



# MULTI FAMILY LAND FOR SALE

9701 E. 35th Terrace, Independence, Missouri



## SALE PRICE: \$850,000 | 4.79 ACRES

### DEMOGRAPHICS

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| Estimated Population  | 6,457    | 60,566   | 186,936  |
| Avg. Household Income | \$70,301 | \$73,479 | \$70,874 |

- Perfect for affordable housing or senior living
- Site qualifies for LIHTC Tax Credits from MHDC
- Utilities to site
- Easy access to I-70 and I-435



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7363 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

Exclusive Agent





# MULTI FAMILY LAND FOR SALE

9701 E. 35th Terrace, Independence, Missouri

AERIAL



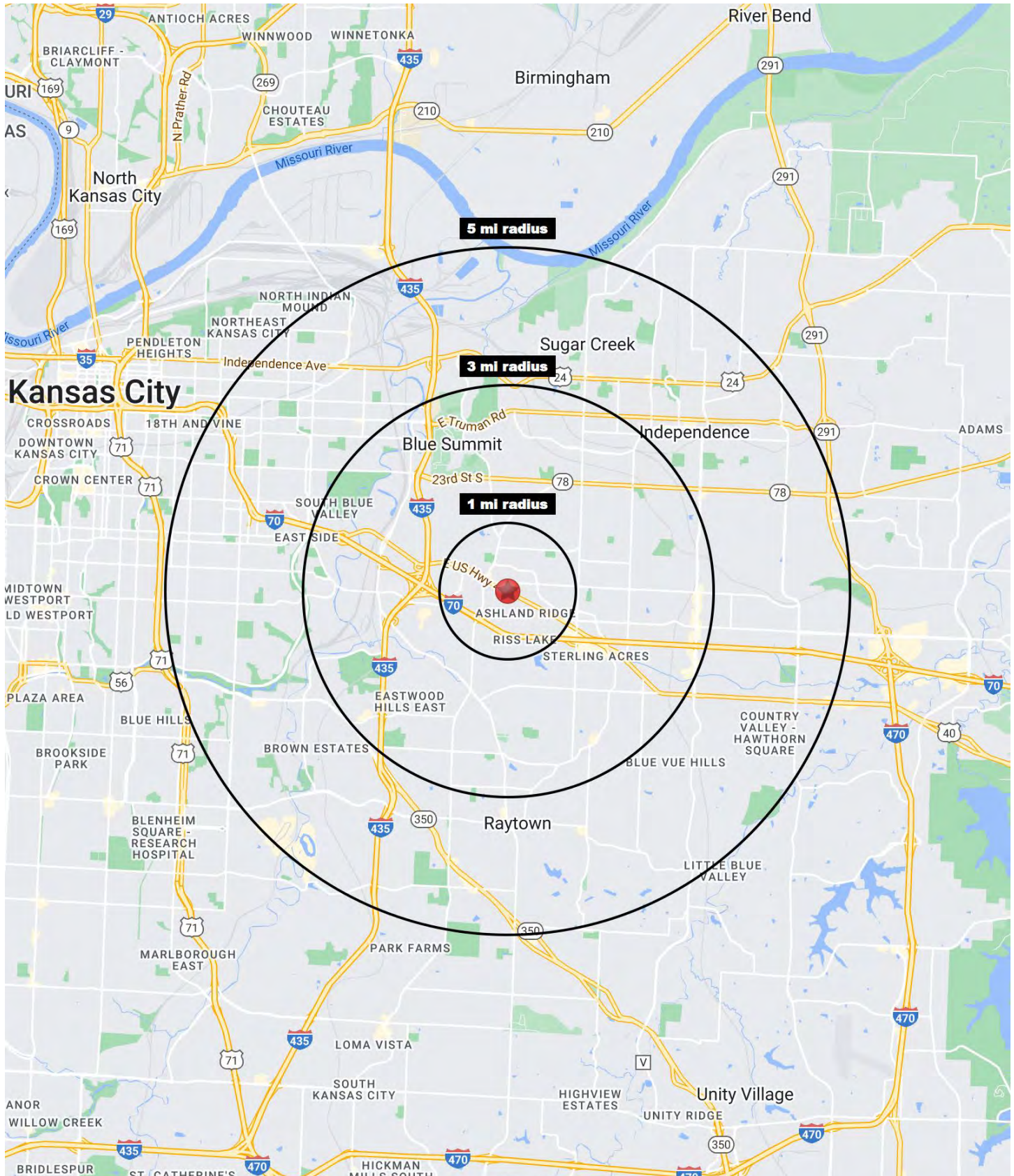






# MULTI FAMILY LAND FOR SALE

9701 E. 35th Terrace, Independence, Missouri





# MULTI FAMILY LAND FOR SALE

## 9701 E. 35th Terrace, Independence, Missouri

| 9701 E. 35th Terrace<br>Independence, MO 64052        | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2024 Estimated Population                             | 6,457          | 60,566         | 186,936        |
| 2029 Projected Population                             | 6,350          | 59,659         | 184,577        |
| 2020 Census Population                                | 6,378          | 60,231         | 184,250        |
| 2010 Census Population                                | 6,170          | 58,648         | 182,450        |
| Projected Annual Growth 2024 to 2029                  | -0.3%          | -0.3%          | -0.3%          |
| Historical Annual Growth 2010 to 2024                 | 0.3%           | 0.2%           | 0.2%           |
| 2024 Median Age                                       | 37.6           | 37.6           | 38.3           |
| <b>Households</b>                                     |                |                |                |
| 2024 Estimated Households                             | 2,804          | 25,523         | 77,540         |
| 2029 Projected Households                             | 2,748          | 25,028         | 76,350         |
| 2020 Census Households                                | 2,839          | 25,554         | 75,664         |
| 2010 Census Households                                | 2,806          | 24,750         | 74,293         |
| Projected Annual Growth 2024 to 2029                  | -0.4%          | -0.4%          | -0.3%          |
