

PRICE REDUCED!



SALE PRICE: \$975,000 | 24,590 SF LOT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,450	48,198	66,130
Avg. Household Income	\$109,661	\$104,557	\$100,763

- 24,590 SF pad site for sale
- Prime frontage and exposure to 58 Highway
- Over 36,300 cars per day pass by this site
- Excellent development site for restaurant or retail user

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

For More Information Contact:

MARK MCCONAHAY | 816.412.7386 | mmconahay@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents



58 HIGHWAY DEVELOPMENT PAD FOR SALE

I-49 & 58 Highway (SEQ) | 8017 E. 171st St, Belton, MO

AERIAL





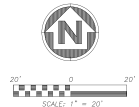
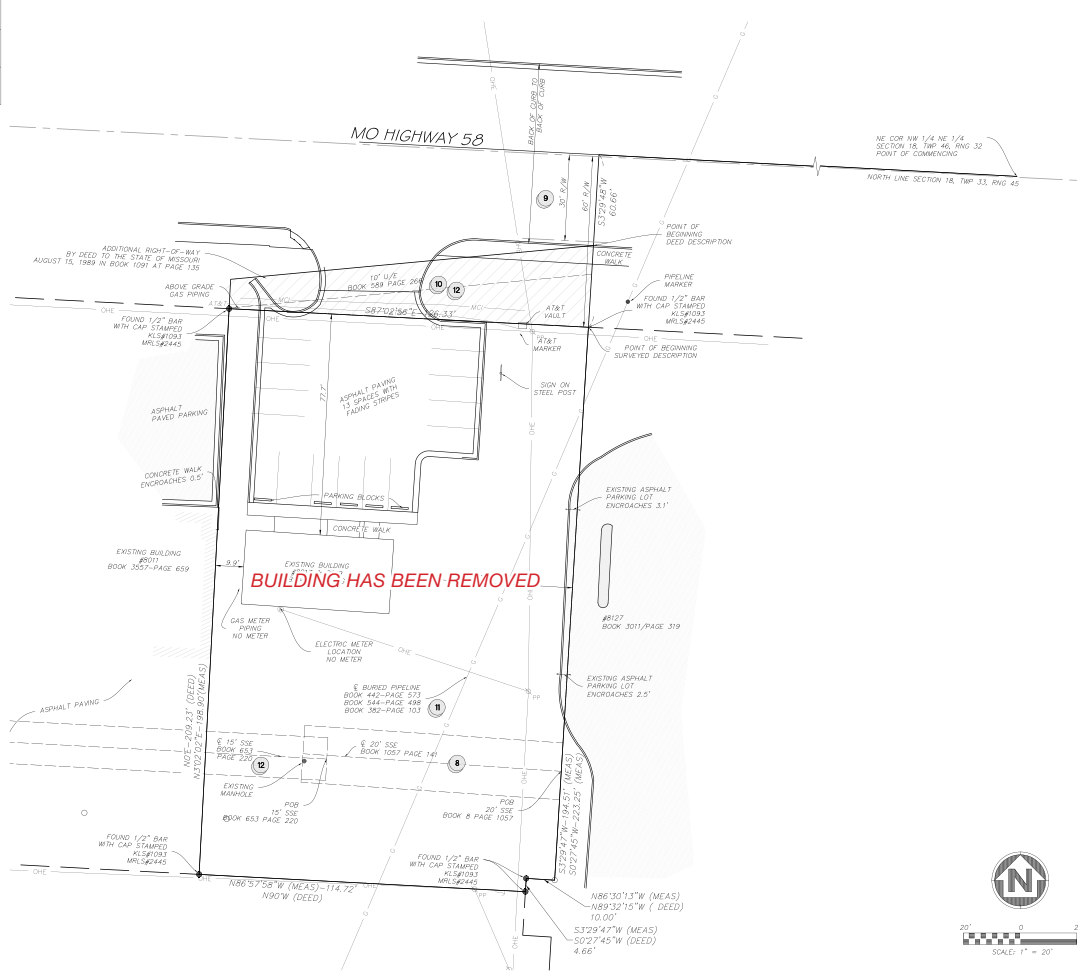
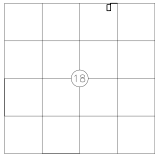
58 HIGHWAY DEVELOPMENT PAD FOR SALE

