



# 40 HIGHWAY MEDIAN LAND

20301-20401 E. US 40 Highway Independence, MO



## SALE PRICE: \$475,000 | 6.42 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,606	45,131	125,605
Avg. Household Income	\$97,644	\$116,504	\$104,745

- Two parcels combined totaling 6.42 acres
- Land is between eastbound and westbound traffic
- Possible Gas Station or Convenience Store
- Curently zoned AG

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

For More Information Contact:

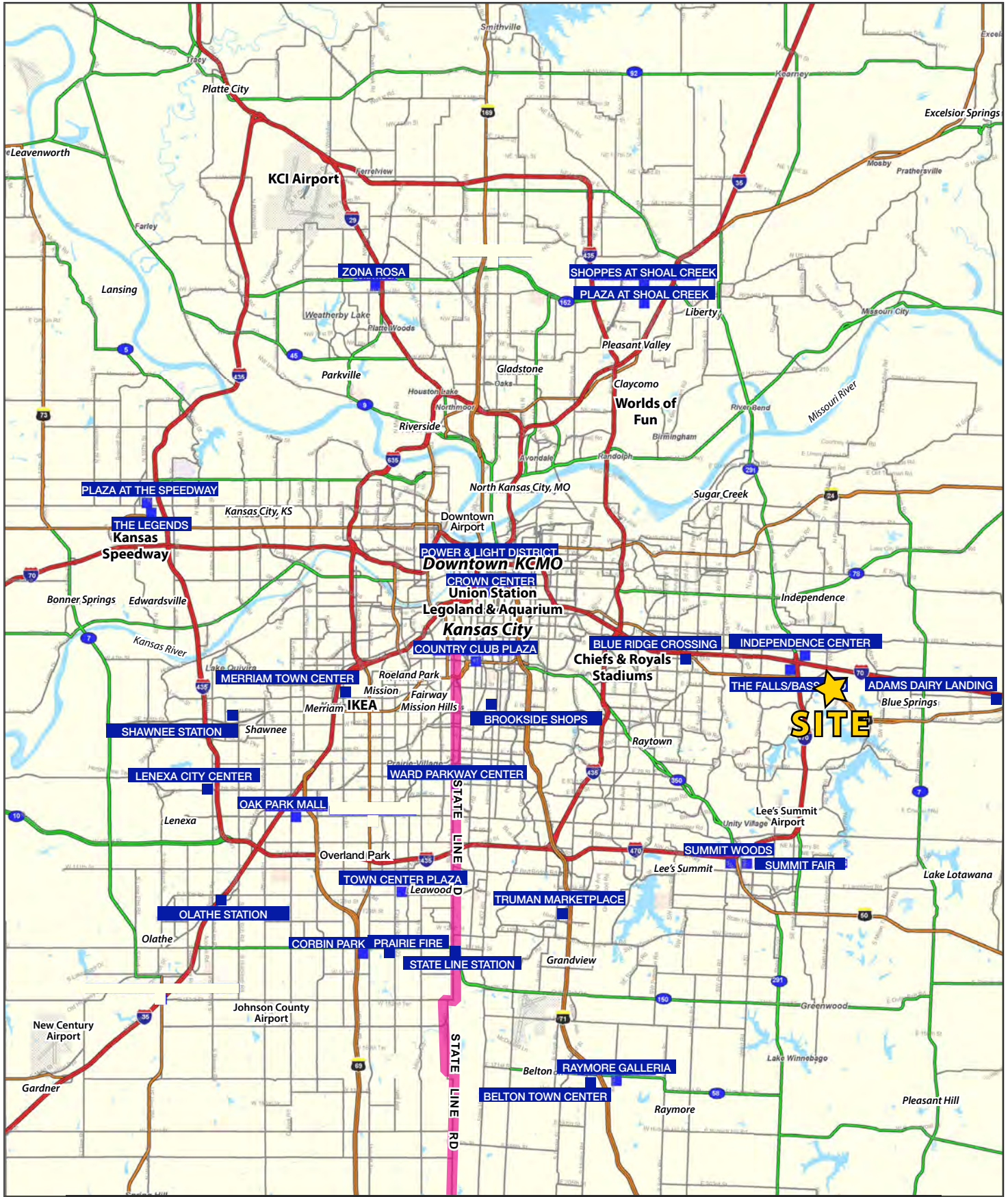
*Exclusive Agent*

**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)



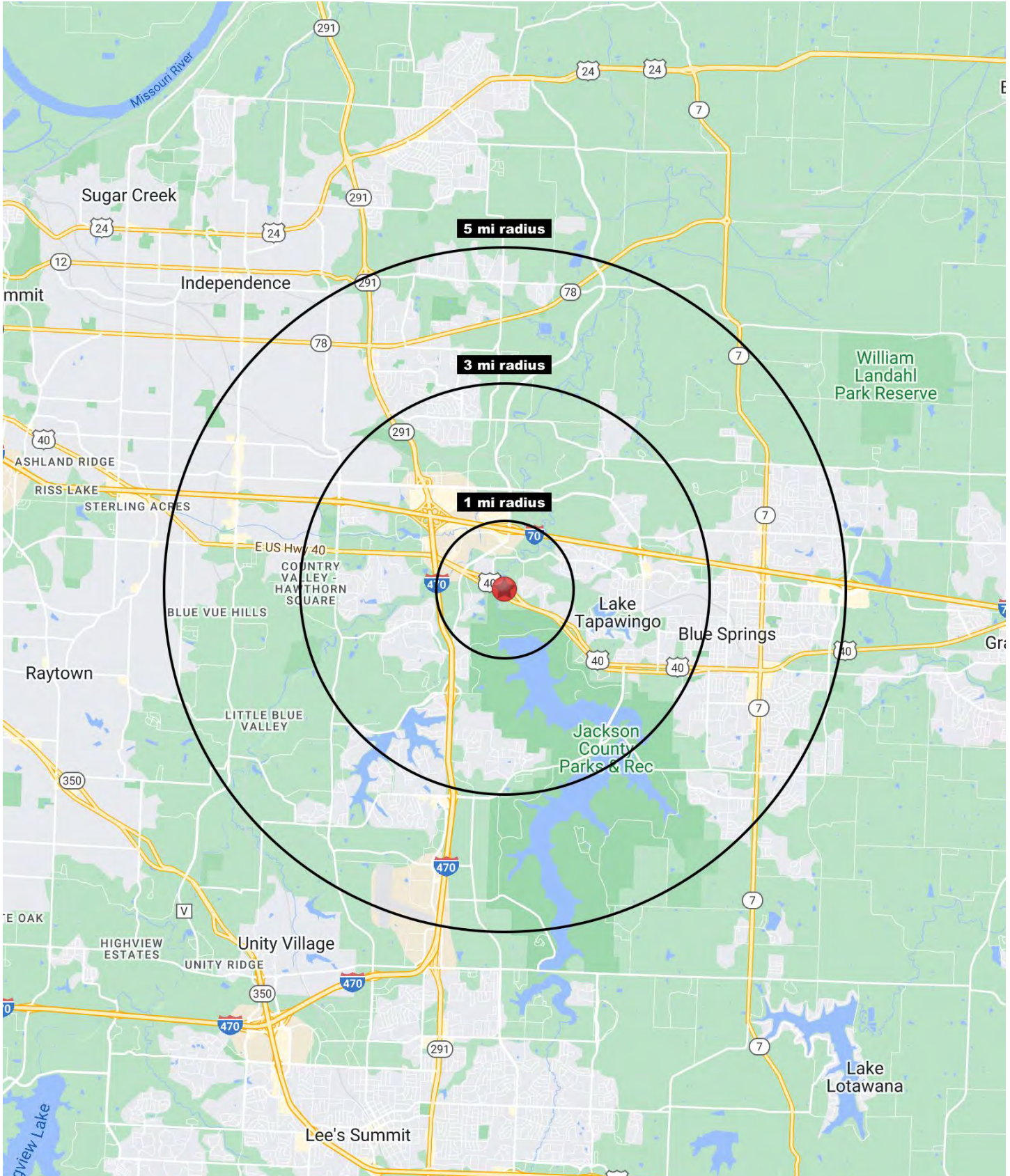
## AERIAL





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20301-20401 E. US 40 Highway Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,606	45,131	125,605
2028 Projected Population	3,685	46,525	128,893
2020 Census Population	3,626	45,044	125,484
2010 Census Population	2,950	40,268	116,049
Projected Annual Growth 2023 to 2028	0.4%	0.6%	0.5%
Historical Annual Growth 2010 to 2023	1.7%	0.9%	0.6%
2023 Median Age	44.9	39.9	39.5
<b>Households</b>			
2023 Estimated Households	1,655	18,445	51,063
2028 Projected Households	1,673	18,794	51,715
2020 Census Households	1,642	18,166	50,372
2010 Census Households	1,194	16,175	46,503
