

Prime West Broadway Development Ground

24920 Oak Grove Lane, Sedalia, Missouri



SALE PRICE: \$2,400,000 | 23.03 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,628	15,815	28,279
Avg. Household Income	\$58,470	\$86,407	\$85,405

- One of Sedalia's busiest intersections
- Traffic counts over 21,000 cars per day
- Next to new Kohl's, Menards, and Petsmart
- Great spot for mini truck stop, owner reports 400 semis per day
- Across from Thompson Meadows Industrial Park
- Level site with all utilities available

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

For More Information Contact: *Exclusive Agents*
BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com
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PRELIMINARY SITE PLAN



DRONE PHOTOS



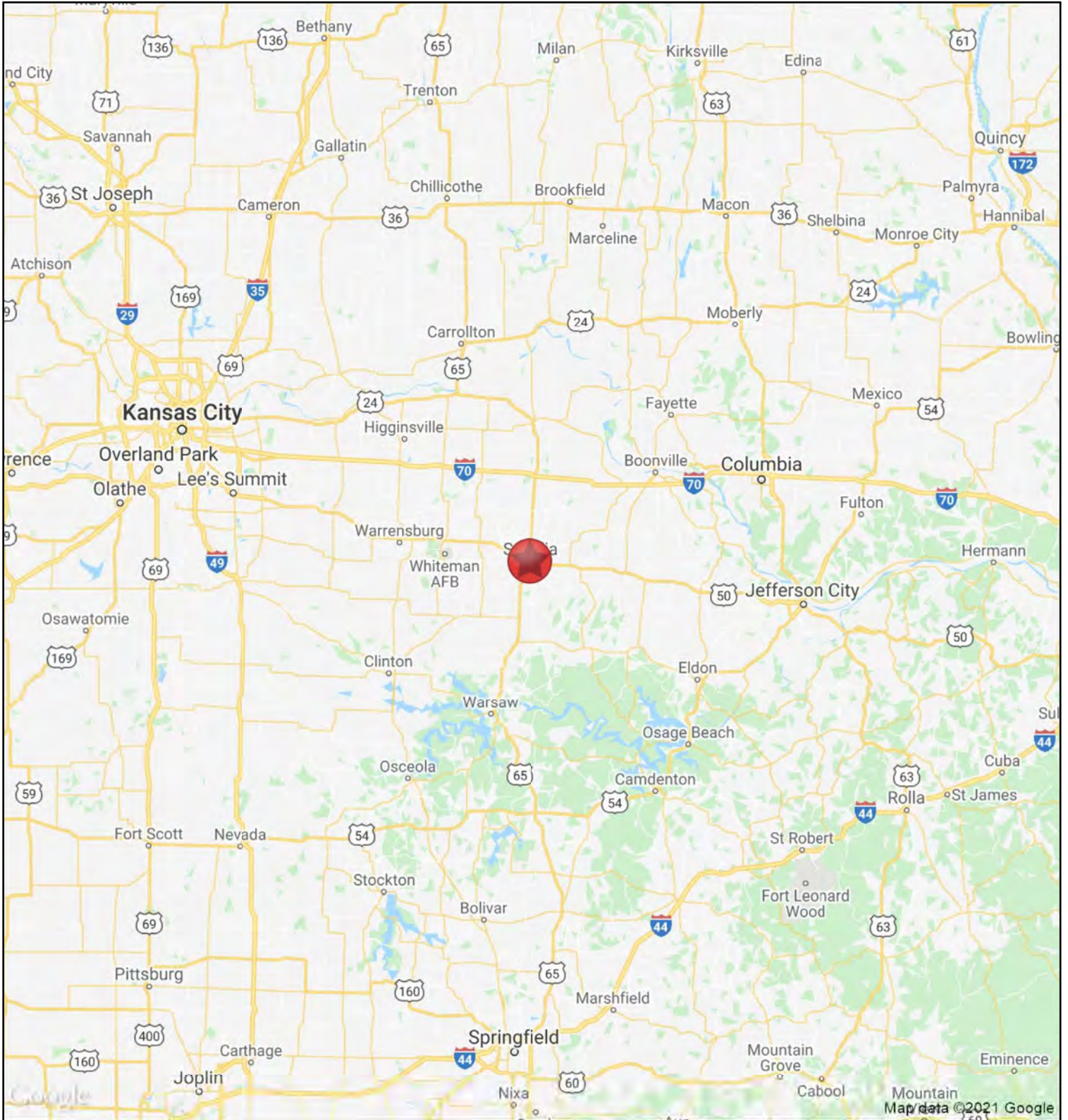
DRONE PHOTOS





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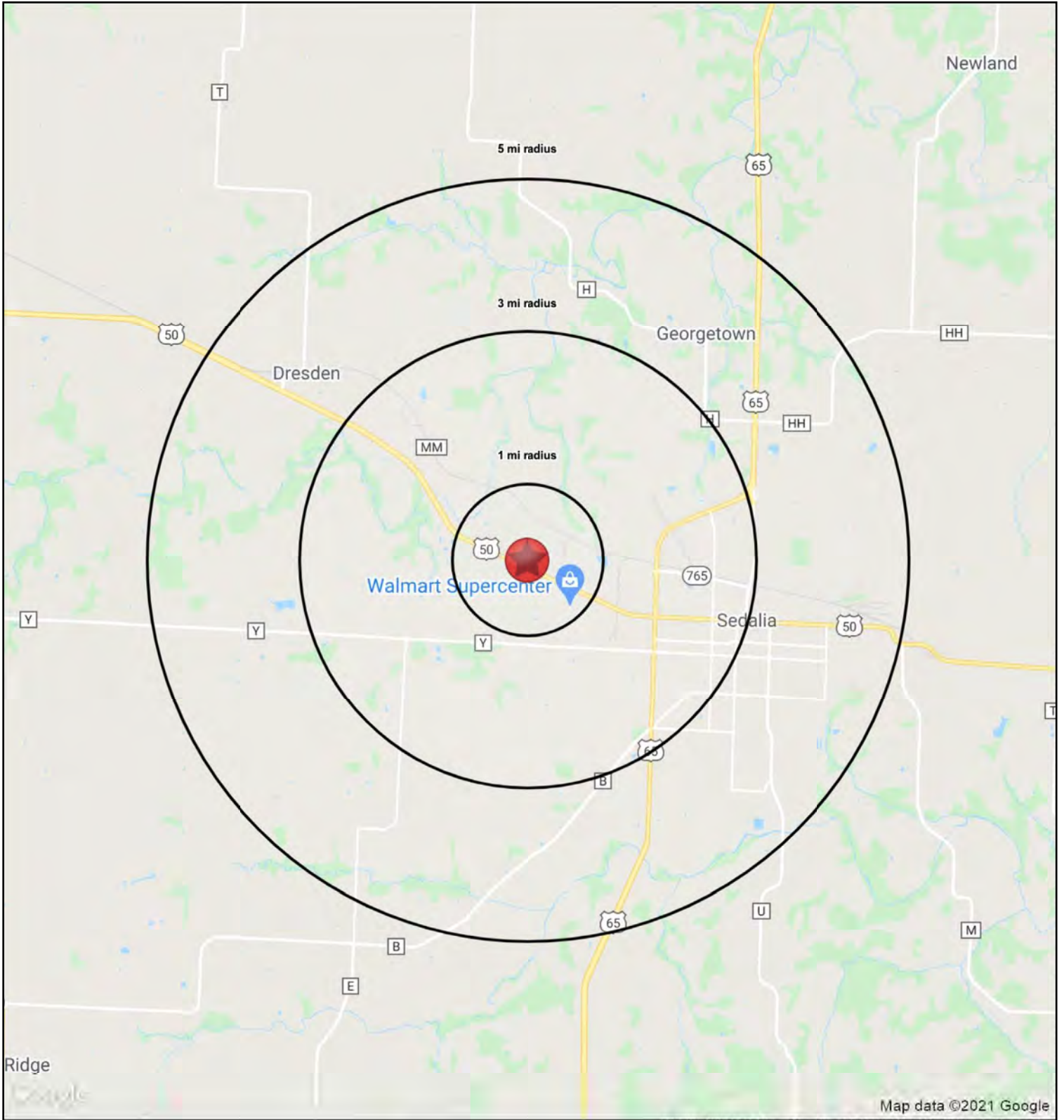
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24920 Oak Grove Ln Sedalia, MO 65301	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	1,628	15,815	28,279
2028 Projected Population	1,651	15,630	27,916
2020 Census Population	1,558	15,850	28,269
2010 Census Population	1,230	15,158	27,405
Projected Annual Growth 2023 to 2028	0.3%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2023	2.5%	0.3%	0.2%
2023 Median Age	41.0	36.1	35.7
Households			
2023 Estimated Households	699	6,598	11,419
