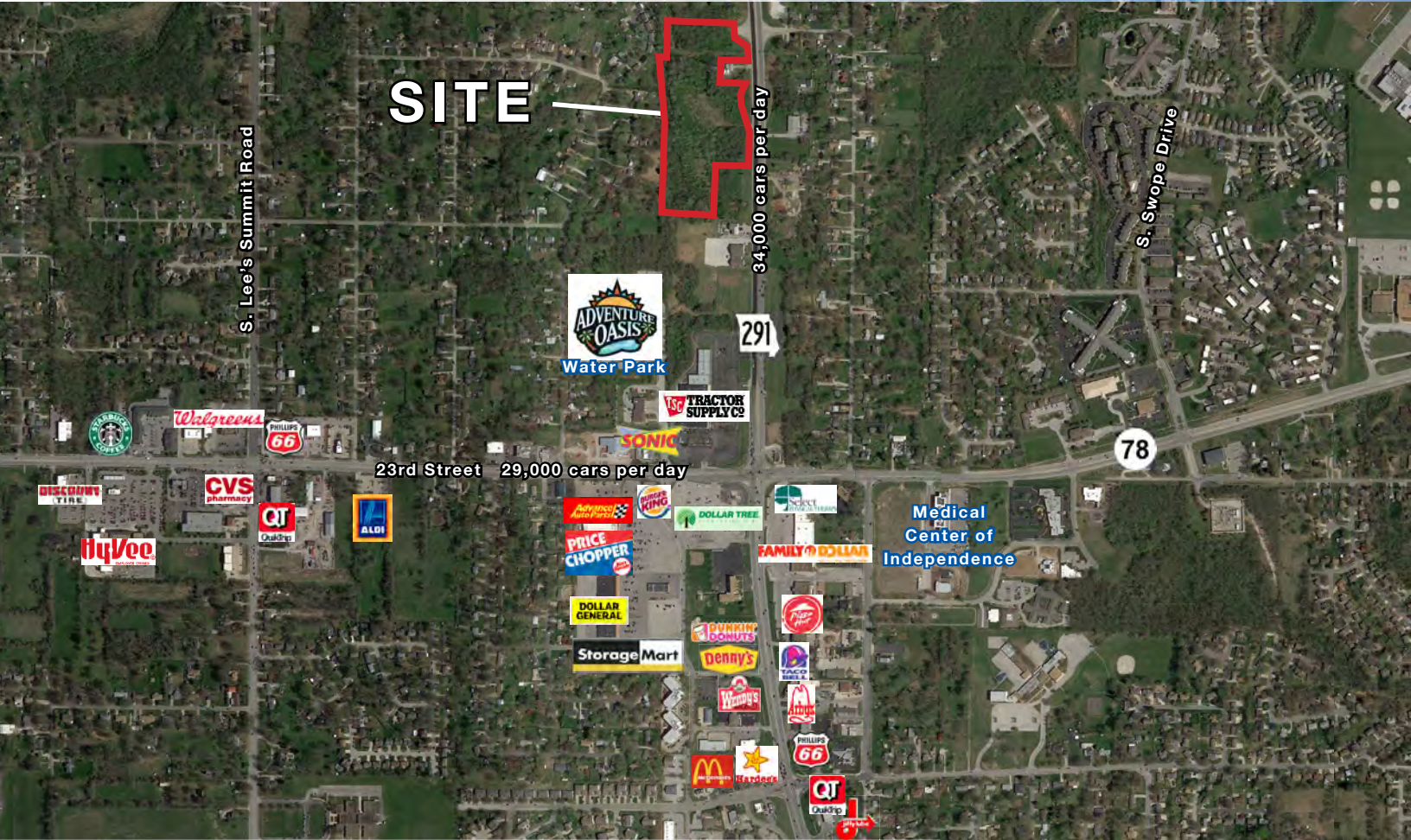




PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive, Independence, MO



SALE PRICE: \$500,000 | 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

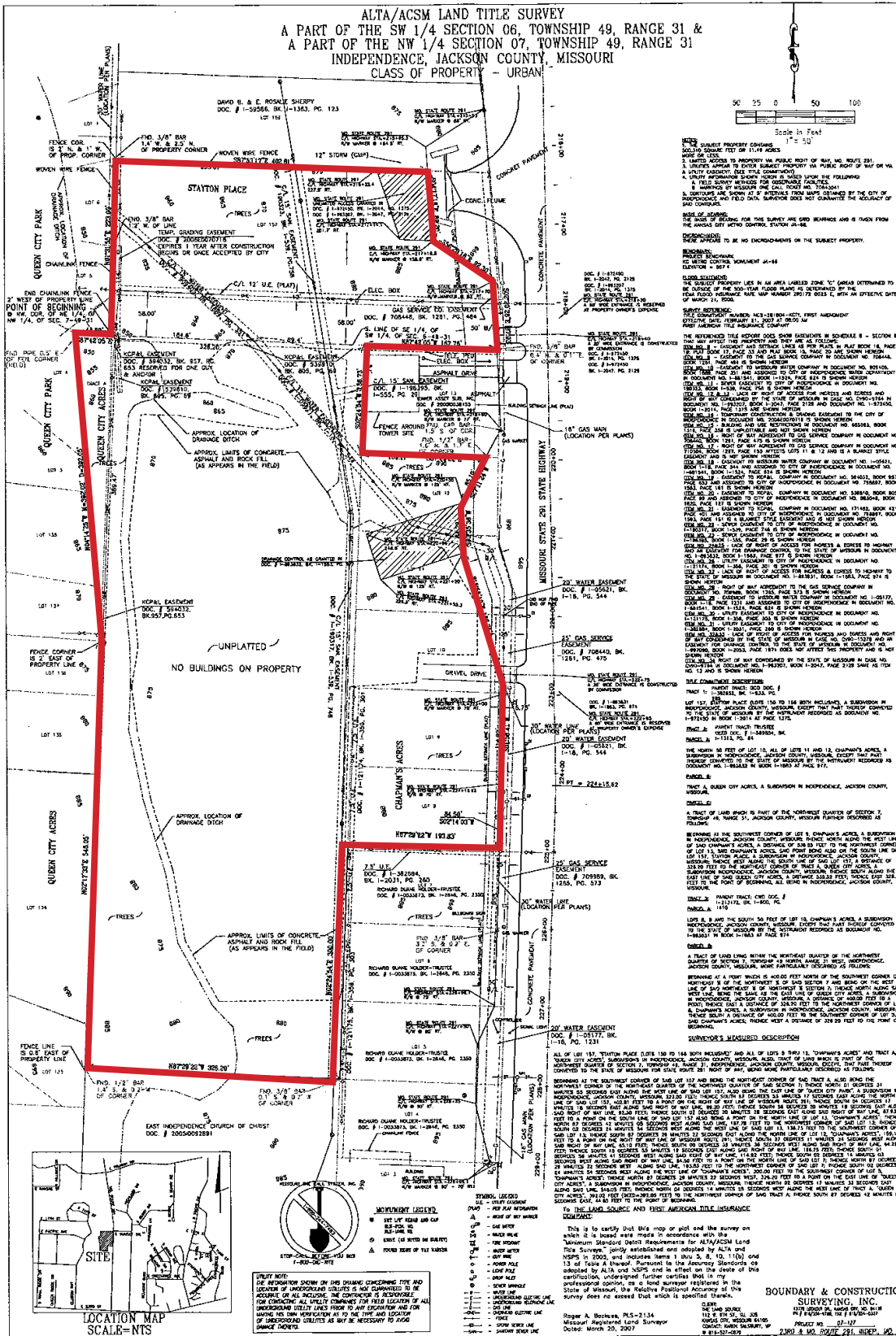
- Over 800 feet of frontage on 291 Highway
- Great visibility and access along 291 Highway that carries over 34,000 cars per day
- All utilities to site
- Adjacent to Adventure Oasis Water Park
- Nearby tenants include Price Chopper, Sonic, Tractor Supply, Dollar Tree, Advance Auto, Quik Trip, Wendy's, 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
 DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

