



# RESIDENTIAL LAND FOR SALE

12226 Parallel Pkwy, Kansas City, Kansas




## SALE PRICE: \$120,000 | 1.84 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,480	14,860	39,263
Avg. Household Income	\$108,410	\$129,338	\$116,248

- 1.84 acres on the corner of Parallel Parkway and N. 123rd Street
- 5 minute drive from the Legends
- 10 minute drive from the new Homefield development
- 1 mile from the new American Royal development
- A part of Piper Unified School District 203

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

For More Information Contact:  
GRANT SUMMERS | 816.412.7307 | [gsummers@blockandco.com](mailto:gsummers@blockandco.com)

*Exclusive Agent*





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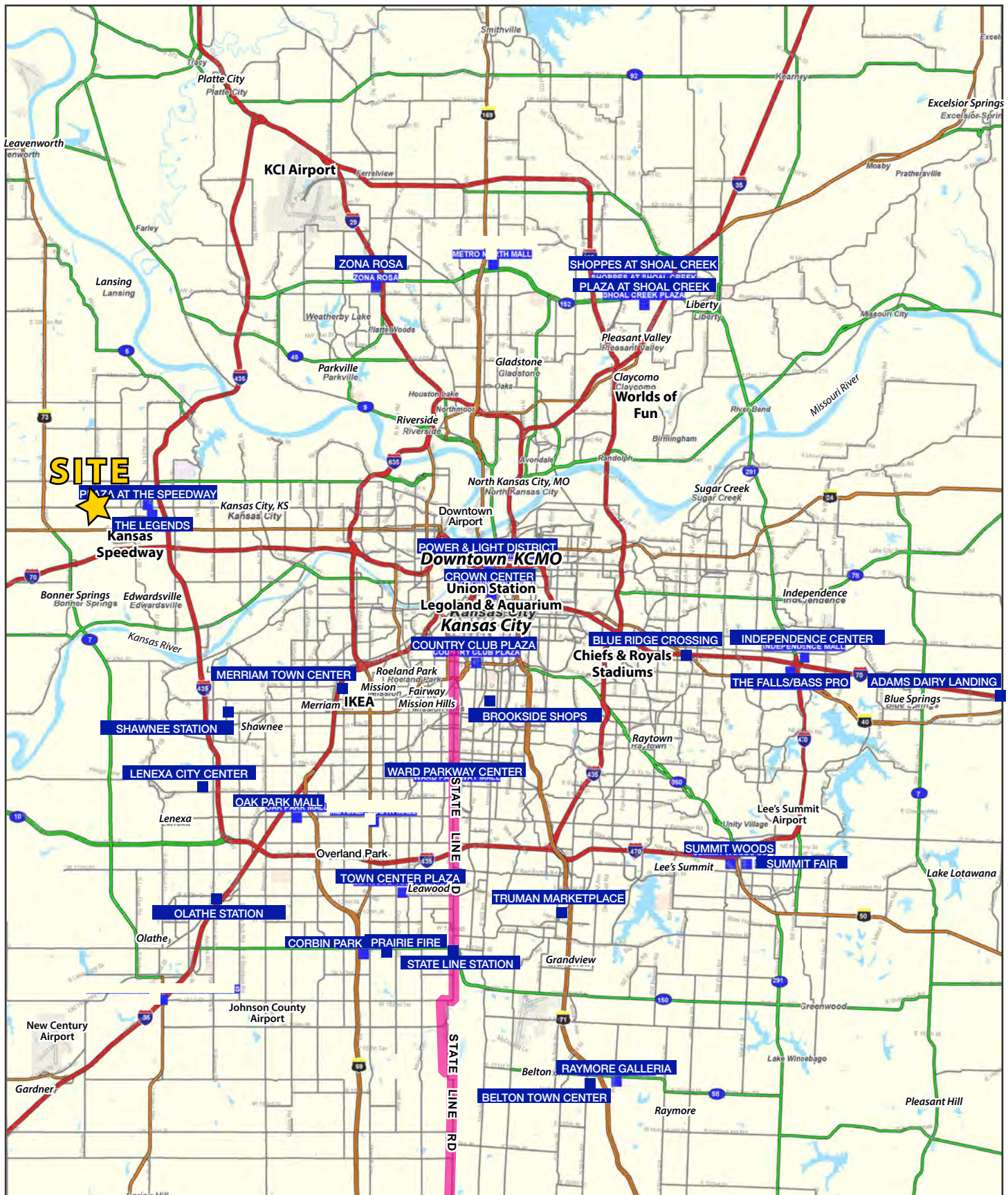
## 12226 Parallel Pkwy, Kansas City, Kansas

