

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

### DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Estimated Population	5,997	64,804	141,514
Avg. Household Income	\$69,037	\$80,190	\$82,729

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



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

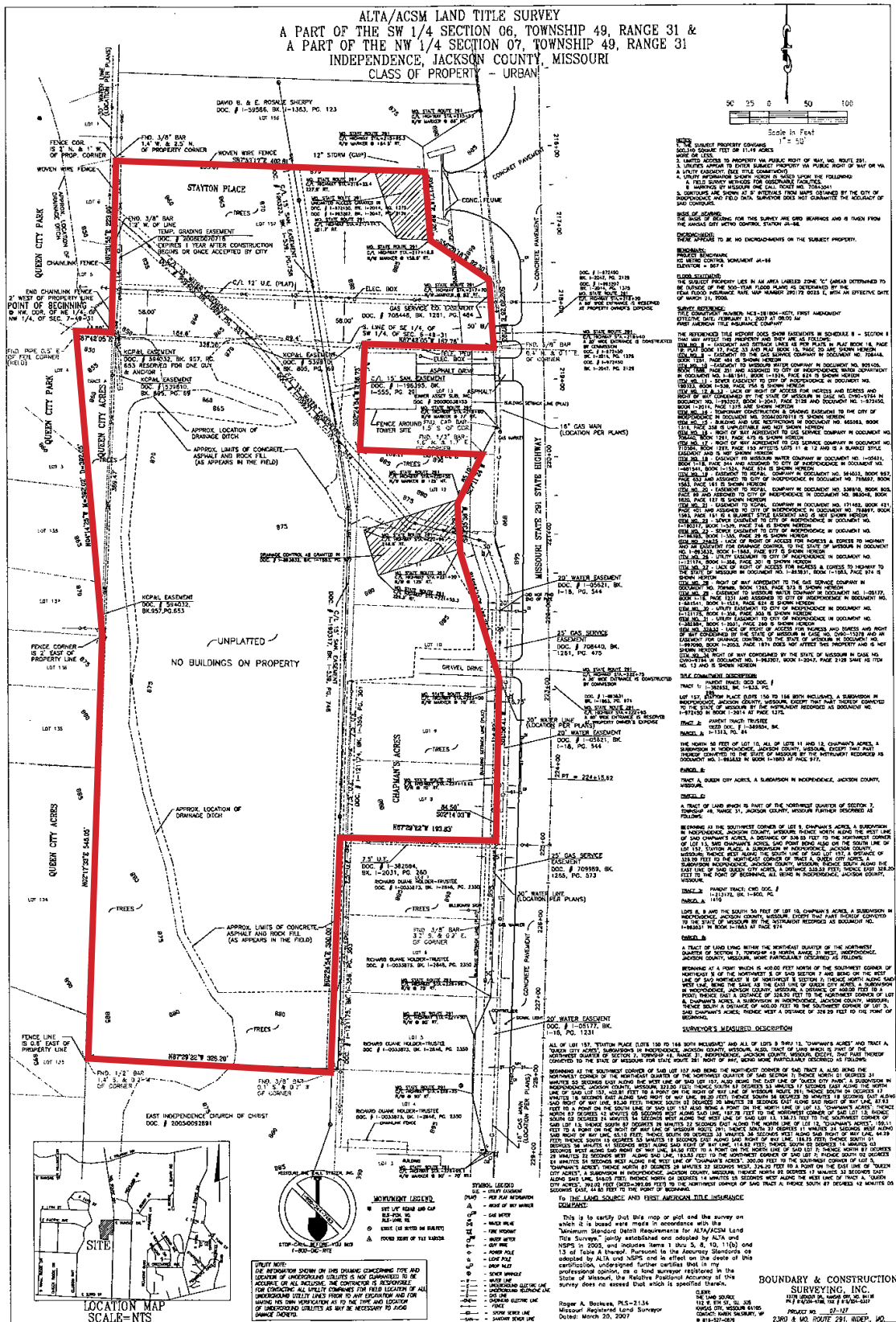
PAUL MASSALI | 816.412.7409 | [pmassali@blockandco.com](mailto:pmassali@blockandco.com)

