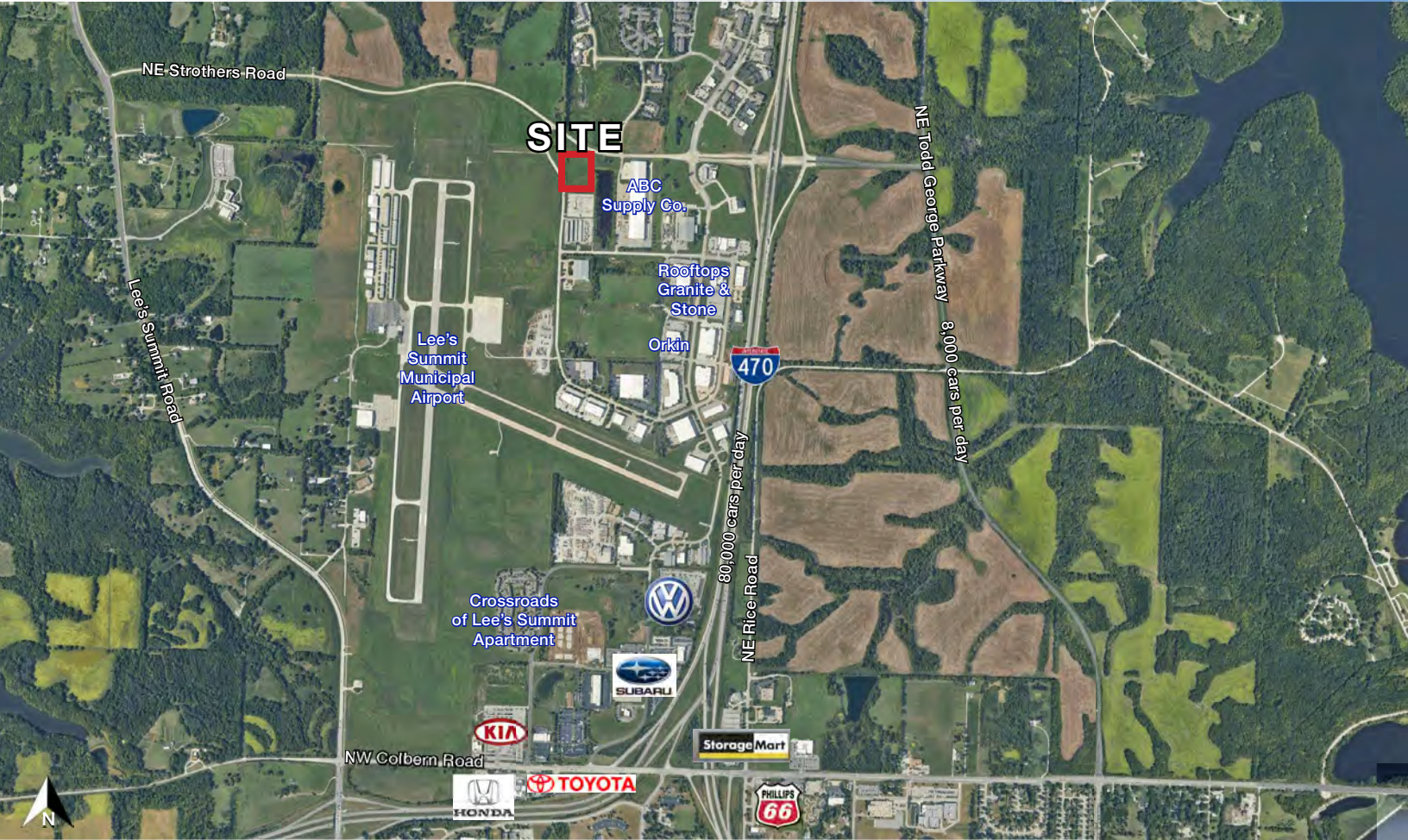


# INDUSTRIAL LAND IN LEE'S SUMMIT

3051 NE Hagan Road, Lee's Summit, Missouri



## SALE PRICE: \$800,000 | 4.74 ACRES

### DEMOGRAPHICS

|                       | 1 mile   | 3 miles   | 5 miles   |
|-----------------------|----------|-----------|-----------|
| Estimated Population  | 3,841    | 25,666    | 102,823   |
| Avg. Household Income | \$74,079 | \$131,220 | \$116,833 |

