



# PRIME GRAIN VALLEY PAD SITES

Buckner Tarsney Rd & Woodbury Dr (NWC), Grain Valley, MO



**SITE**

Parcel #2: 1.41 acres  
\$493,000

Parcel #1: 1.99 acres  
\$867,000

## SALE PRICE: \$10/SF | 3.4 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,978	23,442	67,768
Avg. Household Income	\$69,723	\$89,915	\$85,809

- Price Chopper Shadow Anchored Pad Sites
- I-70 visibility
- All utilities to site
- Fast growing residential and commercial
- Join Price Chopper, B & B Theatres, QuikTrip, Taco Bell, Casey's Convenience Store and more
- Great for QSR/Bank/Auto-Lube



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

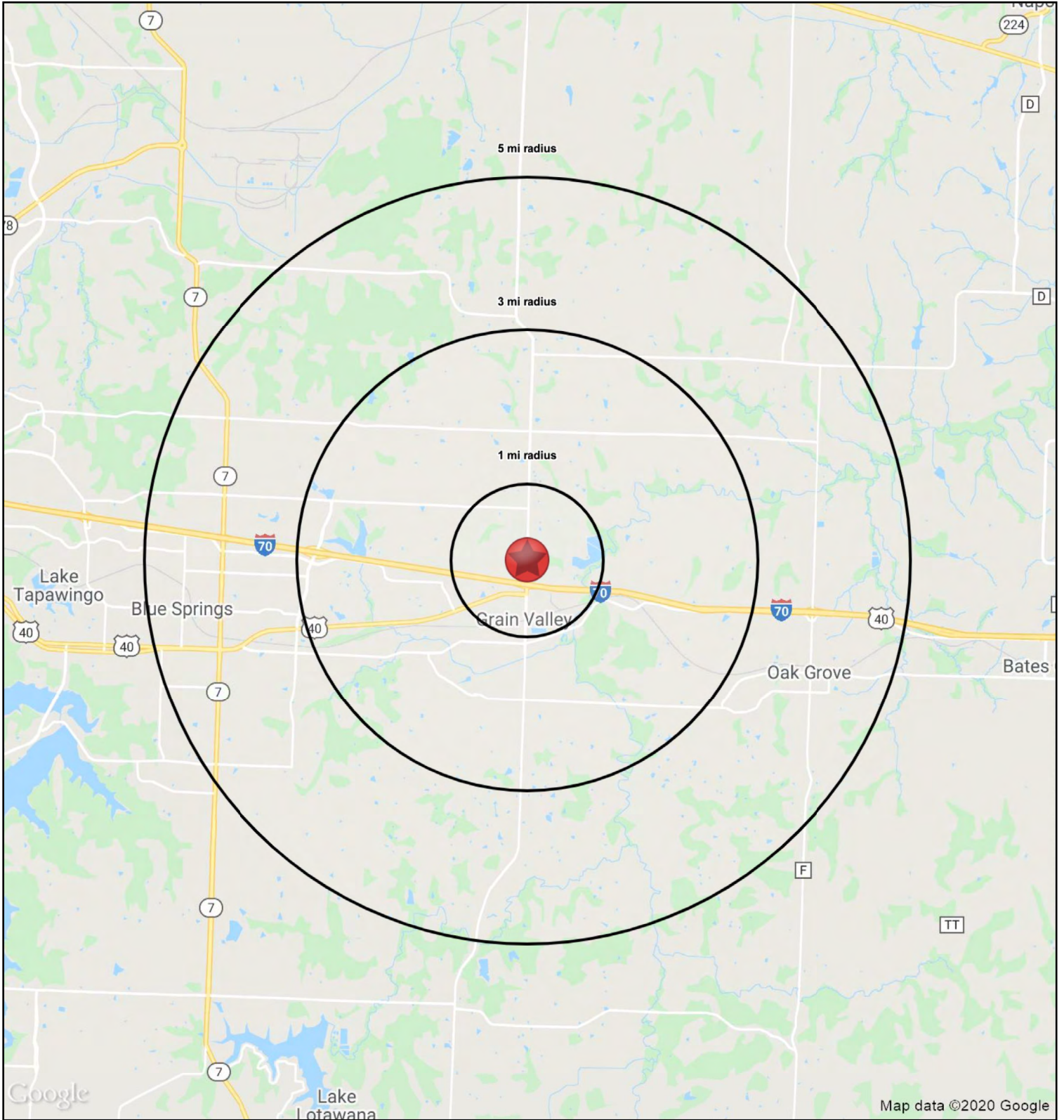
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Exclusive Agent



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Buckner Tarsney & NW Woodbury Dr Grain Valley, MO 64029	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	4,978	23,442	67,768
2027 Projected Population	5,543	25,098	71,043
2020 Census Population	4,803	23,168	67,590
2010 Census Population	3,716	19,479	60,179
Projected Annual Growth 2022 to 2027	2.3%	1.4%	1.0%
Historical Annual Growth 2010 to 2022	2.8%	1.7%	1.1%
2022 Median Age	32.8	35.4	36.4
<b>Households</b>			
2022 Estimated Households	1,799	8,352	24,963
2027 Projected Households	1,985	8,881	25,967
2020 Census Households	1,740	8,242	24,888
2010 Census Households	1,370	6,897	22,079
Projected Annual Growth 2022 to 2027	2.1%	1.3%	0.8%
Historical Annual Growth 2010 to 2022	2.6%	1.8%	1.1%
<b>Race and Ethnicity</b>			
2022 Estimated White	81.5%	82.6%	80.1%
2022 Estimated Black or African American	5.6%	5.4%	7.0%
2022 Estimated Asian or Pacific Islander	1.2%	1.2%	1.4%
2022 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2022 Estimated Other Races	11.3%	10.3%	11.0%
2022 Estimated Hispanic	8.2%	6.7%	6.8%
<b>Income</b>			
2022 Estimated Average Household Income	\$69,723	\$89,915	\$85,809
2022 Estimated Median Household Income	\$77,010	\$82,826	\$76,296
2022 Estimated Per Capita Income	\$25,202	\$32,071	\$31,641
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.2%	1.4%
2022 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.4%	4.4%
2022 Estimated High School Graduate	33.1%	31.6%	30.5%
2022 Estimated Some College	20.3%	22.6%	25.3%
2022 Estimated Associates Degree Only	12.7%	11.1%	9.2%
2022 Estimated Bachelors Degree Only	18.7%	19.2%	19.5%
2022 Estimated Graduate Degree	9.4%	10.0%	9.7%
<b>Business</b>			
2022 Estimated Total Businesses	179	525	1,941
2022 Estimated Total Employees	1,329	7,359	19,655
2022 Estimated Employee Population per Business	7.4	14.0	10.1
2022 Estimated Residential Population per Business	27.8	44.6	34.9