| Historical Annual Growth 2010 to 2024                 | -              | 0.2%           | 0.3%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2024 Estimated White                                  | 63.5%          | 64.3%          | 65.5%          |
| 2024 Estimated Black or African American              | 22.8%          | 23.1%          | 21.7%          |
| 2024 Estimated Asian or Pacific Islander              | 2.3%           | 2.2%           | 2.2%           |
| 2024 Estimated American Indian or Native Alaskan      | 0.6%           | 0.4%           | 0.4%           |
| 2024 Estimated Other Races                            | 10.8%          | 9.9%           | 10.1%          |
| 2024 Estimated Hispanic                               | 9.1%           | 9.2%           | 9.8%           |
| <b>Income</b>   |                |                |                |
| 2024 Estimated Average Household Income               | \$70,301       | \$73,479       | \$70,874       |
| 2024 Estimated Median Household Income                | \$50,145       | \$57,940       | \$54,548       |
| 2024 Estimated Per Capita Income                      | \$30,607       | \$31,021       | \$29,468       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 2.2%           | 3.0%           | 4.7%           |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 5.5%           | 6.8%           | 7.9%           |
| 2024 Estimated High School Graduate                   | 36.2%          | 34.6%          | 35.6%          |
| 2024 Estimated Some College                           | 24.5%          | 25.0%          | 23.1%          |
| 2024 Estimated Associates Degree Only                 | 9.5%           | 9.1%           | 8.1%           |
| 2024 Estimated Bachelors Degree Only                  | 15.6%          | 13.7%          | 13.4%          |
| 2024 Estimated Graduate Degree                        | 6.4%           | 7.7%           | 7.2%           |
| <b>Business</b>                                       |                |                |                |
| 2024 Estimated Total Businesses                       | 194            | 1,785          | 5,462          |
| 2024 Estimated Total Employees                        | 1,955          | 17,252         | 50,372         |
| 2024 Estimated Employee Population per Business       | 10.1           | 9.7            | 9.2            |
| 2024 Estimated Residential Population per Business    | 33.3           | 33.9           | 34.2           |

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1