- Priced below market
- One of the last available locations off Strothers Road Interchange
- Zoned P-I (Planned Industrial)
- 1/2 mile from Lee's Summit Airport



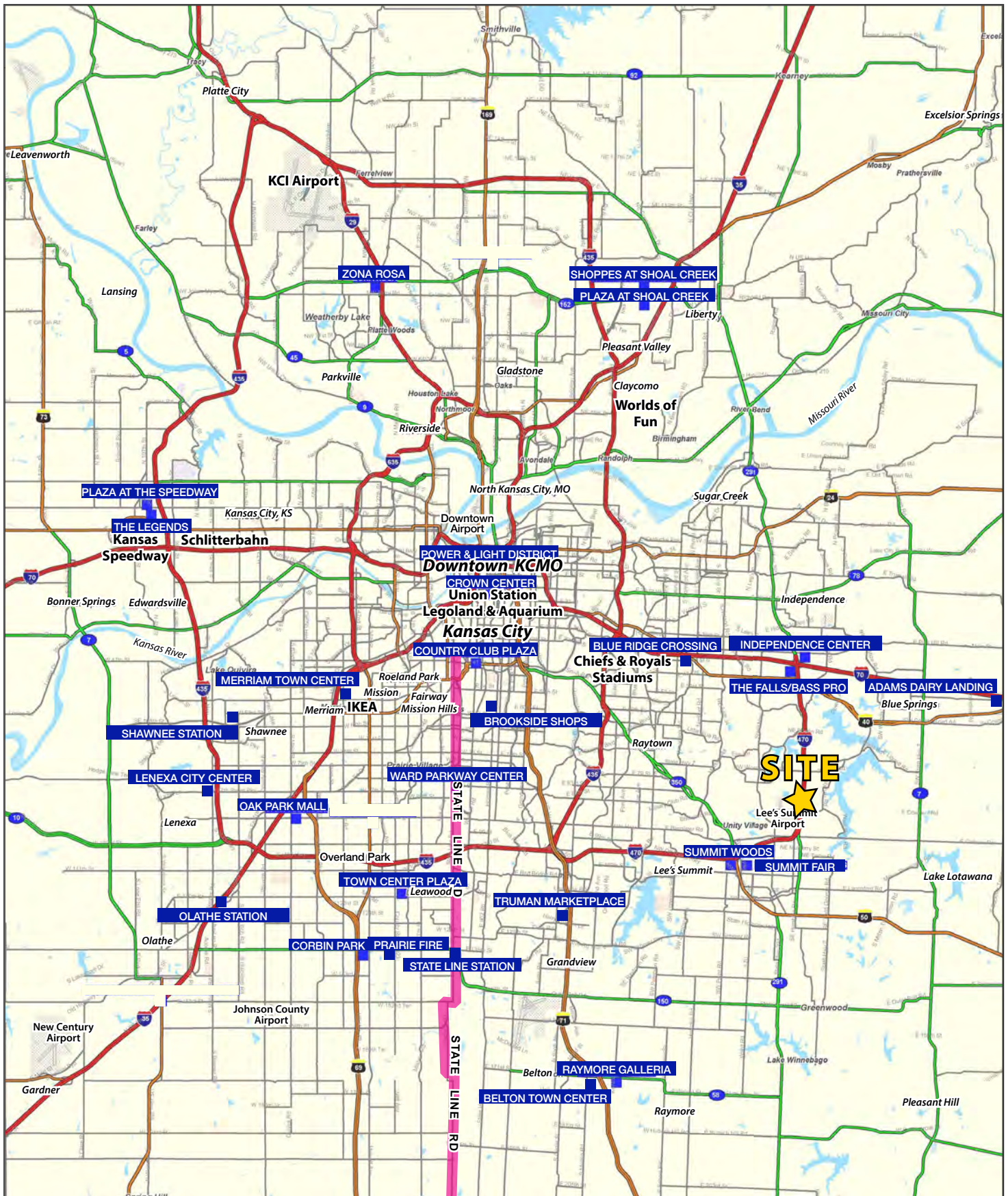
CLICK HERE TO VIEW MORE LISTING INFORMATION

