



1.3 ACRE COMMERCIAL CORNER LOT

1001 North Scott Avenue, Belton, Missouri




SALE PRICE: \$250,000 | 57,900 SF SITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,306	35,331	78,294
Avg. Household Income	\$86,289	\$95,318	\$103,705

- Great corner location on North Scott Avenue
- North Scott Avenue rebuild nearing completion
- Join Owen Lumber, Penske Truck Rental, Dollar General, and more
- Good traffic counts

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

For More Information Contact: *Exclusive Agent*
BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com

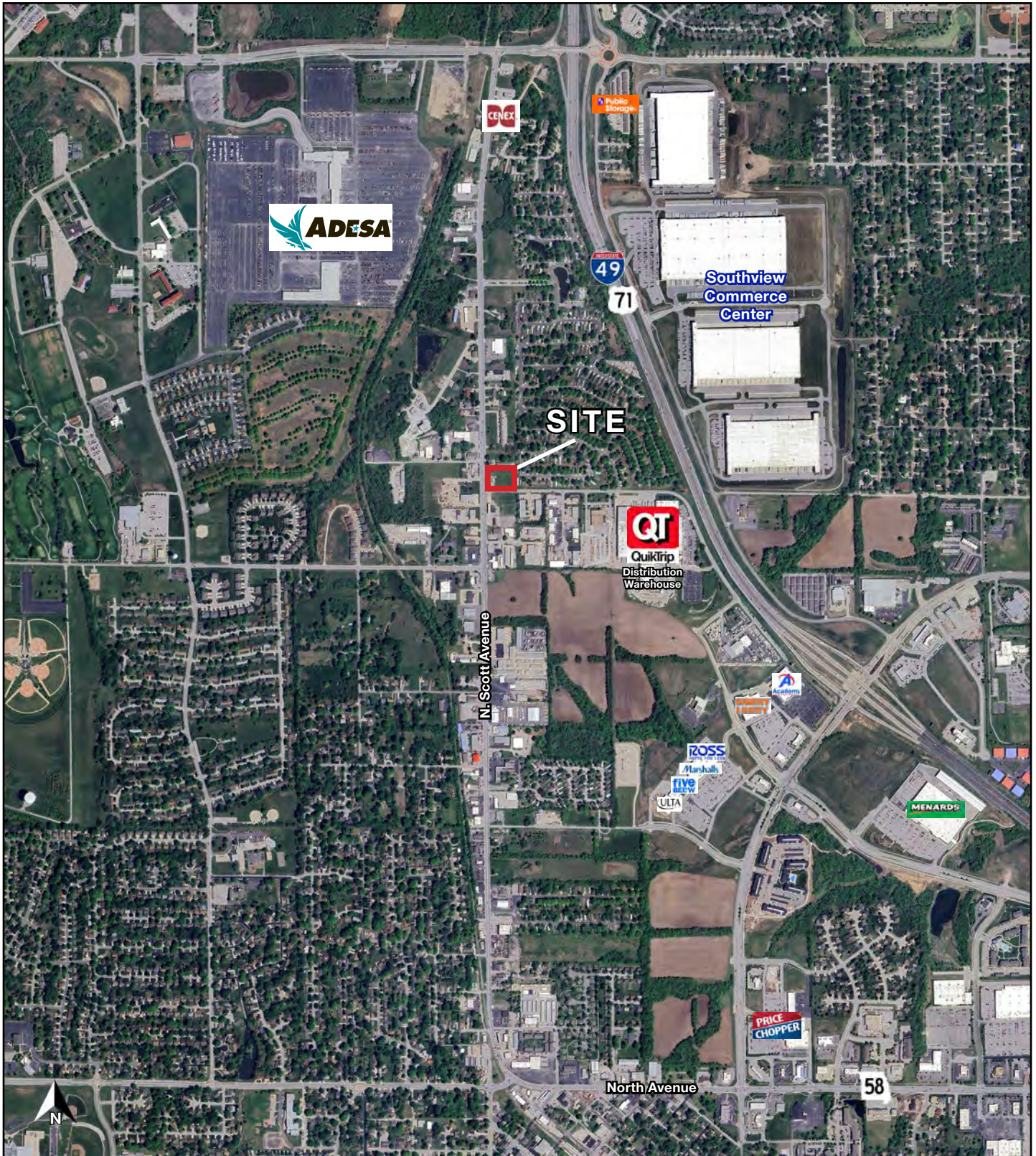


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

PHOTOS

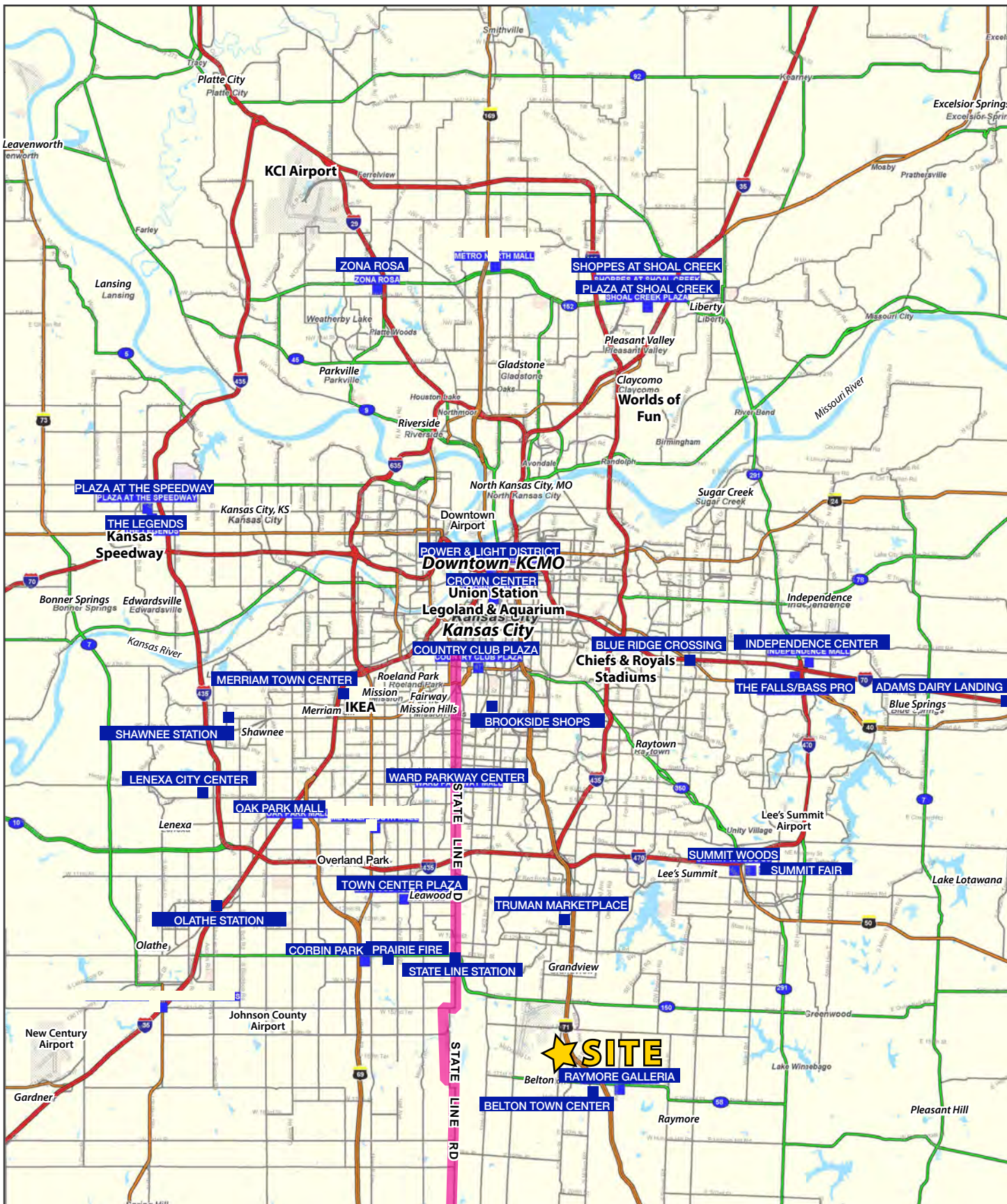


AERIAL



1.3 ACRE COMMERCIAL CORNER LOT

1001 North Scott Avenue, Belton, Missouri

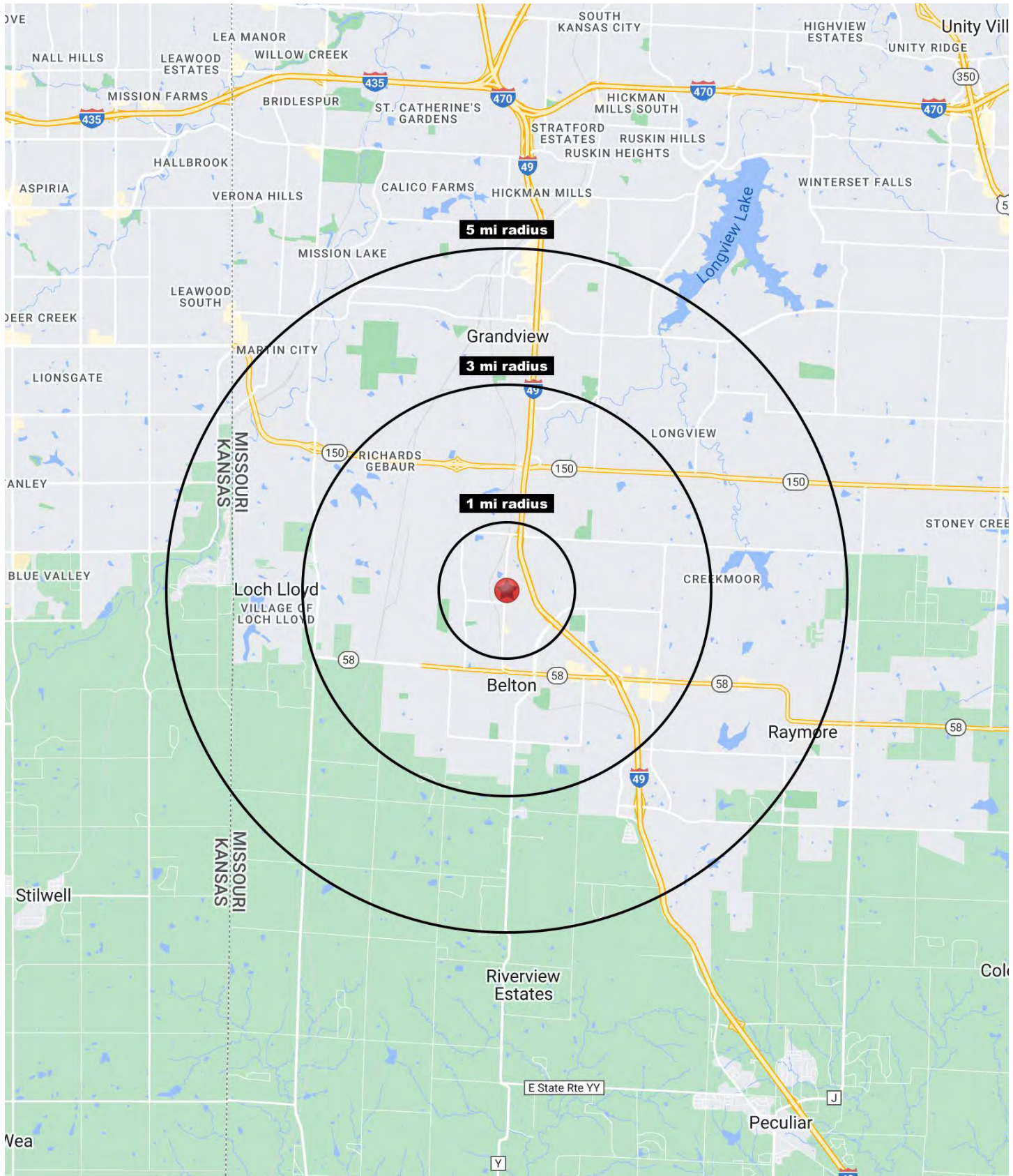


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



1.3 ACRE COMMERCIAL CORNER LOT

