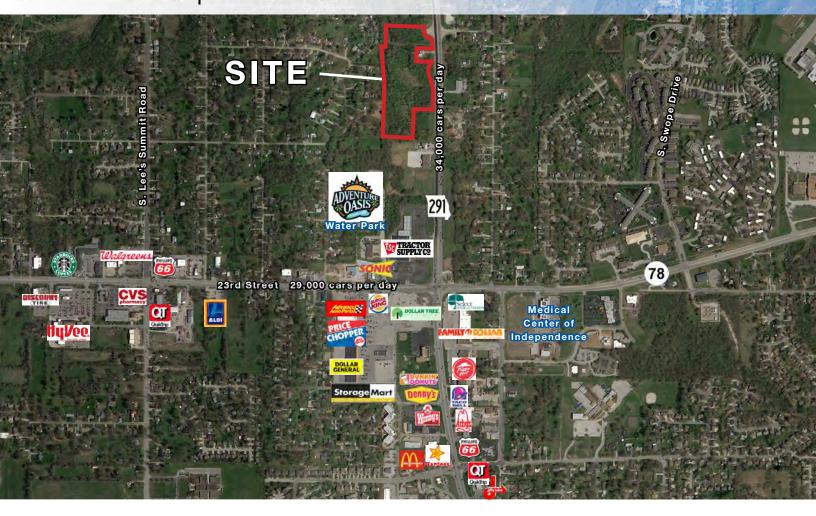


291 Highway & Sunset Drive, Independence, MO



SALE PRICE: \$360,000 | 11+/- ACRES

DEMOGRAPHICS

| 1 mile | 3 miles | 5 miles |
|----------|----------|--------------|
| 5,997 | 64,804 | 141,514 |
| \$69,037 | \$80,190 | \$82,729 |
| | 5,997 | 5,997 64,804 |

| Drive Time | 5 min | 10 min | 15 min |
|-----------------------|----------|----------|----------|
| Estimated Population | 27,718 | 86,414 | 160,905 |
| Avg. Household Income | \$77,894 | \$80,362 | \$89,135 |

- Over 800 feet of frontage on 291 Highway
- Great visibility and access along 291 Highway that carries over 34,000 cars per day
- All utilities to site
- Adjacent to Adventure Oasis Water Park
- Nearby tenants include Price Chopper, Sonic, Tractor Supply, Dollar Tree, Advance Auto, Quik Trip, Wendy's, Denny's, Dunkin' Donuts and many more
- 23rd Street carries over 29,000 cars per day

For More Information Contact:Exclusive AgentsPAUL MASSALI | 816.412.7409 | pmassali@blockandco.comDAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.comDAVID BLOCK | 816.412.7400 | dblock@blockandco.com

CLICK HERE TO VIEW MORE LISTING INFORMATION

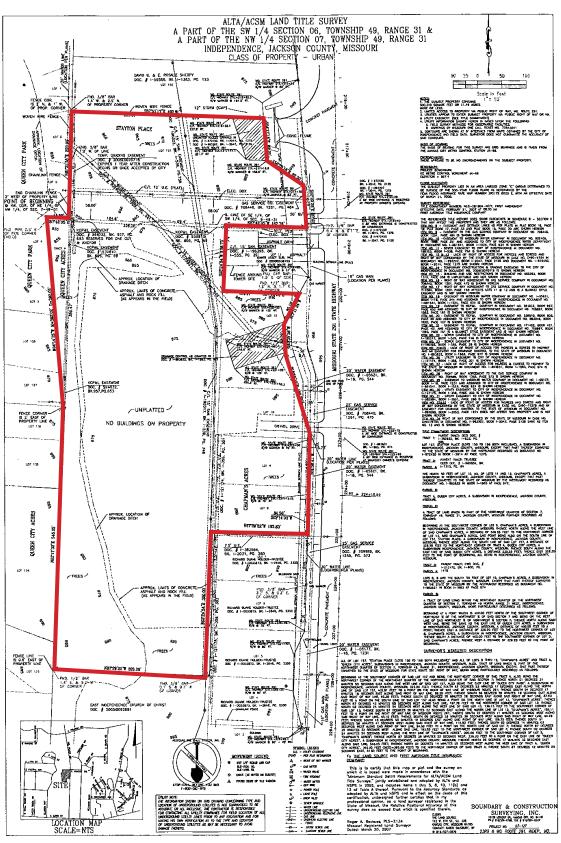
Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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291 Highway & Sunset Drive Independence, MO