2028 Projected Households	709	6,469	11,188
2020 Census Households	674	6,545	11,298
2010 Census Households	574	6,270	11,022
Projected Annual Growth 2023 to 2028	0.3%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	1.7%	0.4%	0.3%
Race and Ethnicity			
2023 Estimated White	81.4%	81.7%	81.9%
2023 Estimated Black or African American	3.1%	4.4%	5.0%
2023 Estimated Asian or Pacific Islander	3.2%	1.8%	1.5%
2023 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.4%
2023 Estimated Other Races	12.0%	11.8%	11.2%
2023 Estimated Hispanic	7.9%	11.3%	11.0%
Income			
2023 Estimated Average Household Income	\$58,470	\$86,407	\$85,405
2023 Estimated Median Household Income	\$51,007	\$61,885	\$58,740
2023 Estimated Per Capita Income	\$25,555	\$36,223	\$34,702
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.1%	4.1%	4.1%
2023 Estimated Some High School (Grade Level 9 to 11)	7.4%	8.7%	8.6%
2023 Estimated High School Graduate	36.0%	34.0%	35.8%
2023 Estimated Some College	25.0%	21.0%	21.4%
2023 Estimated Associates Degree Only	9.4%	11.9%	11.4%
2023 Estimated Bachelors Degree Only	11.4%	11.5%	10.8%
2023 Estimated Graduate Degree	6.9%	8.9%	7.9%
Business			
2023 Estimated Total Businesses	120	941	1,197
2023 Estimated Total Employees	1,921	12,351	15,914
2023 Estimated Employee Population per Business	16.0	13.1	13.3
2023 Estimated Residential Population per Business	13.6	16.8	23.6

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