Projected Annual Growth 2023 to 2028	0.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2023	3.0%	1.1%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	81.9%	76.8%	76.6%
2023 Estimated Black or African American	9.5%	12.3%	12.4%
2023 Estimated Asian or Pacific Islander	2.1%	2.5%	2.0%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2023 Estimated Other Races	6.1%	8.2%	8.7%
2023 Estimated Hispanic	5.1%	6.9%	7.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$97,644	\$116,504	\$104,745
2023 Estimated Median Household Income	\$64,201	\$88,980	\$79,941
2023 Estimated Per Capita Income	\$45,033	\$47,663	\$42,649
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.2%	1.3%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	1.0%	3.9%	4.0%
2023 Estimated High School Graduate	26.2%	27.7%	29.7%
2023 Estimated Some College	20.5%	24.2%	23.7%
2023 Estimated Associates Degree Only	8.1%	6.9%	8.1%
2023 Estimated Bachelors Degree Only	31.0%	22.7%	20.8%
2023 Estimated Graduate Degree	8.0%	13.3%	12.1%
<b>Business</b>			
2023 Estimated Total Businesses	174	1,563	4,577
2023 Estimated Total Employees	3,325	17,197	42,959
2023 Estimated Employee Population per Business	19.2	11.0	9.4
2023 Estimated Residential Population per Business	20.8	28.9	27.4

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