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AERIAL

ALTA/NSPS LAND TITLE SURVEY

8017-8019 E 171ST STREET,
BELTON, CASS COUNTY, MISSOURI



LEGEND

- = FOUND MONUMENT AS NOTED.
- = SET 1/2" IRON BAR WITH PLASTIC CAP STAMPED NO. 2594 / 7/5 1306.
- x — = EXISTING FENCE

TITLE COMMITMENT DESCRIPTION

DEED DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 46, RANGE 32, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 236.0 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 45 SECONDS WEST, 31.92 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO 58 AS NOW ESTABLISHED, FOR A TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 27 MINUTES 45 SECONDS WEST, 203.25 FEET (205 FEET=DEED); THENCE NORTH 89 DEGREES 32 MINUTES 15 SECONDS WEST, 10.0 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 45 SECONDS WEST, 4.66 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES WEST, 114.72 FEET; THENCE NORTH 0 DEGREES 00 MINUTES EAST, 209.23 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY NO 58; THENCE NORTH 81 DEGREES 18 MINUTES 17 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 127.91 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED AUGUST 15, 1989 IN BOOK 1091 AT PAGE 135.

SURVEY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 46, RANGE 32, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89°32'15" W ALONG THE NORTH LINE OF SAID QUARTER SECTION, 236.00 FEET; THENCE SOUTH 0°27'45" W 60.66 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO 58 AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 0°27'45" W, 194.51 FEET; THENCE NORTH 89°32'15" W, 10.00 FEET; THENCE S 0°27'45" W, 4.66 FEET; THENCE S 89°32'15" W, 114.72 FEET; THENCE N03°02'02"E, 198.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY NO 58; THENCE S87°02'56"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 126.33 FEET TO THE POINT OF BEGINNING, CONTAINING

NOTES CORRESPONDING TO SCHEDULE B, PART II

- 1. TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO 201920, DATED OCTOBER 14, 2020 AT 08:00 AM
- 2. RIGHT OF WAY EASEMENT GRANTED TO THE CITY OF BELTON, CASS COUNTY, MISSOURI AS SET FORTH IN INSTRUMENT FILED OCTOBER 25, 1998, IN BOOK 1057 AT PAGE 141, AS SHOWN HEREON
- 3. EASEMENT GRANTED TO THE STATE OF MISSOURI AS SET FORTH IN INSTRUMENT FILED MAY 17, 1935 IN BOOK 308 AT PAGE 98, AS SHOWN HEREON
- 4. EASEMENT GRANTED TO THE CITY OF BELTON AS SET FORTH IN INSTRUMENT FILED JUNE 13, 1973 IN BOOK 589 AT PAGE 266, AS SHOWN HEREON
- 5. GENERAL EASEMENT GRANTED TO STANDARD OIL COMPANY AS SET FORTH IN INSTRUMENT FILED DECEMBER 21, 1961 IN BOOK 382 AT PAGE 103, AND ASSIGNED TO THE AMERICAN OIL COMPANY BE INSTRUMENT RECORDED IN BOOK 442 AT PAGE 973, AND AMENDED BY INSTRUMENT RECORDED IN BOOK 544 AT PAGE 498, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN, AS SHOWN HEREON
- 6. UTILITY EASEMENT AS SHOWN ON SURVEY BY METROPOLITAN SURVEY COMPANY AND AN EASEMENT GRANTED TO THE CITY IF BELTON OVER A PORTION IF THE PREMISES DESCRIBED HEREIN, RECORDED IN BOOK 589 AT PAGE 266, AND IN BOOK 653 AT PAGE 220, AS SHOWN HEREON

SURVEY NOTES

- 1. BEARINGS SHOWN ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, USING .
- 2. RECORD TITLE AND EASEMENT INFORMATION BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 201920, DATED OCTOBER 14 15, 2020 AT 08:00 AM.
- 3. NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
- 4. PROPERTY ADDRESS AS SHOWN ON TITLE COMMITMENT IS 8017-8019 E. 171ST STREET, BELTON, MO 64012
- 5. UTILITY LOCATES REQUESTED FROM MISSOURI ONE CALL FOR THE SUBJECT PROPERTY, TICKET NO-203353210. ALL UTILITIES MAY OR MAY NOT HAVE BEEN LOCATED, MARKED AND FLAGGED.

SURVEYORS CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY, THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS SET BY REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE THEREOF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2020.