SITE PLAN



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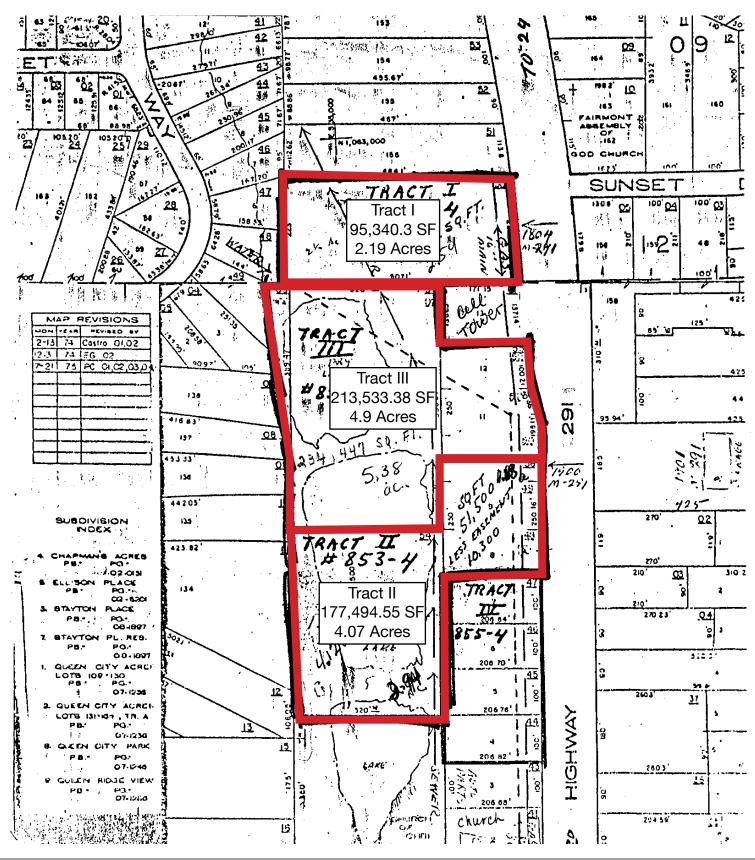
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291 Highway & Sunset Drive Independence, MO

SITE PLAN



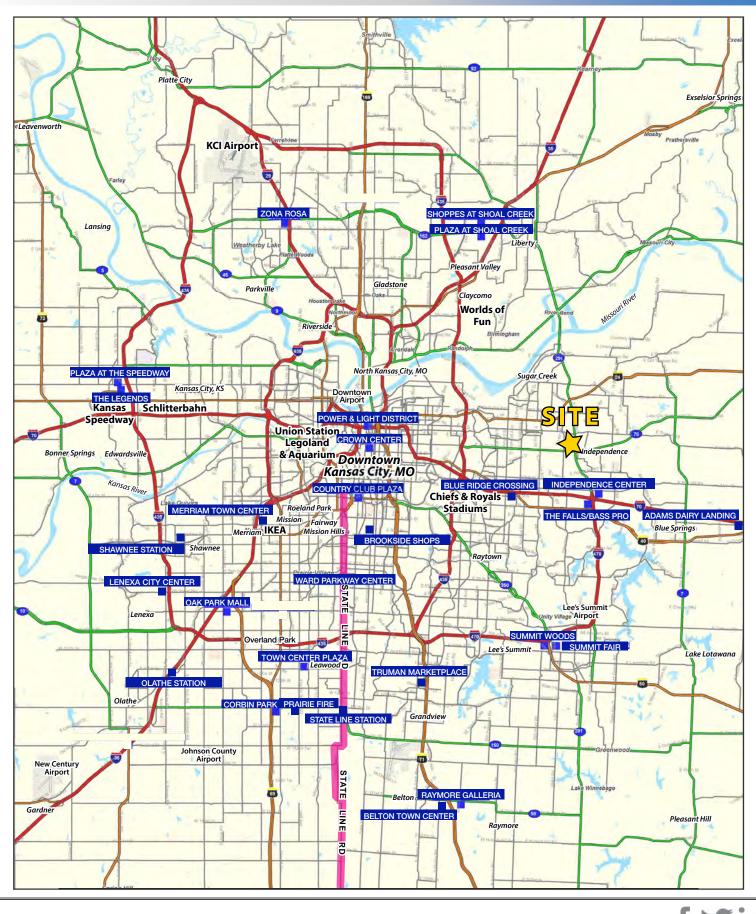
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291 Highway & Sunset Drive Independence, MO