AERIAL



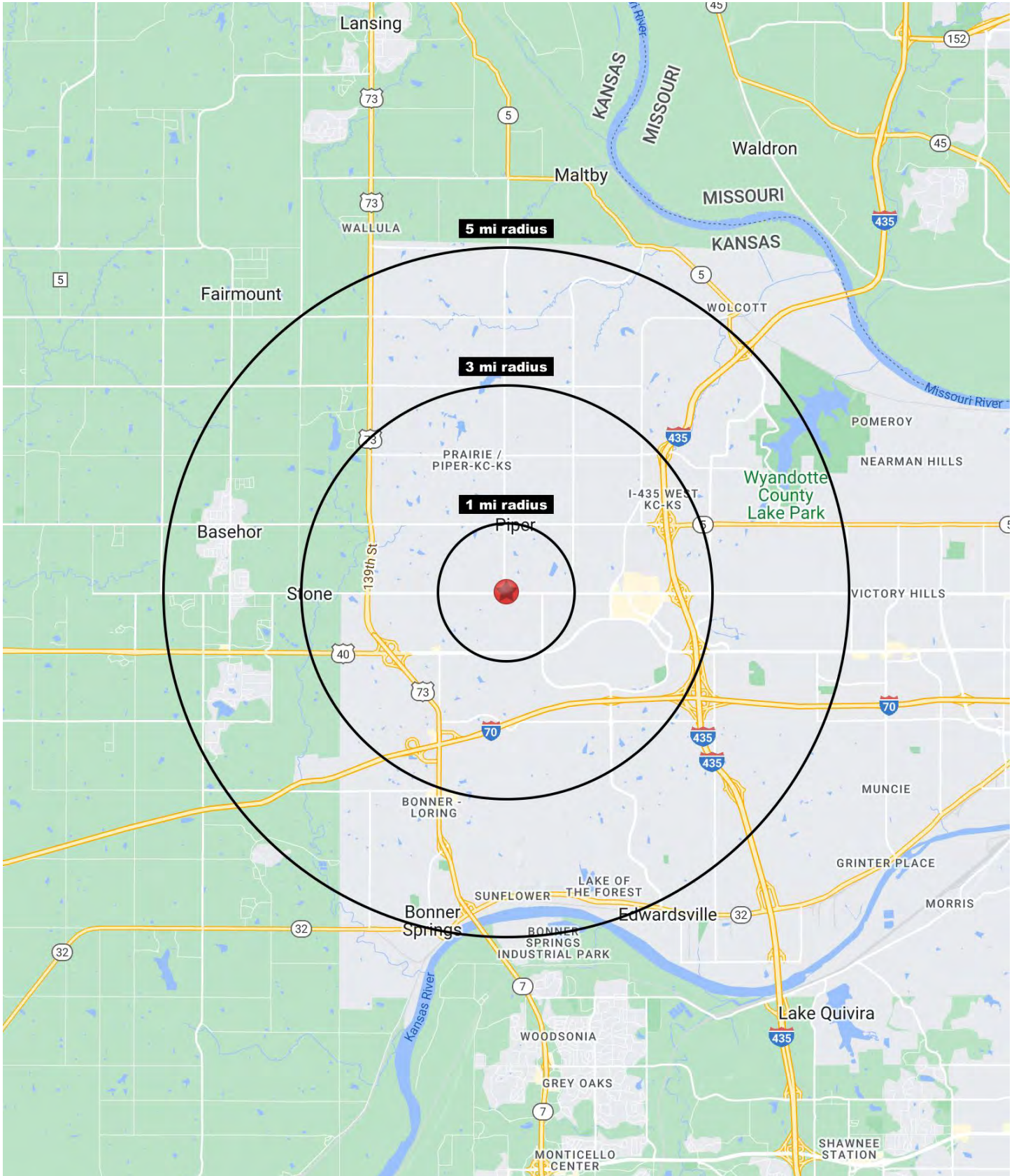
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12226 Parallel Parkway Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	1,480	14,860	39,263
2028 Projected Population	1,643	15,952	42,241
2020 Census Population	1,315	14,647	38,992
2010 Census Population	818	9,368	30,174
Projected Annual Growth 2023 to 2028	2.2%	1.5%	1.5%
Historical Annual Growth 2010 to 2023	6.2%	4.5%	2.3%
2023 Median Age	36.2	37.8	38.8
<b>Households</b>			
2023 Estimated Households	637	5,604	15,184
2028 Projected Households	714	6,092	16,446
2020 Census Households	547	5,321	14,426
2010 Census Households	340	3,447	11,324
Projected Annual Growth 2023 to 2028	2.4%	1.7%	1.7%
Historical Annual Growth 2010 to 2023	6.7%	4.8%	2.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	59.0%	65.5%	69.3%
2023 Estimated Black or African American	19.2%	16.0%	14.0%
2023 Estimated Asian or Pacific Islander	4.2%	4.5%	4.0%
2023 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2023 Estimated Other Races	17.0%	13.4%	12.2%
2023 Estimated Hispanic	19.1%	16.2%	14.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$108,410	\$129,338	\$116,248
2023 Estimated Median Household Income	\$114,938	\$109,437	\$101,561
2023 Estimated Per Capita Income	\$46,646	\$48,854	\$45,026
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.7%	2.9%
2023 Estimated Some High School (Grade Level 9 to 11)	8.2%	4.3%	4.2%
2023 Estimated High School Graduate	14.3%	22.0%	26.7%
2023 Estimated Some College	29.1%	23.1%	22.3%
2023 Estimated Associates Degree Only	14.2%	10.9%	10.7%
2023 Estimated Bachelors Degree Only	17.0%	22.0%	19.8%
2023 Estimated Graduate Degree	15.5%	15.0%	13.4%
<b>Business</b>			
2023 Estimated Total Businesses	20	451	931
2023 Estimated Total Employees	199	5,325	11,286
2023 Estimated Employee Population per Business	10.1	11.8	12.1
2023 Estimated Residential Population per Business	74.9	32.9	42.2

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## SITE PLAN

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