REVIEW COPY
SCOTT G. CHRISMAN, PLS MO 2594

CHRISMAN
LAND SURVEYORS

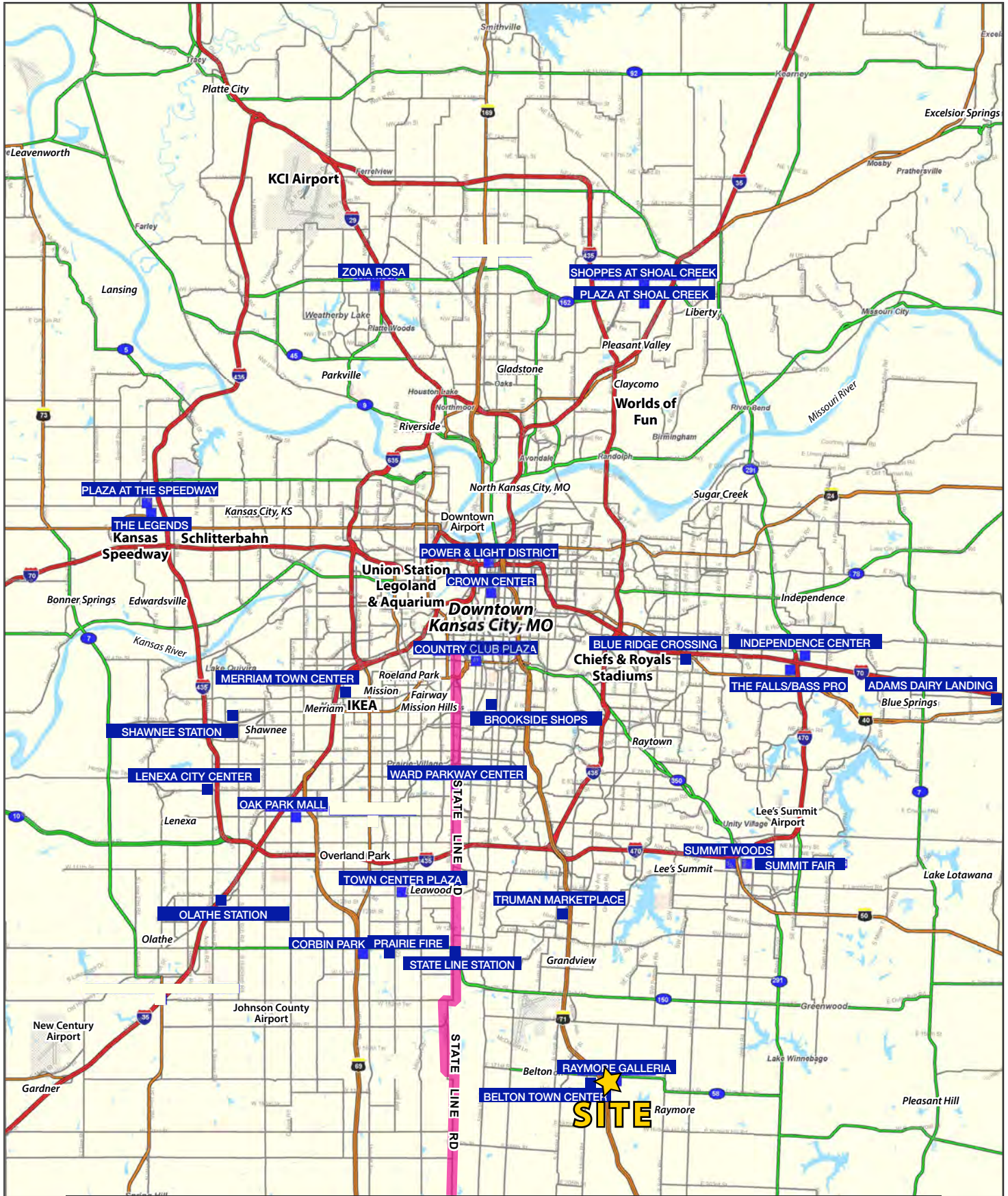
1708 VOIGT ROAD
94 WOLFE, MO 64083
816.365.3187