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*Exclusive Agents*





# INDUSTRIAL LAND IN LEE'S SUMMIT

## 3051 NE Hagan Road, Lee's Summit, Missouri

| 3051 NE Hagan Rd<br>Lee's Summit, MO 64064            | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2024 Estimated Population                             | 3,841          | 25,666         | 102,823        |
| 2029 Projected Population                             | 4,552          | 26,563         | 105,837        |
| 2020 Census Population                                | 3,519          | 25,491         | 103,650        |
| 2010 Census Population                                | 3,239          | 22,785         | 96,727         |
| Projected Annual Growth 2024 to 2029                  | 3.7%           | 0.7%           | 0.6%           |
| Historical Annual Growth 2010 to 2024                 | 1.3%           | 0.9%           | 0.5%           |
| 2024 Median Age                                       | 37.4           | 39.5           | 40.3           |
| <b>Households</b>                                     |                |                |                |
| 2024 Estimated Households                             | 1,673          | 10,404         | 42,168         |
| 2029 Projected Households                             | 1,995          | 10,739         | 43,194         |
| 2020 Census Households                                | 1,323          | 9,928          | 41,295         |
| 2010 Census Households                                | 1,203          | 8,723          | 37,982         |
| Projected Annual Growth 2024 to 2029                  | 3.8%           | 0.6%           | 0.5%           |
| Historical Annual Growth 2010 to 2024                 | 2.8%           | 1.4%           | 0.8%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2024 Estimated White                                  | 62.1%          | 65.1%          | 64.8%          |
| 2024 Estimated Black or African American              | 21.3%          | 23.0%          | 23.2%          |
| 2024 Estimated Asian or Pacific Islander              | 8.4%           | 3.5%           | 2.4%           |
| 2024 Estimated American Indian or Native Alaskan      | 0.3%           | 0.3%           | 0.3%           |
| 2024 Estimated Other Races                            | 7.8%           | 8.1%           | 9.3%           |
| 2024 Estimated Hispanic                               | 7.2%           | 8.8%           | 10.0%          |
| <b>Income</b>   |                |                |                |
| 2024 Estimated Average Household Income               | \$74,079       | \$131,220      | \$116,833      |
| 2024 Estimated Median Household Income                | \$67,865       | \$104,591      | \$94,235       |
| 2024 Estimated Per Capita Income                      | \$32,625       | \$53,292       | \$47,974       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 3.3%           | 1.6%           | 1.6%           |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 0.9%           | 1.6%           | 2.7%           |
| 2024 Estimated High School Graduate                   | 28.0%          | 19.3%          | 22.7%          |
| 2024 Estimated Some College                           | 25.2%          | 19.5%          | 22.7%          |
| 2024 Estimated Associates Degree Only                 | 3.1%           | 7.1%           | 8.7%           |
| 2024 Estimated Bachelors Degree Only                  | 23.5%          | 30.5%          | 26.1%          |
| 2024 Estimated Graduate Degree                        | 16.1%          | 20.4%          | 15.5%          |
| <b>Business</b>                                       |                |                |                |
| 2024 Estimated Total Businesses                       | 483            | 1,500          | 4,352          |
| 2024 Estimated Total Employees                        | 4,799          | 16,525         | 41,927         |
| 2024 Estimated Employee Population per Business       | 9.9            | 11.0           | 9.6            |
| 2024 Estimated Residential Population per Business    | 8.0            | 17.1           | 23.6           |

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