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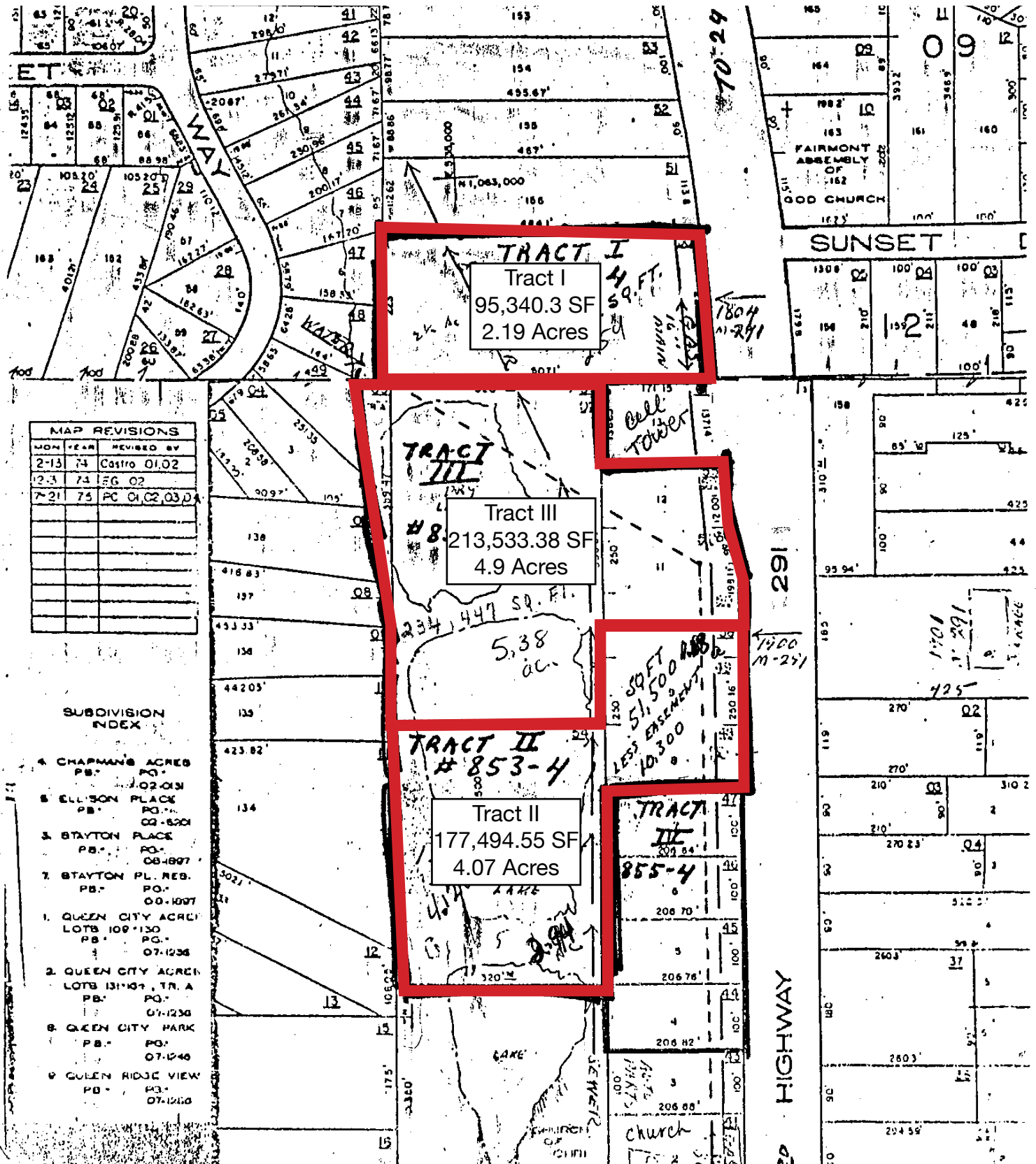
DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)