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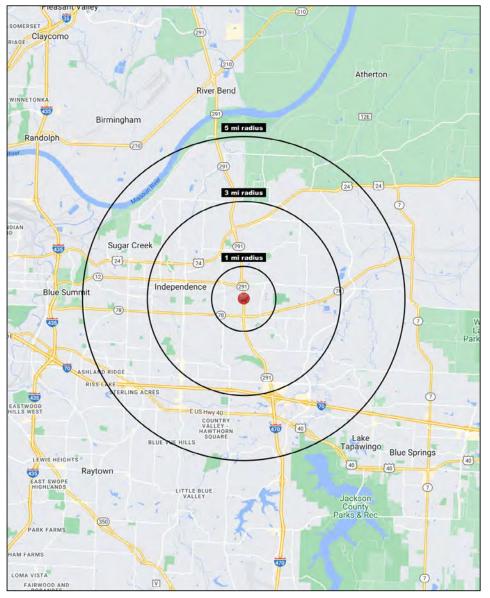


All information furnished regarding

PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive Independence, MO

1-3-5 MILE RADIUS RING MAP & DEMOS



| 291 Highway & Sunset Drive | 1 mi | 3 mi | 5 mi |
|---|----------|----------|----------|
| Independence, MO 64057 | radius | radius | radius |
| Population | | - | |
| 2023 Estimated Population | 5,997 | 64,804 | 141,514 |
| 2028 Projected Population | 6,135 | 66,069 | 143,625 |
| 2020 Census Population | 5,964 | 64,648 | 141,140 |
| 2010 Census Population | 5,812 | 62,001 | 134,168 |
| Projected Annual Growth 2023 to 2028 | 0.5% | 0.4% | 0.3% |
| Historical Annual Growth 2010 to 2023 | 0.2% | 0.3% | 0.4% |
| 2023 Median Age | 41.1 | 38.2 | 38.9 |
| Households | | | |
| 2023 Estimated Households | 2,674 | 26,957 | 59,176 |
| 2028 Projected Households | 2,698 | 27,080 | 59,278 |
| 2020 Census Households | 2,625 | 26,556 | 58,315 |
| 2010 Census Households | 2,530 | 25,643 | 55,457 |
| Projected Annual Growth 2023 to 2028 | 0.2% | - | - |
| Historical Annual Growth 2010 to 2023 | 0.4% | 0.4% | 0.5% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 75.1% | 75.1% | 74.3% |
| 2023 Estimated Black or African American | 12.9% | 12.1% | 12.6% |
| 2023 Estimated Asian or Pacific Islander | 1.4% | 1.6% | 1.7% |
| 2023 Estimated American Indian or Native Alaskan | 0.4% | 0.5% | 0.5% |
| 2023 Estimated Other Races | 10.2% | 10.6% | 10.9% |
| 2023 Estimated Hispanic | 9.6% | 10.0% | 10.4% |
| Income | | | |
| 2023 Estimated Average Household Income | \$69,037 | \$80,190 | \$82,729 |
| 2023 Estimated Median Household Income | \$50,331 | \$61,192 | \$63,694 |
| 2023 Estimated Per Capita Income | \$30,940 | \$33,438 | \$34,679 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 3.6% | 2.2% | 2.4% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 5.0% | 5.4% | 6.4% |
| 2023 Estimated High School Graduate | 45.5% | 38.7% | 36.1% |
| 2023 Estimated Some College | 20.1% | 23.8% | 24.3% |
| 2023 Estimated Associates Degree Only | 10.5% | 9.4% | 8.3% |
| 2023 Estimated Bachelors Degree Only | 9.9% | 12.7% | 14.8% |
| 2023 Estimated Graduate Degree | 5.4% | 7.7% | 7.8% |
| Business | | | |
| 2023 Estimated Total Businesses | 248 | 1,718 | 3,843 |
| 2023 Estimated Total Employees | 4,133 | 15,540 | 35,749 |
| 2023 Estimated Employee Population per Business | 16.6 | 9.0 | 9.3 |
| 2023 Estimated Residential Population per Business | 24.1 | 37.7 | 36.8 |