1001 North Scott Avenue, Belton, Missouri





1.3 ACRE COMMERCIAL CORNER LOT

1001 North Scott Avenue, Belton, Missouri

1001 N. Scott Avenue Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	5,306	35,331	78,294
2028 Projected Population	5,047	35,258	81,151
2020 Census Population	5,062	33,836	74,729
2010 Census Population	5,327	31,657	68,379
Projected Annual Growth 2023 to 2028	-1.0%	-	0.7%
Historical Annual Growth 2010 to 2023	-	0.9%	1.1%
2023 Median Age	34.2	35.7	37.9
Households			
2023 Estimated Households	1,849	13,573	30,295
2028 Projected Households	1,734	13,421	30,990
2020 Census Households	1,872	13,188	28,941
2010 Census Households	1,869	11,940	25,909
Projected Annual Growth 2023 to 2028	-1.2%	-0.2%	0.5%
Historical Annual Growth 2010 to 2023	-	1.1%	1.3%
Race and Ethnicity			
2023 Estimated White	77.4%	73.2%	71.2%
2023 Estimated Black or African American	6.2%	14.9%	17.3%
2023 Estimated Asian or Pacific Islander	2.8%	1.6%	1.6%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2023 Estimated Other Races	13.2%	10.0%	9.4%
2023 Estimated Hispanic	13.3%	9.6%	8.7%
Income			
2023 Estimated Average Household Income	\$86,289	\$95,318	\$103,705
2023 Estimated Median Household Income	\$61,183	\$72,760	\$82,781
2023 Estimated Per Capita Income	\$30,132	\$36,660	\$40,172
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.1%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	3.1%	4.7%	4.3%
2023 Estimated High School Graduate	35.5%	33.4%	30.4%
2023 Estimated Some College	26.8%	25.1%	24.3%
2023 Estimated Associates Degree Only	9.5%	9.0%	9.1%
2023 Estimated Bachelors Degree Only	18.3%	17.8%	19.8%
2023 Estimated Graduate Degree	5.1%	7.9%	10.1%
Business			
2023 Estimated Total Businesses	204	968	2,317
2023 Estimated Total Employees	6,067	17,525	29,987
2023 Estimated Employee Population per Business	29.8	18.1	12.9
2023 Estimated Residential Population per Business	26.0	36.5	33.8

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1