



# BLUE SPRINGS PAD SITE

1050 Cemetery Road, Blue Springs, MO



## SALE PRICE: \$599,000 | 2.5 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,979	53,257	104,970
Avg. Household Income	\$104,735	\$110,780	\$119,720

- Fenced and paved lot
- Zoned GB (General Business)
- Great visibility to 40 Highway
- Traffic counts of 23,402 cars per day on 40 Hwy
- Lease option possible

 [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)





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PHOTO

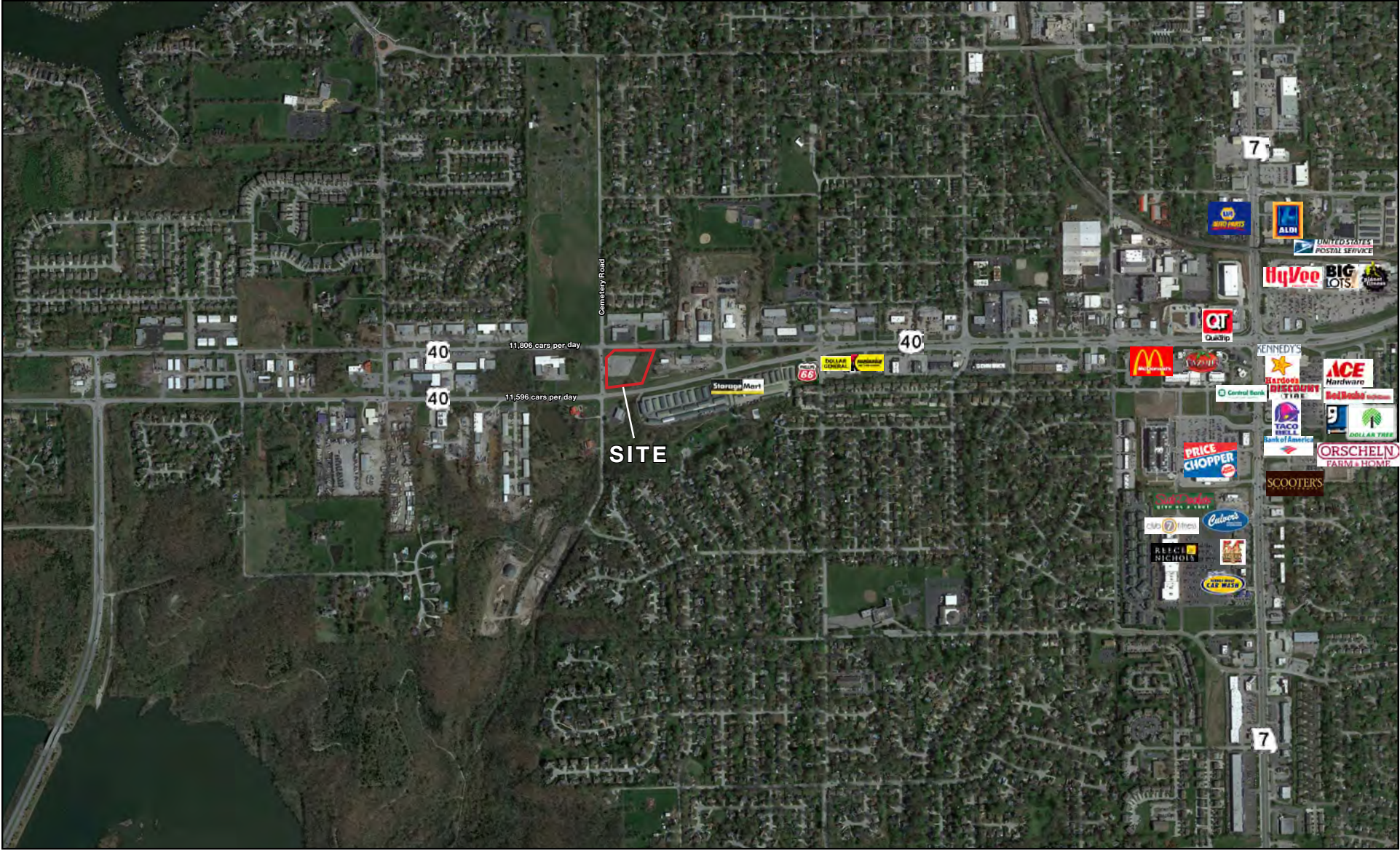




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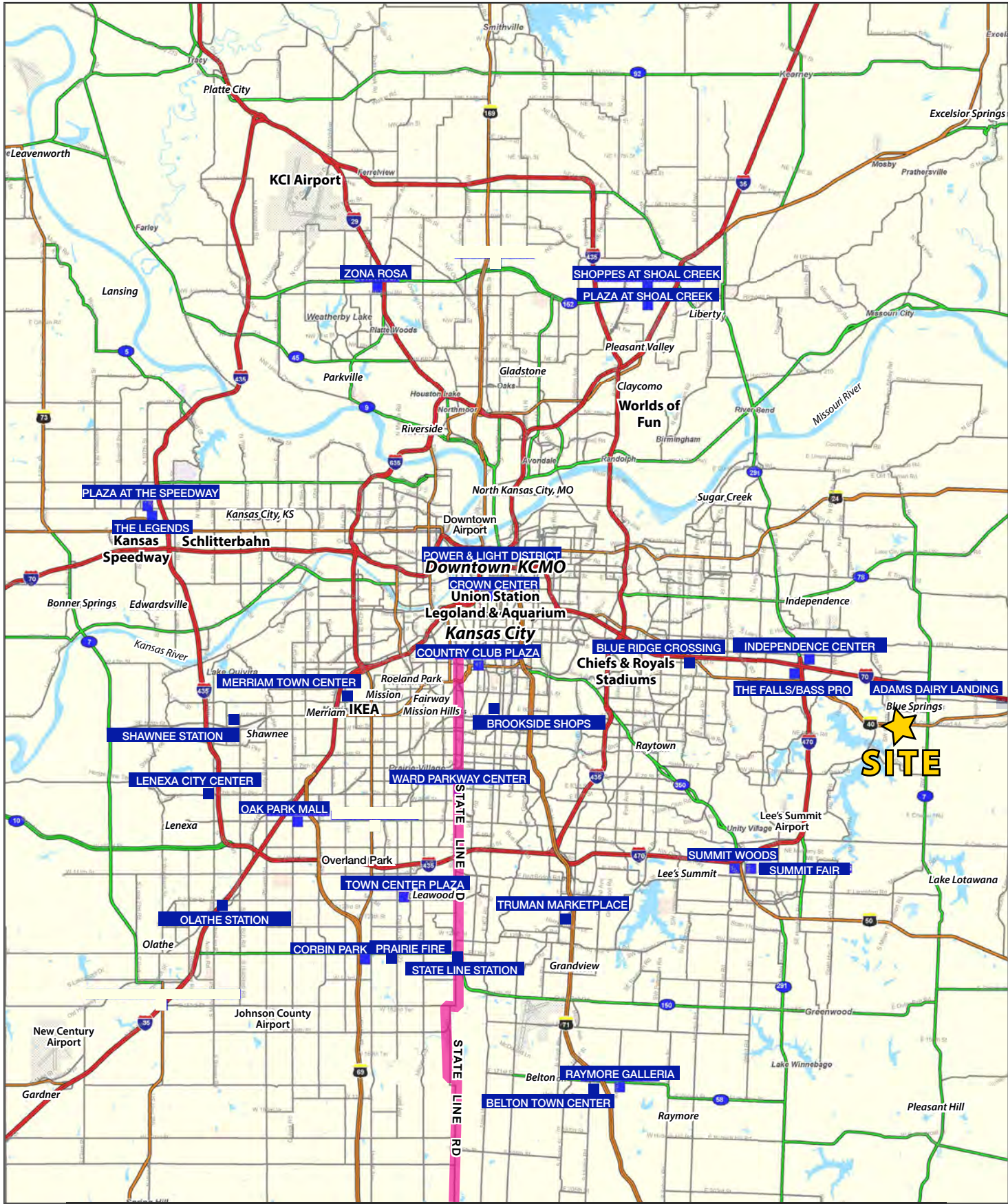
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AERIAL



