



# Multi-Family Land For Sale - 3.8 Acres

Colbern Rd. & Lake Lotawana Rd. (SWQ), Lake Lotawana, MO



## SALE PRICE: \$795,000 | 3.8 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,363	10,913	52,480
Avg. Household Income	\$116,880	\$114,921	\$102,152

- Walking distance to church, park, restaurants, retail shops, coffee shop, and bars
- Approved plat for 58 units and a club house
- Sewer taps have been purchased and will transfer to new owner
- Some storm water and sanitary in place
- Fast growing neighborhood and great schools



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agent





## SITE PLAN





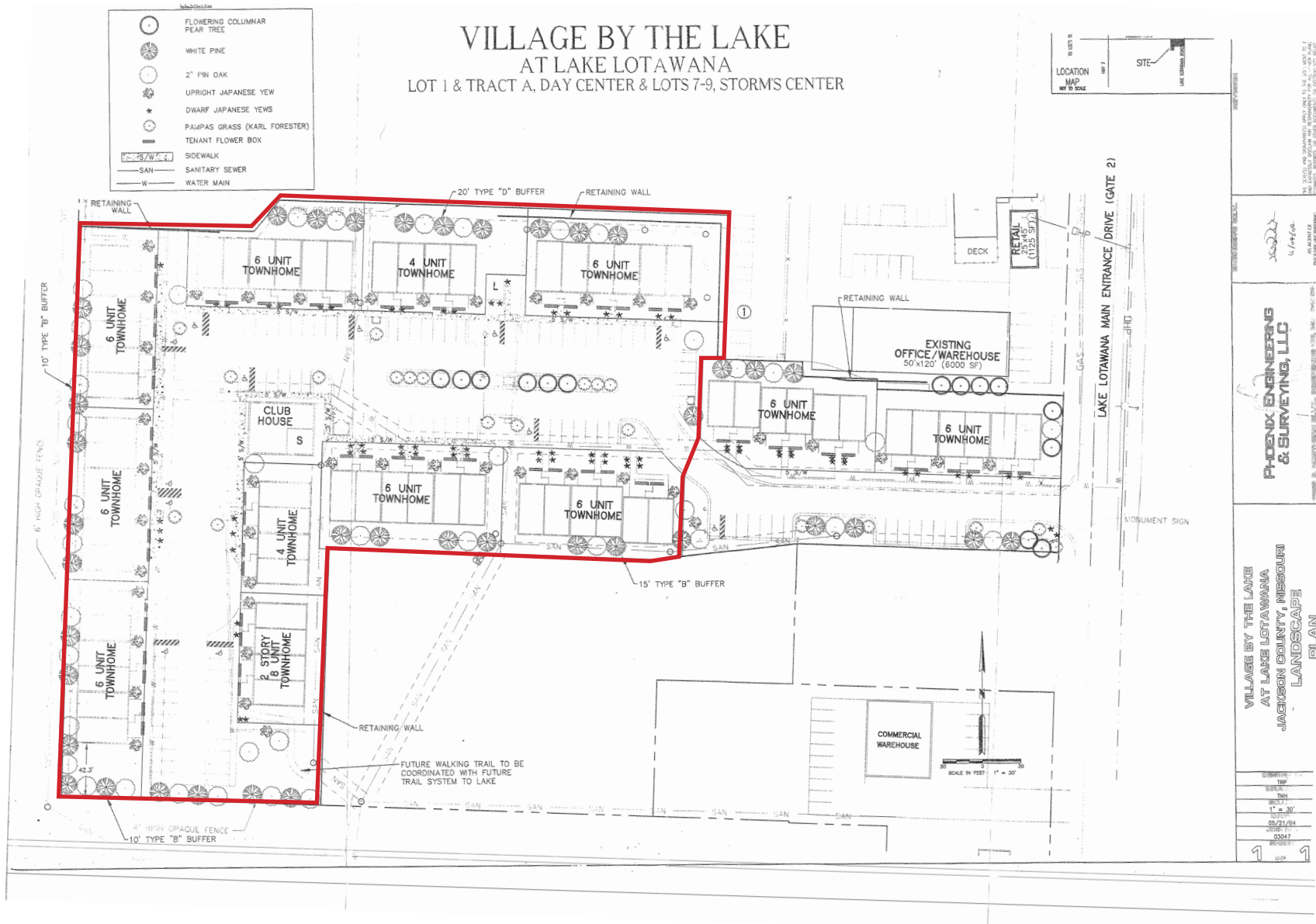




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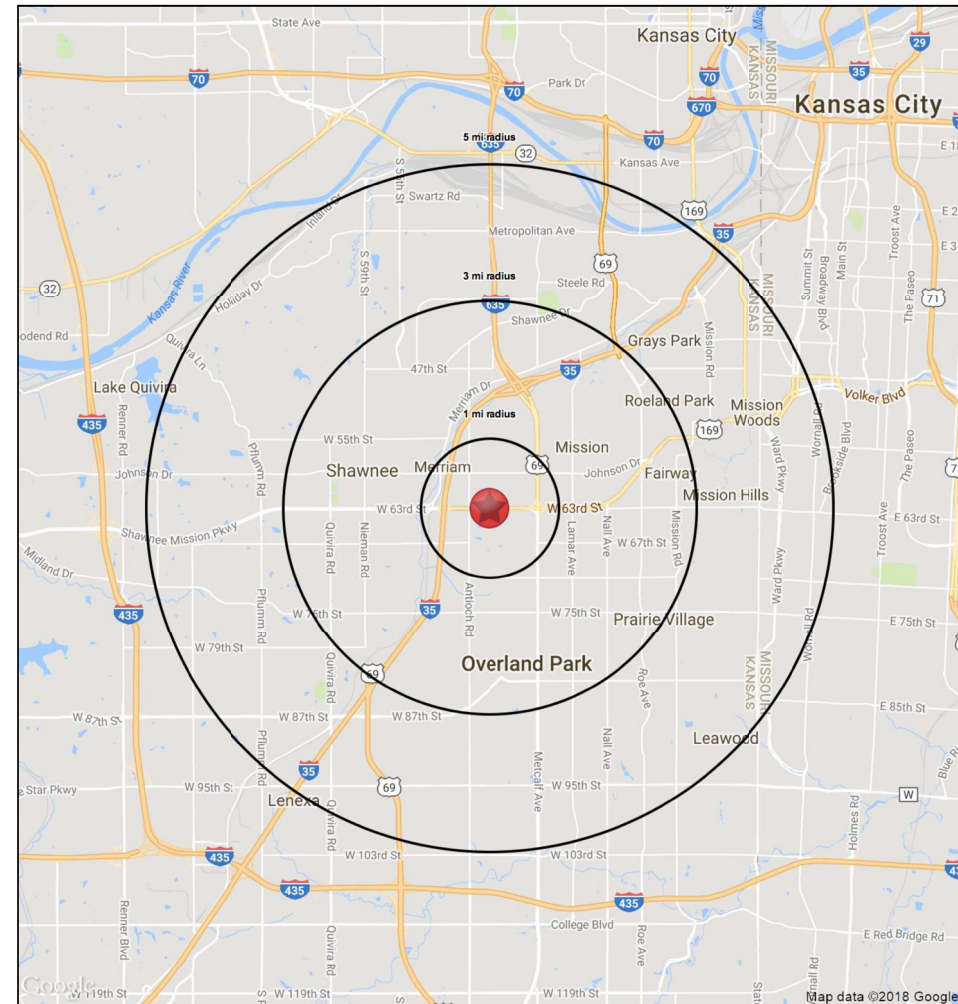
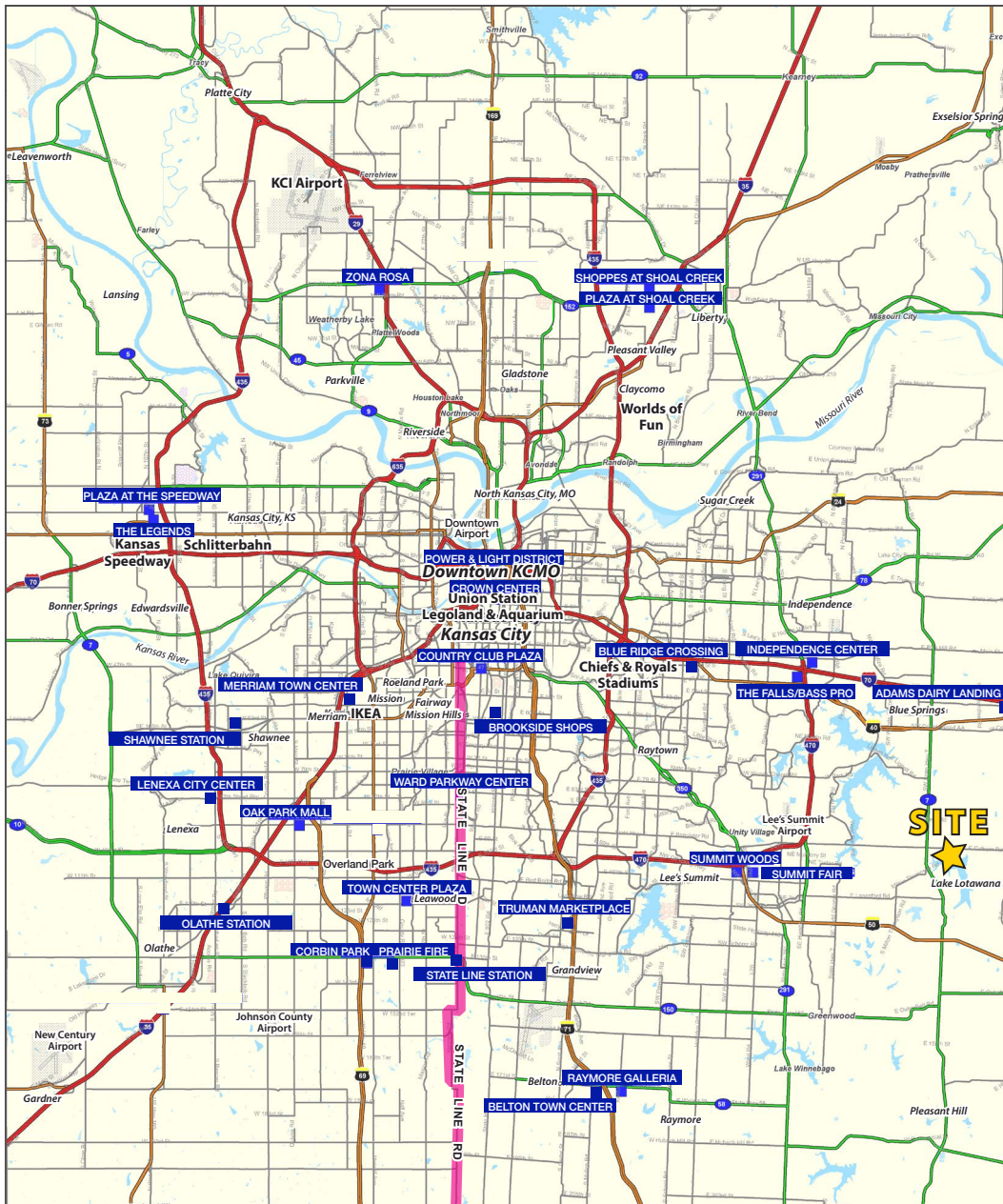
## POSSIBLE DEVELOPMENT PLAN





