

SALE PRICE: \$8.50/SF | 1.30 - 4.72 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,356	21,228	25,684
Avg. Household Income	\$81,684	\$86,578	\$86,328

- High visibility lots facing Highway 50 with an average of traffic count of over 19,000 VPD
- Perfect for retail, restaurant, QSR, C-Store, automotive, etc.
- Land is roughly graded with all utilities to site
- Strong demographics and average household income



CLICK HERE TO VIEW MORE LISTING INFORMATION

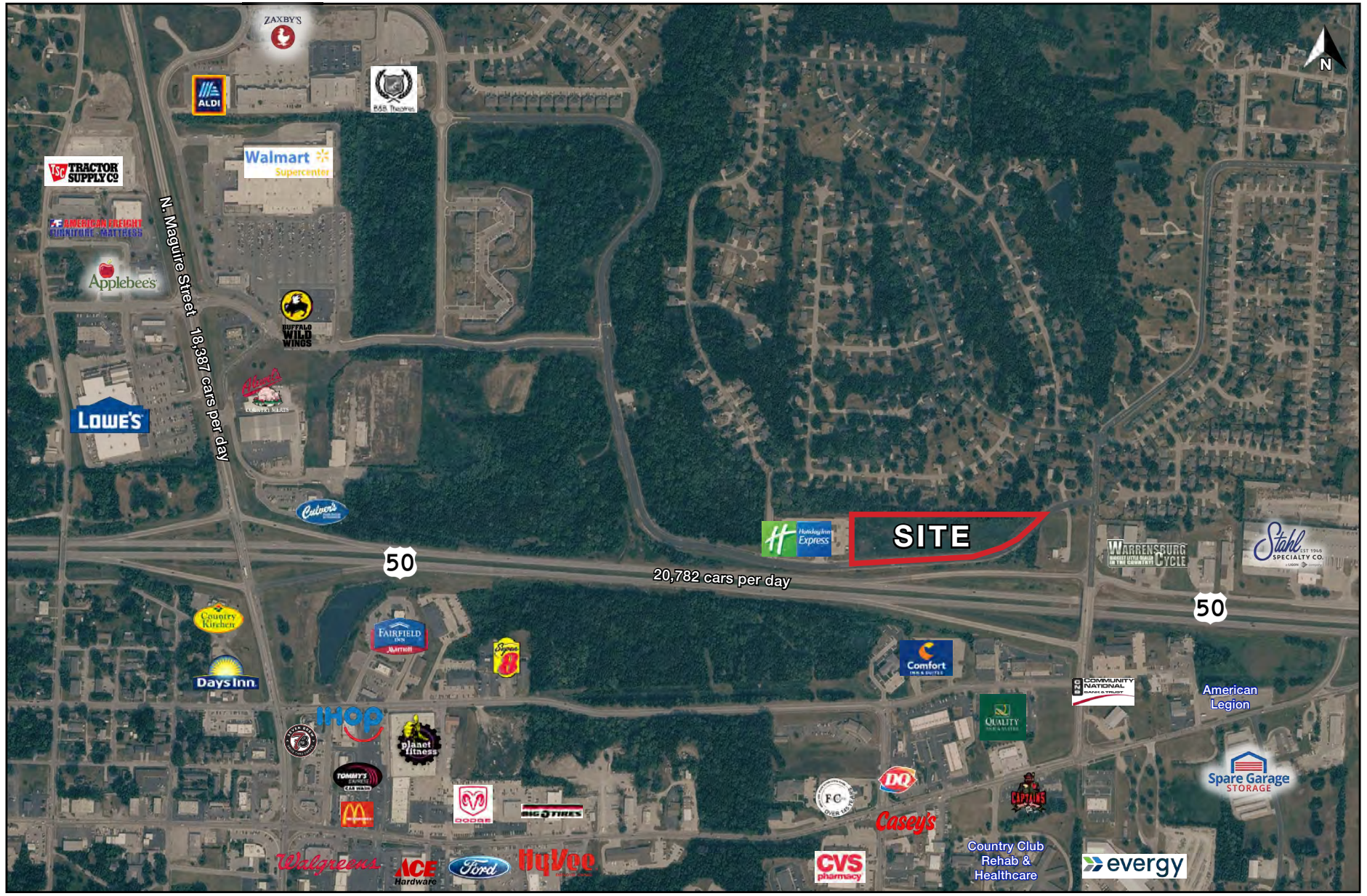
For More Information Contact:

