1,554	3,522
	2020 Estimated Total Employees	1,932	14,994	39,151
	2020 Estimated Employee Population per Business	11.4	9.6	11.1
	2020 Estimated Residential Population per Business	33.4	38.6	32.6