# SITE PLAN



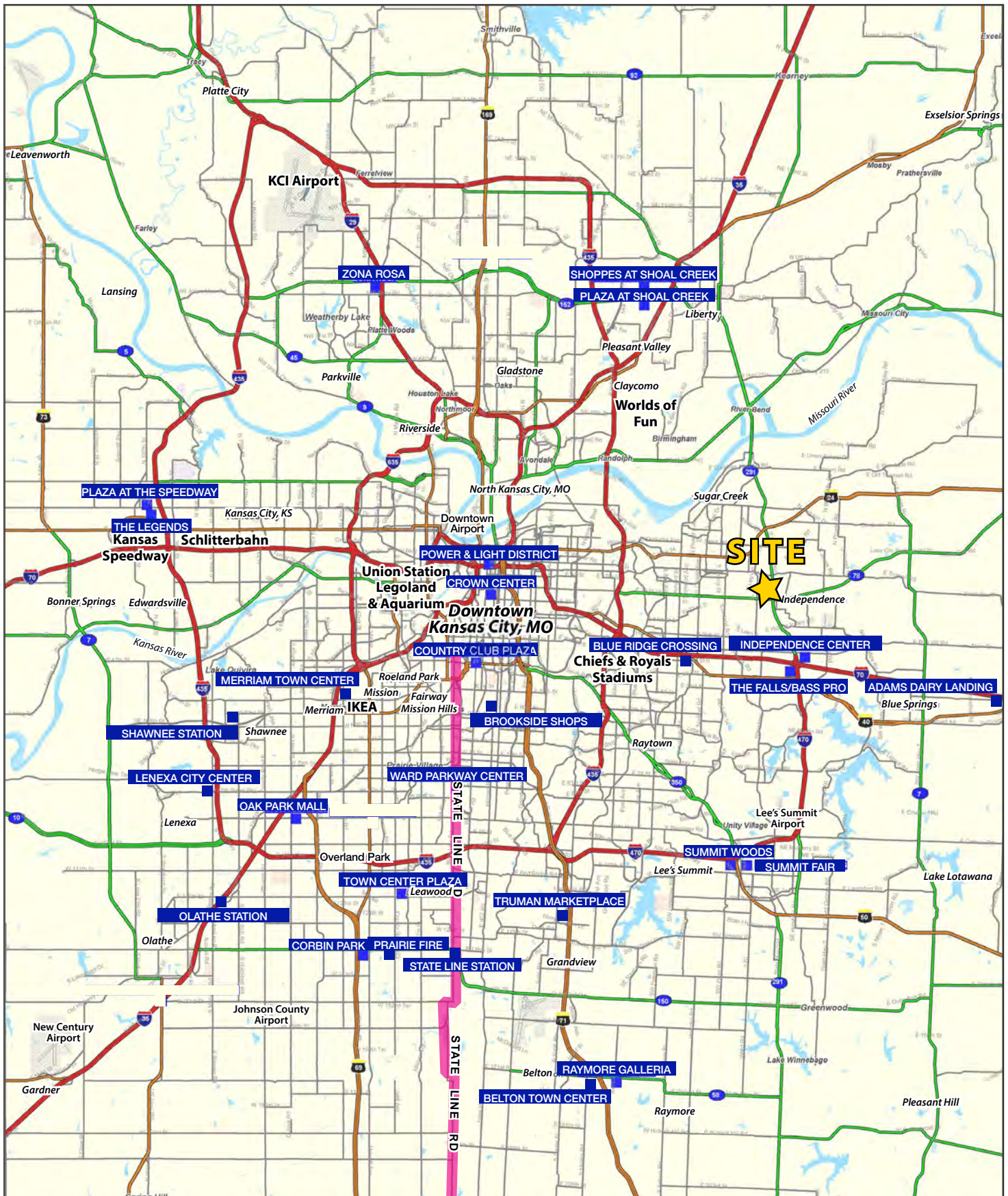
**SITE PLAN**





# PRIME COMMERCIAL / MIXED-USE SITE

## 291 Highway & Sunset Drive Independence, MO



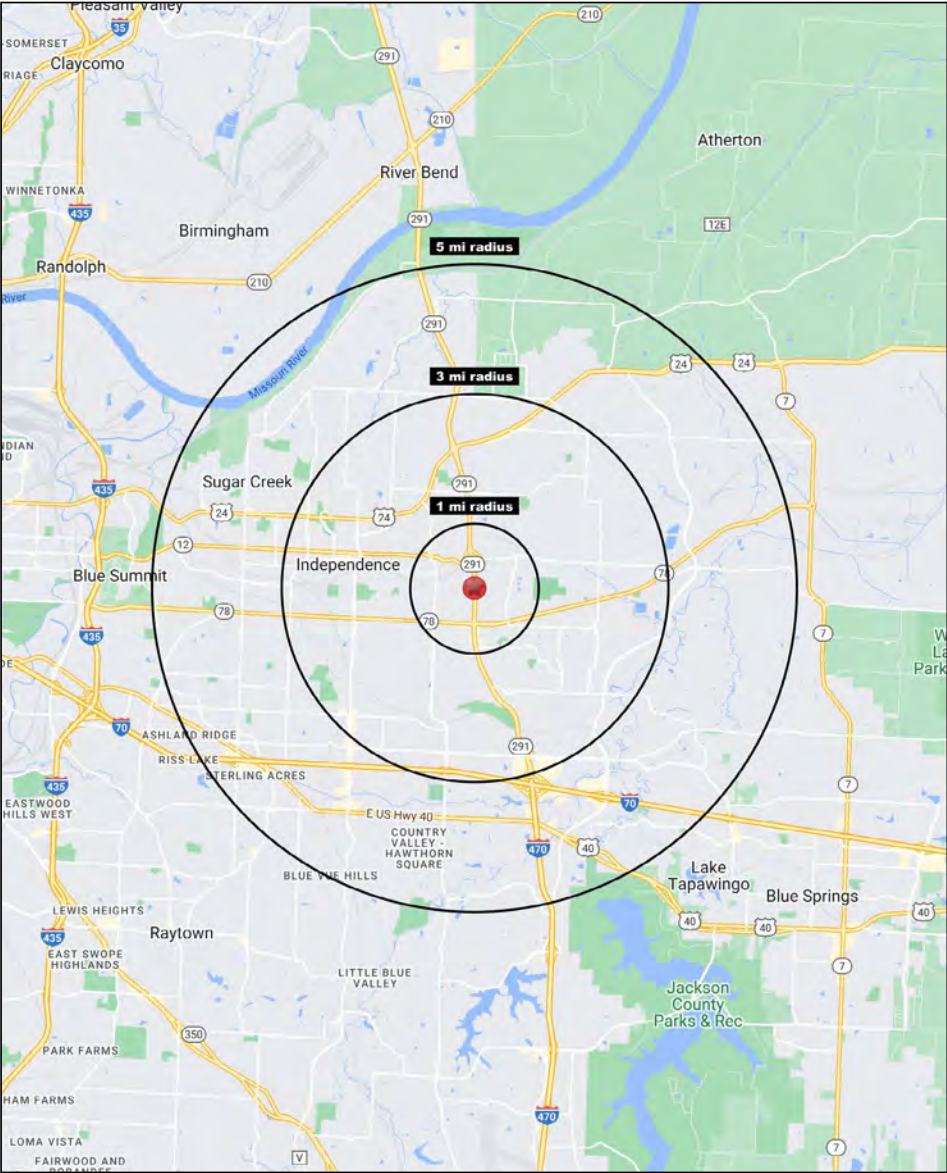




# PRIME COMMERCIAL / MIXED-USE SITE

## 291 Highway & Sunset Drive Independence, MO

### 1-3-5 MILE RADIUS RING MAP & DEMOS



291 Highway & Sunset Drive Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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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