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## 7 Highway & Colbern Road

Lake Lotawana, MO 64086

1 mi radius    3 mi radius    5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	2,141	14,384	65,686
	2025 Projected Population	2,131	14,436	66,243
	2010 Census Population	1,343	11,565	59,920
	2000 Census Population	1,275	9,678	54,422
	Projected Annual Growth 2020 to 2025	-	-	0.2%
	Historical Annual Growth 2000 to 2020	3.4%	2.4%	1.0%
	2020 Median Age	41.9	38.2	35.9
<b>HOUSEHOLDS</b>	2020 Estimated Households	869	5,459	24,978
	2025 Projected Households	851	5,393	24,801
	2010 Census Households	521	4,212	21,714
	2000 Census Households	477	3,408	18,981
	Projected Annual Growth 2020 to 2025	-0.4%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2020	4.1%	3.0%	1.6%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	91.4%	90.2%	87.5%
	2020 Estimated Black or African American	4.0%	4.5%	5.8%
	2020 Estimated Asian or Pacific Islander	1.4%	1.4%	2.0%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
	2020 Estimated Other Races	3.0%	3.5%	4.3%
	2020 Estimated Hispanic	3.7%	4.2%	4.9%
<b>INCOME</b>	2020 Estimated Average Household Income	\$125,735	\$123,554	\$100,896
	2020 Estimated Median Household Income	\$102,725	\$103,358	\$87,574
	2020 Estimated Per Capita Income	\$51,049	\$46,913	\$38,376
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.7%	0.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.1%	3.0%
	2020 Estimated High School Graduate	22.7%	20.3%	23.3%
	2020 Estimated Some College	20.8%	21.1%	25.0%
	2020 Estimated Associates Degree Only	8.6%	7.8%	8.5%
	2020 Estimated Bachelors Degree Only	27.3%	29.6%	26.1%
	2020 Estimated Graduate Degree	16.7%	17.4%	13.4%
<b>BUSINESS</b>	2020 Estimated Total Businesses	40	215	1,750
	2020 Estimated Total Employees	358	1,780	18,135
	2020 Estimated Employee Population per Business	8.9	8.3	10.4
	2020 Estimated Residential Population per Business	52.9	67.0	37.5

