



- Strategically positioned at the NWC corner of 291 Highway and Prettyman Road
- High visibility with multiple access points allowed directly on 291 Highway & Prettyman Rd. with approximately 1,125' of frontage
- Utilities to site, sanitary sewer available (east side of 291 Highway) and 10" water line in place
- Elevated topography rising to the west and north offers excellent visibility throughout the site
- The site offers excellent development potential in a growing area/corridor with close proximity to Lee's Summit and Raymore (Approx 10 miles) and Peculiar (Approx 5 miles)
- Up the street from Walmart SuperCenter
- Ideal for Grocery Store, Hotel, Fast Food/QSR, Retail Shops, Senior Housing, or Multi-Family Development
- City is supportive of re-zoning to commercial use



Exclusive Agent

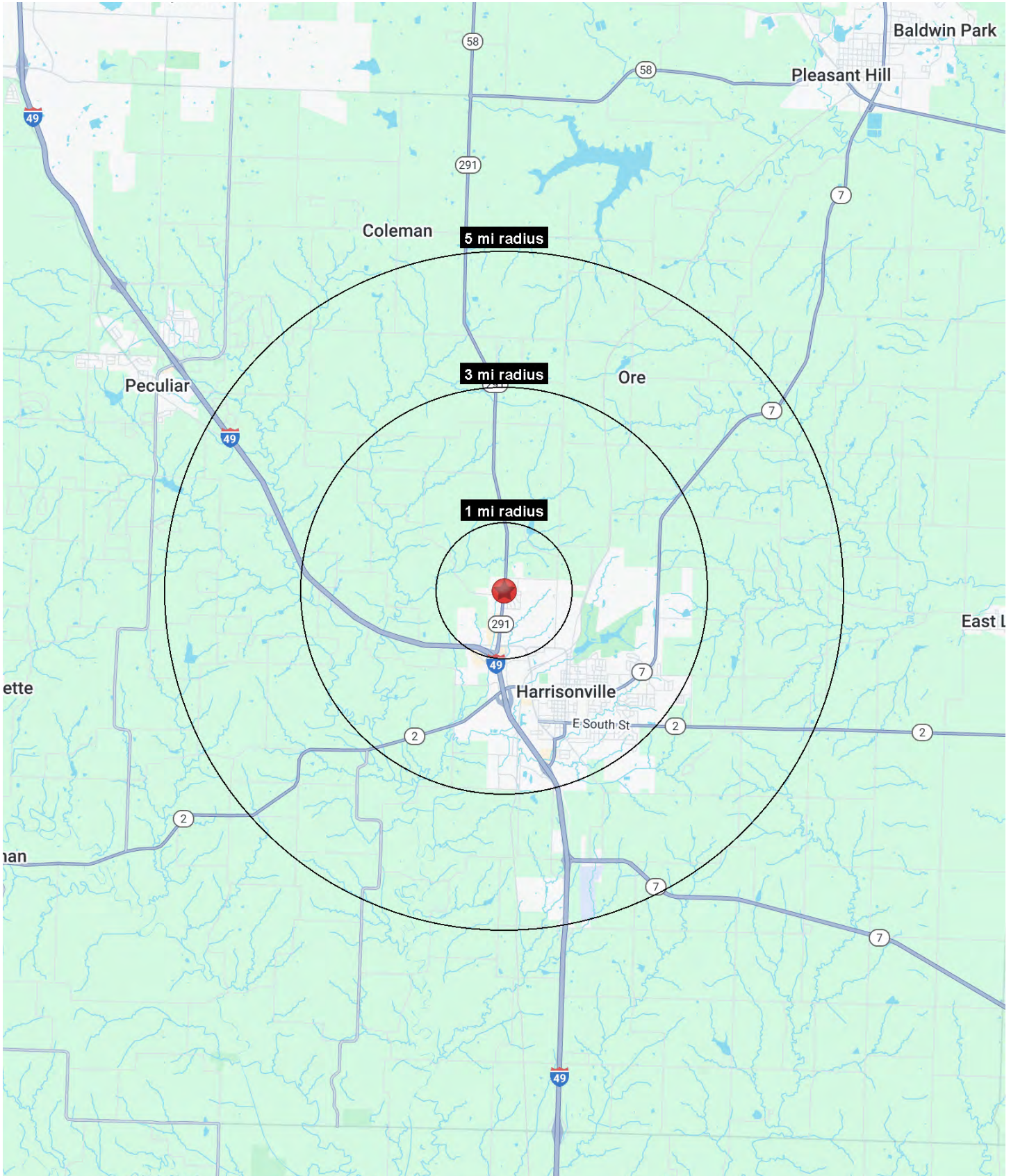
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AERIAL



COMMERCIAL/MIXED-USE DEVELOPMENT SITE

3000 N. State Route 291 Highway, Harrisonville, MO.





COMMERCIAL/MIXED-USE DEVELOPMENT SITE

3000 N. State Route 291 Highway, Harrisonville, MO.

3000 N. State Route 291 Harrisonville, MO 64701	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	817	11,279	14,583
2030 Projected Population	865	12,062	15,702
2020 Census Population	857	10,970	14,202
2010 Census Population	825	10,827	13,998
Projected Annual Growth 2025 to 2030	1.2%	1.4%	1.5%
Historical Annual Growth 2010 to 2025	-	0.3%	0.3%
2025 Median Age	46.4	39.0	40.4
Households			
2025 Estimated Households	363	4,502	5,759
2030 Projected Households	389	4,837	6,225
2020 Census Households	344	4,271	5,486
2010 Census Households	324	4,146	5,320
Projected Annual Growth 2025 to 2030	1.4%	1.5%	1.6%
Historical Annual Growth 2010 to 2025	0.8%	0.6%	0.5%
Race and Ethnicity			
2025 Estimated White	89.5%	91.5%	91.8%
2025 Estimated Black or African American	2.7%	2.0%	1.9%
2025 Estimated Asian or Pacific Islander	1.0%	0.7%	0.7%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	6.5%	5.4%	5.2%
2025 Estimated Hispanic	4.3%	3.9%	3.7%
Income			
2025 Estimated Average Household Income	\$80,348	\$91,093	\$96,039
2025 Estimated Median Household Income	\$62,392	\$78,243	\$83,031
2025 Estimated Per Capita Income	\$36,153	\$36,545	\$38,090
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.5%	2.7%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	10.2%	7.1%	6.5%
2025 Estimated High School Graduate	45.6%	37.8%	36.3%
2025 Estimated Some College	21.6%	24.4%	25.2%
2025 Estimated Associates Degree Only	6.5%	9.3%	9.6%
2025 Estimated Bachelors Degree Only	7.6%	10.7%	11.9%
2025 Estimated Graduate Degree	3.0%	7.9%	8.1%
Business			
2025 Estimated Total Businesses	116	640	713
2025 Estimated Total Employees	1,434	5,021	5,532
2025 Estimated Employee Population per Business	12.3	7.8	7.8
2025 Estimated Residential Population per Business	7.0	17.6	20.4

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