



30 +/- Acres of Development Ground For Sale | I-70 Exposure

39712 NE 3rd Street, Oak Grove, Missouri



SALE PRICE: \$900,000 | 29.8 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,313	10,257	18,209
Avg. Household Income	\$66,469	\$85,389	\$85,262

- Great development opportunity with good I-70 visibility
- Current income including rental house, farm, and two billboards
- City sewer on property
- Great property for campground, church, apartments, etc.



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agent





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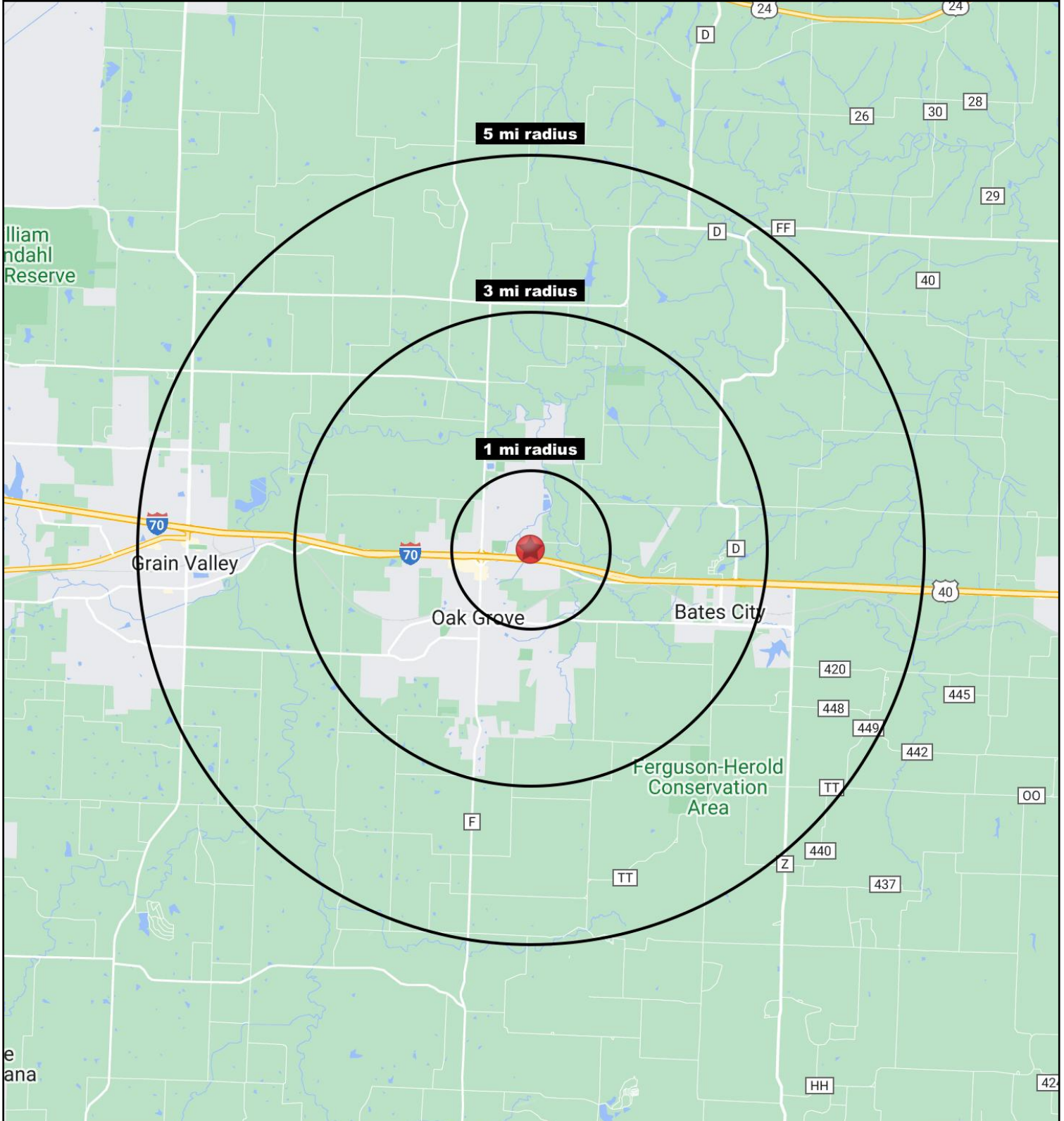
PHOTOS





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39712 NE 3rd Street Oak Grove, MO 64075	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	2,313	10,257	18,209
2027 Projected Population	2,398	10,625	19,312
2020 Census Population	2,273	10,121	18,136
2010 Census Population	2,323	9,980	17,147
Projected Annual Growth 2022 to 2027	0.7%	0.7%	1.2%
Historical Annual Growth 2010 to 2022	-	0.2%	0.5%
2022 Median Age	33.8	36.5	36.6
Households			
2022 Estimated Households	943	3,843	6,798
2027 Projected Households	970	3,941	7,131
2020 Census Households	920	3,767	6,727
2010 Census Households	886	3,594	6,215
Projected Annual Growth 2022 to 2027	0.6%	0.5%	1.0%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.8%
Race and Ethnicity			
2022 Estimated White	87.7%	90.3%	89.3%
2022 Estimated Black or African American	4.7%	3.1%	3.6%
2022 Estimated Asian or Pacific Islander	1.3%	0.6%	0.7%
2022 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2022 Estimated Other Races	6.0%	5.7%	6.1%
2022 Estimated Hispanic	5.7%	4.4%	4.9%
Income			
2022 Estimated Average Household Income	\$66,469	\$85,389	\$85,262
2022 Estimated Median Household Income	\$49,870	\$69,217	\$72,375
2022 Estimated Per Capita Income	\$27,153	\$32,038	\$31,860
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.8%	2.3%
2022 Estimated Some High School (Grade Level 9 to 11)	7.6%	5.9%	5.7%
2022 Estimated High School Graduate	34.8%	36.1%	35.8%
2022 Estimated Some College	29.0%	24.6%	23.6%
2022 Estimated Associates Degree Only	8.5%	9.4%	9.2%
2022 Estimated Bachelors Degree Only	11.4%	13.9%	15.0%
2022 Estimated Graduate Degree	4.3%	7.3%	8.4%
Business			
2022 Estimated Total Businesses	88	287	515
2022 Estimated Total Employees	752	2,721	4,461
2022 Estimated Employee Population per Business	8.5	9.5	8.7
2022 Estimated Residential Population per Business	26.3	35.7	35.4

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