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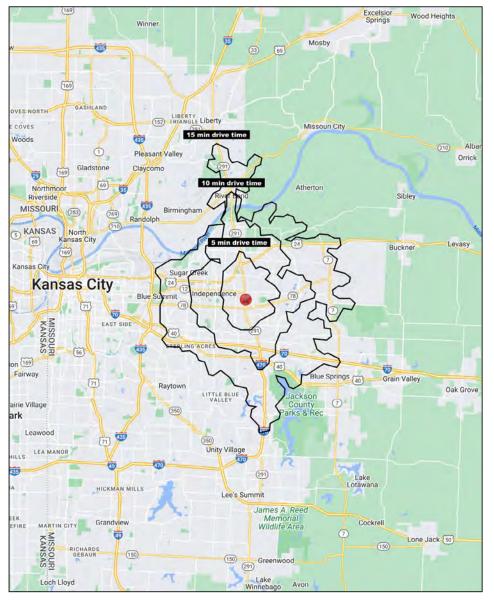


All information

PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive Independence, MO

5-10-15 MINUTE DRIVE TIME MAP & DEMOS



| 291 Highway & Sunset Drive | 5 min | 10 min | 15 min |
|---|-----------|------------|------------|
| Independence, MO 64057 dr | rive time | drive time | drive time |
| Population | | | |
| 2023 Estimated Population | 27,718 | 86,414 | 160,905 |
| 2028 Projected Population | 28,530 | 87,942 | 163,701 |
| 2020 Census Population | 27,421 | 85,927 | 160,634 |
| 2010 Census Population | 26,496 | 81,897 | 152,145 |
| Projected Annual Growth 2023 to 2028 | 0.6% | 0.4% | 0.3% |
| Historical Annual Growth 2010 to 2023 | 0.4% | 0.4% | 0.4% |
| 2023 Median Age | 37.9 | 38.2 | 38.8 |
| Households | | | |
| 2023 Estimated Households | 11,669 | 35,572 | 66,677 |
| 2028 Projected Households | 11,822 | 35,706 | 66,970 |
| 2020 Census Households | 11,401 | 34,922 | 65,758 |
| 2010 Census Households | 10,999 | 33,354 | 62,366 |
| Projected Annual Growth 2023 to 2028 | 0.3% | - | - |
| Historical Annual Growth 2010 to 2023 | 0.5% | 0.5% | 0.5% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 73.9% | 75.7% | 74.5% |
| 2023 Estimated Black or African American | 13.3% | 11.5% | 12.7% |
| 2023 Estimated Asian or Pacific Islander | 1.5% | 1.7% | 1.8% |
| 2023 Estimated American Indian or Native Alaskan | 0.5% | 0.5% | 0.4% |
| 2023 Estimated Other Races | 10.9% | 10.6% | 10.6% |
| 2023 Estimated Hispanic | 9.9% | 10.0% | 10.1% |
| Income | | | |
| 2023 Estimated Average Household Income | \$77,894 | \$80,362 | \$89,135 |
| 2023 Estimated Median Household Income | \$57,780 | \$62,096 | \$67,268 |
| 2023 Estimated Per Capita Income | \$32,874 | \$33,187 | \$37,023 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 2.1% | 2.2% | 2.2% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 4.9% | 5.6% | 6.1% |
| 2023 Estimated High School Graduate | 40.7% | 38.1% | 35.0% |
| 2023 Estimated Some College | 22.5% | 24.0% | 24.1% |
| 2023 Estimated Associates Degree Only | 11.1% | 8.9% | 8.1% |
| 2023 Estimated Bachelors Degree Only | 12.0% | 13.7% | 15.9% |
| 2023 Estimated Graduate Degree | 6.7% | 7.5% | 8.6% |
| Business | | | |
| 2023 Estimated Total Businesses | 653 | 2,487 | 4,839 |
| 2023 Estimated Total Employees | 7,326 | 25,942 | 43,343 |
| 2023 Estimated Employee Population per Business | 11.2 | 10.4 | 9.0 |
| 2023 Estimated Residential Population per Business | 42.5 | 34.7 | 33.3 |

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