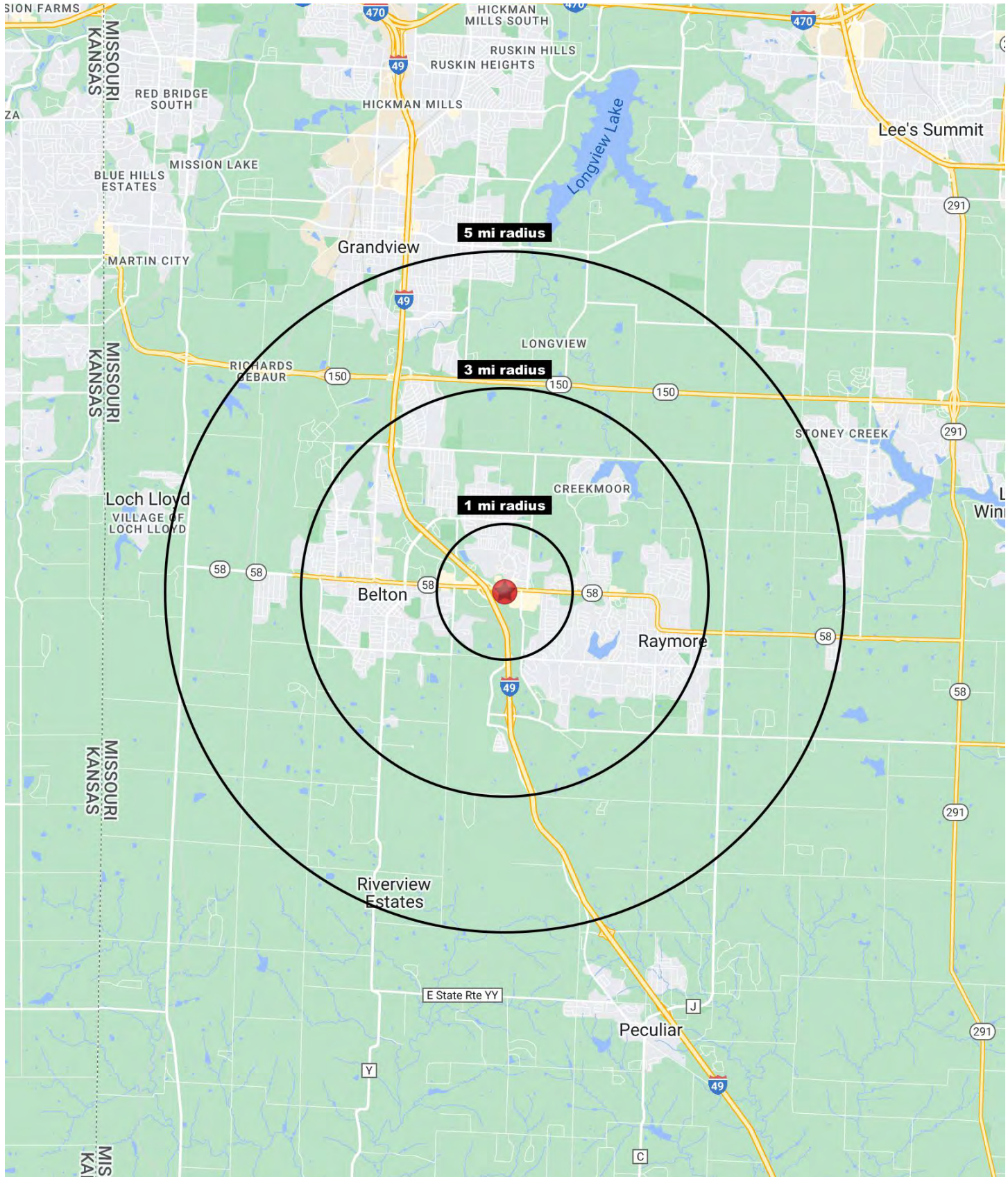
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8017 E. 171st Street Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	7,450	48,198	66,130
2028 Projected Population	7,691	50,463	69,257
2020 Census Population	7,191	46,750	64,203
2010 Census Population	6,557	42,003	58,358
Projected Annual Growth 2023 to 2028	0.6%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	1.0%	1.1%	1.0%
2023 Median Age	39.4	37.0	37.1
Households			
2023 Estimated Households	3,062	18,681	25,554
2028 Projected Households	3,218	19,823	27,013
2020 Census Households	2,908	17,896	24,492
2010 Census Households	2,533	15,728	21,787
Projected Annual Growth 2023 to 2028	1.0%	1.2%	1.1%
Historical Annual Growth 2010 to 2023	1.6%	1.4%	1.3%
Race and Ethnicity			
2023 Estimated White	77.8%	79.9%	75.9%
2023 Estimated Black or African American	12.0%	10.8%	14.0%
2023 Estimated Asian or Pacific Islander	2.5%	1.5%	1.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2023 Estimated Other Races	7.3%	7.5%	8.2%
2023 Estimated Hispanic	7.6%	6.8%	7.5%
Income			
2023 Estimated Average Household Income	\$109,661	\$104,557	\$100,763
2023 Estimated Median Household Income	\$81,844	\$87,096	\$82,596
2023 Estimated Per Capita Income	\$45,161	\$40,562	\$38,975
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.1%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	5.7%	3.6%	4.1%
2023 Estimated High School Graduate	30.9%	30.5%	30.9%
2023 Estimated Some College	24.5%	25.3%	24.7%
2023 Estimated Associates Degree Only	9.9%	9.4%	9.4%
2023 Estimated Bachelors Degree Only	16.9%	19.6%	19.4%
2023 Estimated Graduate Degree	9.9%	9.5%	9.5%
Business			
2023 Estimated Total Businesses	267	1,156	1,584
2023 Estimated Total Employees	3,023	13,929	21,025
2023 Estimated Employee Population per Business	11.3	12.0	13.3
2023 Estimated Residential Population per Business	27.9	41.7	41.8

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