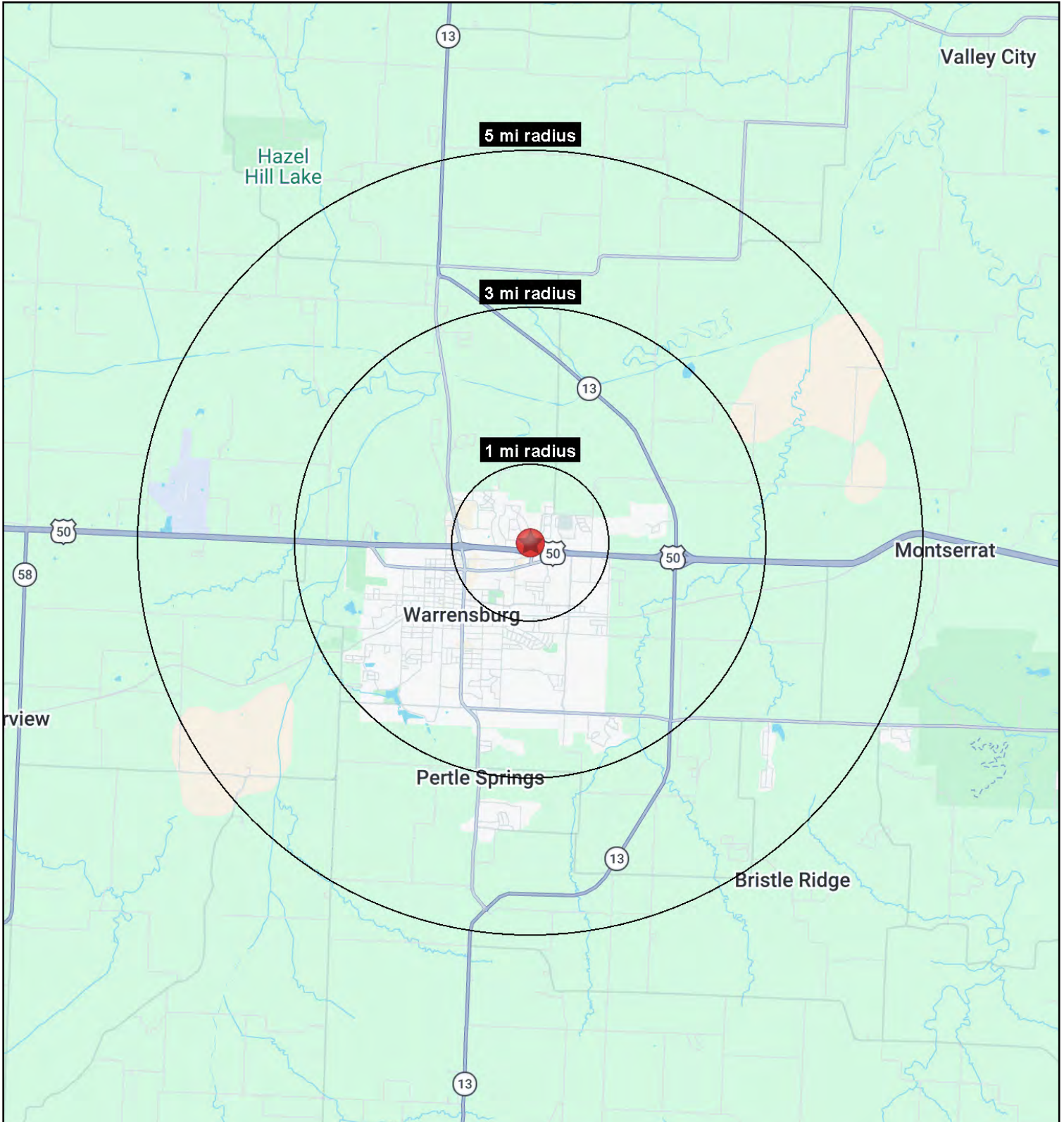
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Exclusive Agents

AERIAL







HIGHWAY 50 DEVELOPMENT GROUND

1025 & 1045 Hawthorne Boulevard, Warrensburg, MO

1025 & 1045 Hawthorne Boulevard Warrensburg, MO 64093	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	4,356	21,228	25,684
2030 Projected Population	4,439	21,314	26,020
2020 Census Population	4,184	20,692	24,865
2010 Census Population	3,827	20,317	24,346
Projected Annual Growth 2025 to 2030	0.4%	-	0.3%
Historical Annual Growth 2010 to 2025	0.9%	0.3%	0.4%
2025 Median Age	32.2	27.4	28.7
Households			
2025 Estimated Households	1,751	7,845	9,587
2030 Projected Households	1,847	8,171	10,082
2020 Census Households	1,690	7,648	9,229
2010 Census Households	1,521	7,392	8,885
Projected Annual Growth 2025 to 2030	1.1%	0.8%	1.0%
Historical Annual Growth 2010 to 2025	1.0%	0.4%	0.5%
Race and Ethnicity			
2025 Estimated White	83.2%	81.0%	82.2%
2025 Estimated Black or African American	6.7%	8.4%	7.6%
2025 Estimated Asian or Pacific Islander	3.6%	3.5%	3.1%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	6.2%	6.7%	6.7%
2025 Estimated Hispanic	5.0%	5.8%	5.7%
Income			
2025 Estimated Average Household Income	\$81,684	\$86,578	\$86,328
2025 Estimated Median Household Income	\$66,813	\$66,246	\$67,510
2025 Estimated Per Capita Income	\$33,178	\$32,682	\$32,800
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.8%	2.4%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.1%	3.0%
2025 Estimated High School Graduate	26.2%	25.7%	26.1%
2025 Estimated Some College	18.3%	18.1%	19.5%
2025 Estimated Associates Degree Only	13.2%	12.6%	12.3%
2025 Estimated Bachelors Degree Only	22.1%	21.9%	20.8%
2025 Estimated Graduate Degree	12.5%	16.2%	16.0%
Business			
2025 Estimated Total Businesses	221	644	709
2025 Estimated Total Employees	3,720	7,906	8,342
2025 Estimated Employee Population per Business	16.8	12.3	11.8
2025 Estimated Residential Population per Business	19.7	33.0	36.2

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