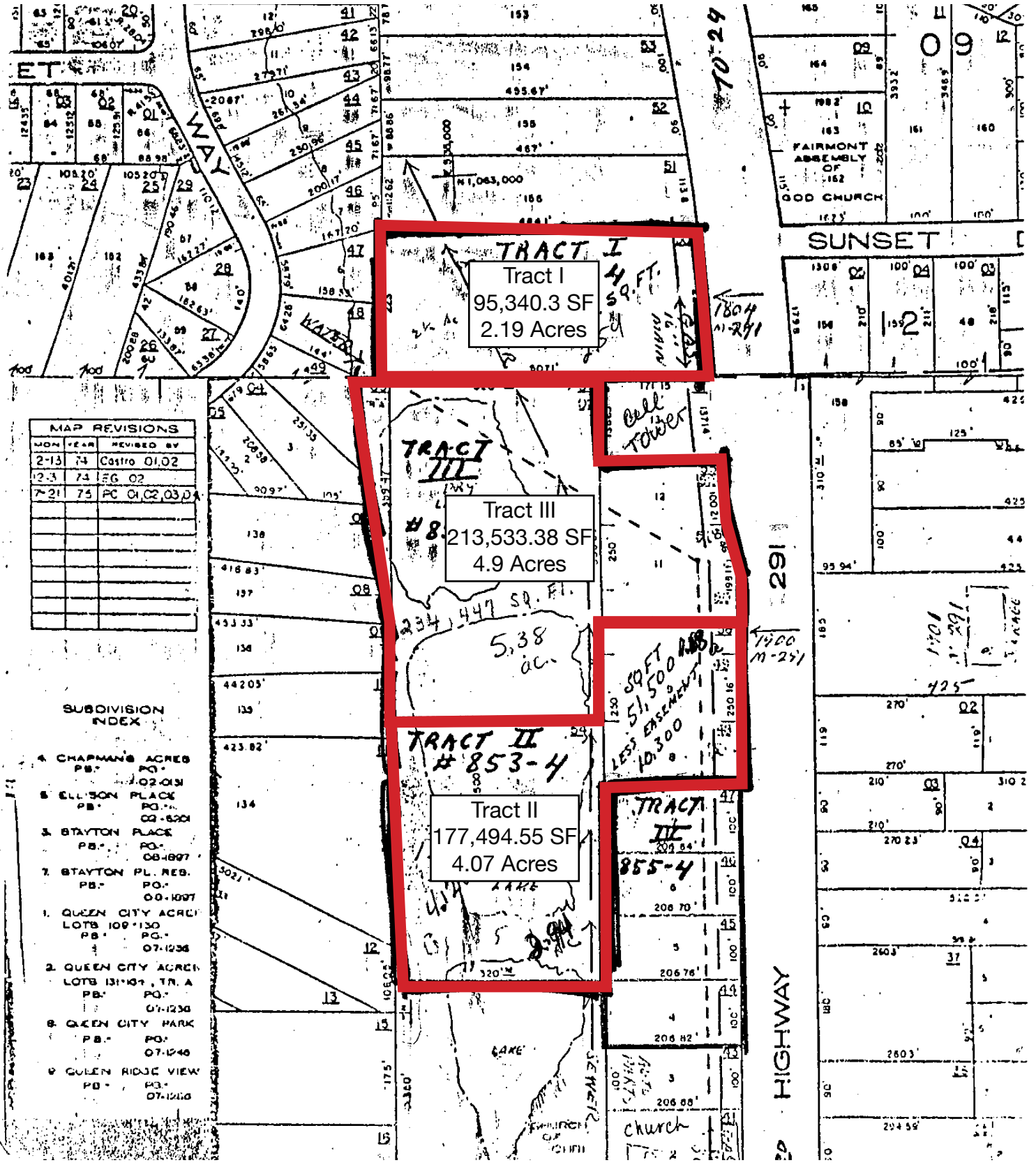


SITE PLAN



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

SITE PLAN

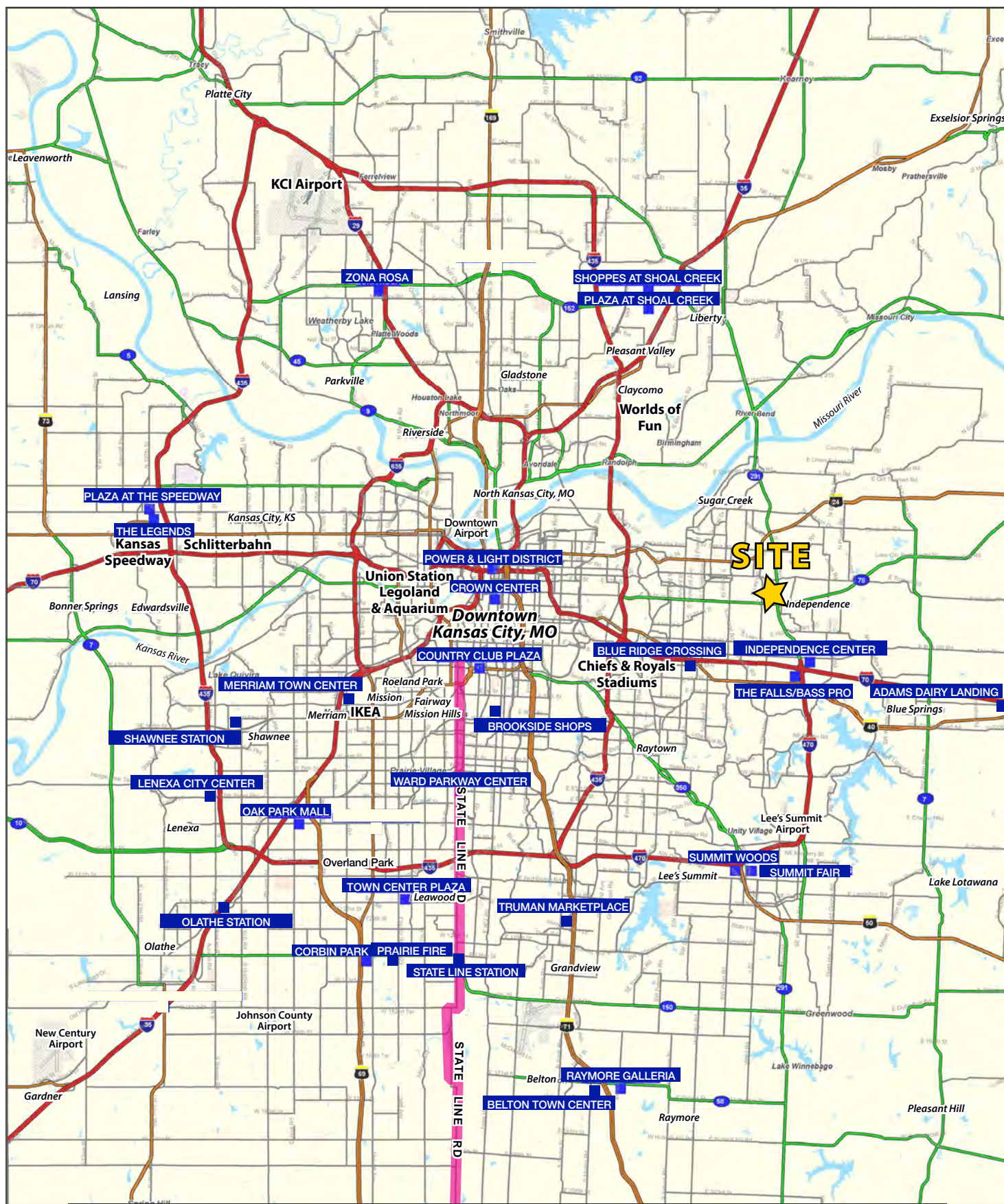


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PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive Independence, MO