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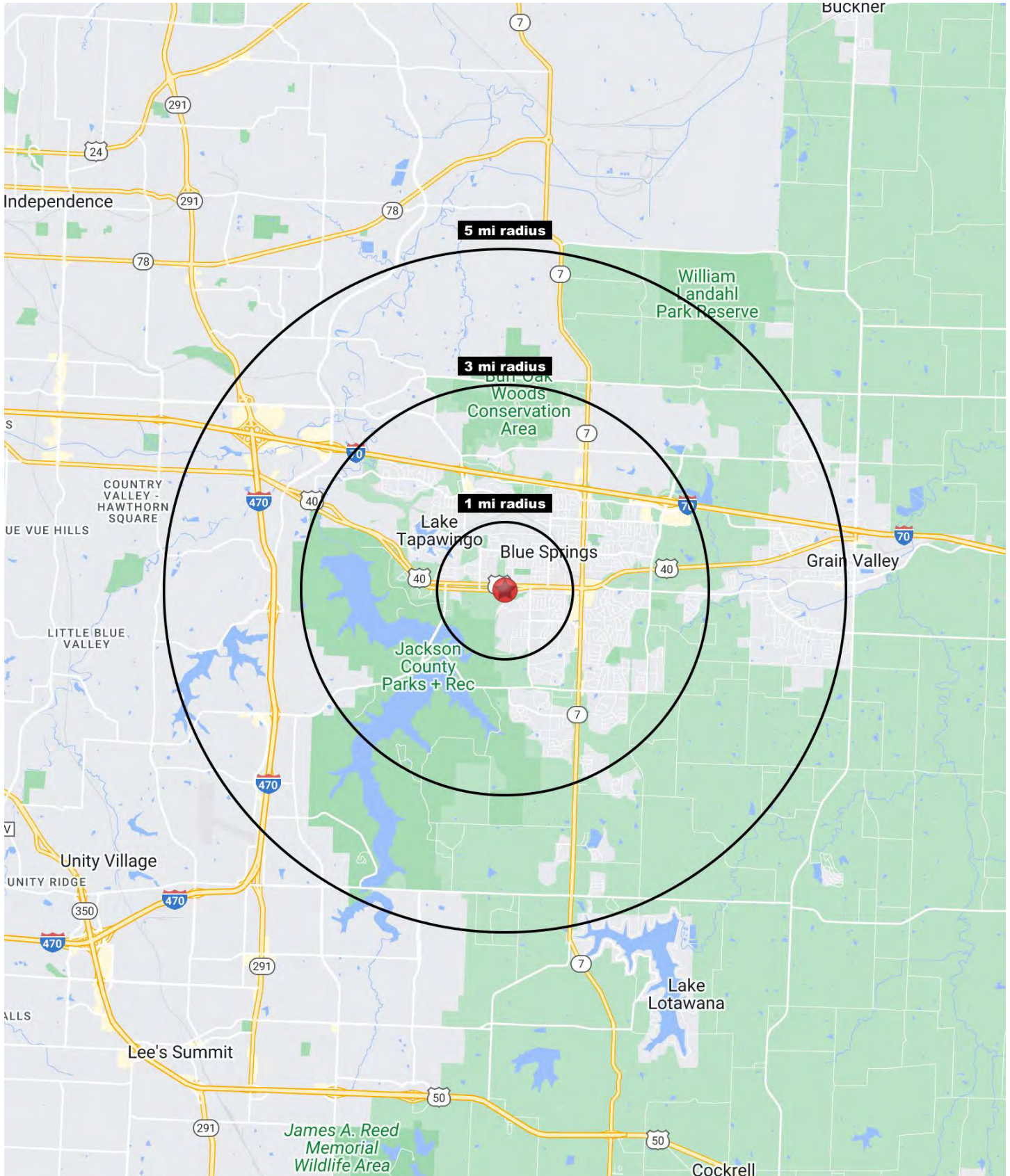
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## 1050 Cemetery Road, Blue Springs, MO

1050 White Cemetery Road Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	8,979	53,257	104,970
2028 Projected Population	9,783	56,267	112,460
2020 Census Population	9,016	53,168	104,689
2010 Census Population	8,661	47,932	92,296
Projected Annual Growth 2023 to 2028	1.8%	1.1%	1.4%
Historical Annual Growth 2010 to 2023	0.3%	0.9%	1.1%
2023 Median Age	37.4	36.3	37.7
<b>Households</b>			
2023 Estimated Households	3,604	20,592	41,503
2028 Projected Households	3,871	21,442	43,672
2020 Census Households	3,417	19,918	39,699
2010 Census Households	3,331	18,048	34,759
Projected Annual Growth 2023 to 2028	1.5%	0.8%	1.0%
Historical Annual Growth 2010 to 2023	0.6%	1.1%	1.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	80.6%	80.0%	81.2%
2023 Estimated Black or African American	9.5%	9.6%	9.1%
2023 Estimated Asian or Pacific Islander	1.6%	1.8%	1.9%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
2023 Estimated Other Races	7.9%	8.2%	7.6%
2023 Estimated Hispanic	6.6%	6.8%	6.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$104,735	\$110,780	\$119,720
2023 Estimated Median Household Income	\$89,197	\$86,645	\$92,253
2023 Estimated Per Capita Income	\$42,043	\$42,860	\$47,386
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.1%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.6%	3.4%
2023 Estimated High School Graduate	32.1%	28.2%	26.9%
2023 Estimated Some College	21.6%	25.4%	23.7%
2023 Estimated Associates Degree Only	7.5%	8.3%	8.1%
2023 Estimated Bachelors Degree Only	21.4%	22.1%	23.6%
2023 Estimated Graduate Degree	13.3%	11.3%	13.2%
<b>Business</b>			
2023 Estimated Total Businesses	293	1,766	3,712
2023 Estimated Total Employees	2,158	13,071	33,531
2023 Estimated Employee Population per Business	7.4	7.4	9.0
2023 Estimated Residential Population per Business	30.7	30.2	28.3

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