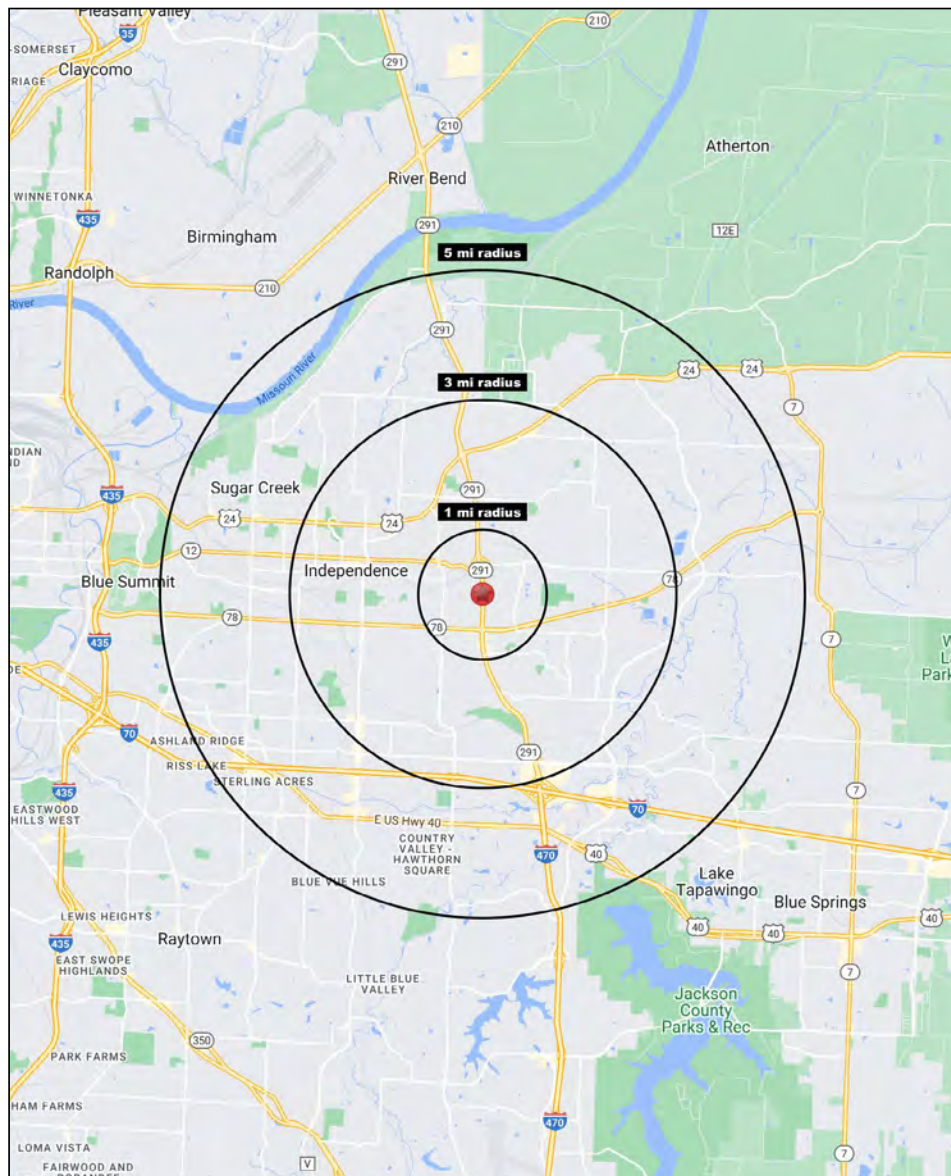




PRIME COMMERCIAL / MIXED-USE SITE

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
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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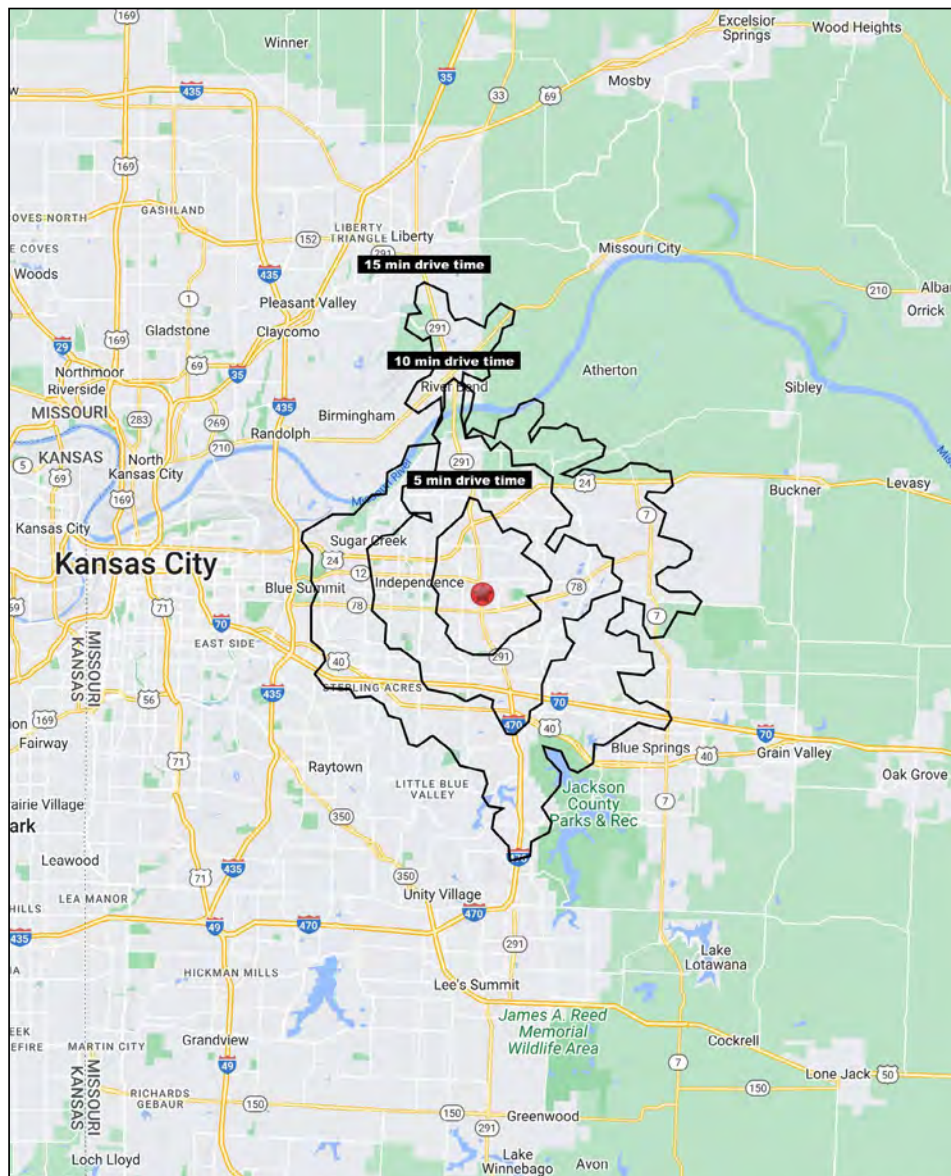




PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive Independence, MO

5-10-15 MINUTE DRIVE TIME MAP & DEMOS



291 Highway & Sunset Drive Independence, MO 64057	5 min drive time	10 min drive time	15 min 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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