



## SALE PRICE: \$110,000 | 33,350 SF LOT

### DEMOGRAPHICS

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| Estimated Population  | 2,979    | 18,975   | 28,545   |
| Avg. Household Income | \$51,574 | \$58,477 | \$57,671 |

- 145' of frontage on Westwood Avenue
- One block off West Broadway
- Good infill vacant lot
- Close to hotels, restaurants, and more
- All utilities to site

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*  
**BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com**



# PAD SITE AVAILABLE

W. Broadway Blvd & Westwood Ave, Sedalia, MO

FOR  
SALE

## PHOTOS

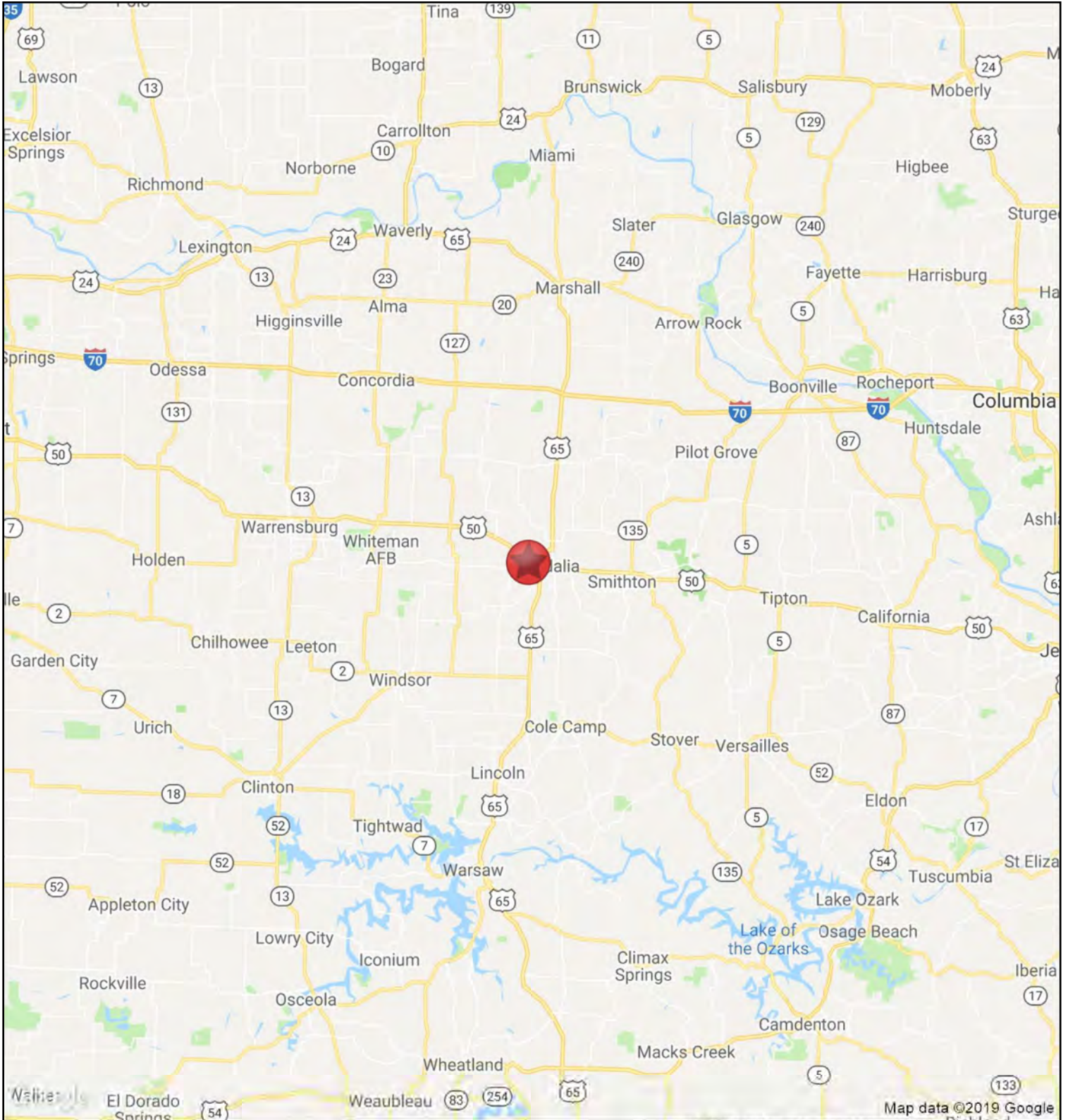


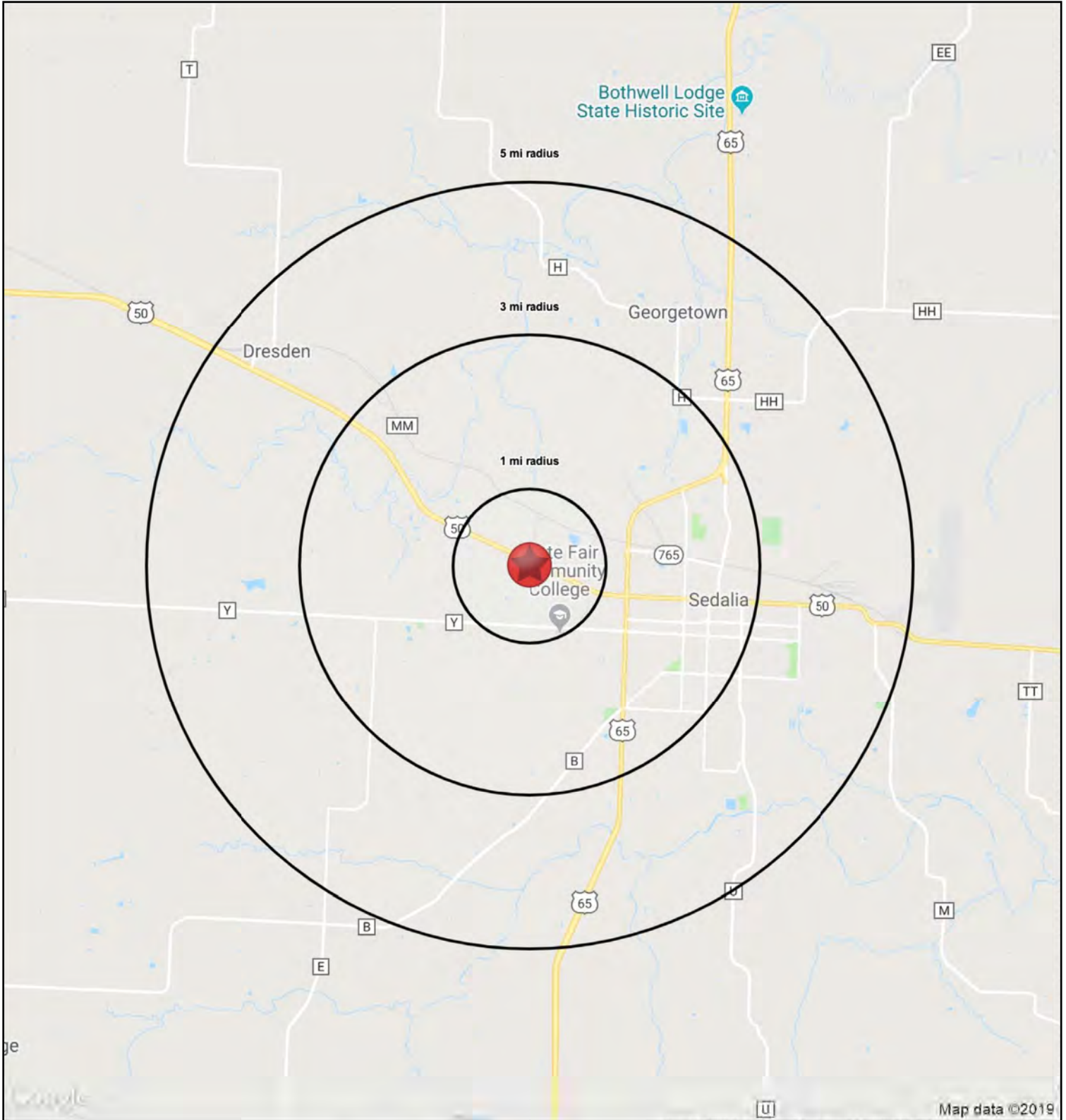


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FOR SALE







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**FOR  
SALE**

HS1

| <b>W. Broadway Boulevard &amp; Westwood Avenue</b> |   | <b>1 mi radius</b> | <b>3 mi radius</b> | <b>5 mi radius</b> |
|--|---|--------------------|--------------------|--------------------|
| <b>Sedalia, MO 65301</b>                           |   |                    |                    |                    |
| <b>POPULATION</b>                                  | 2019 Estimated Population                             | 2,979              | 18,975             | 28,545             |
|  | 2024 Projected Population                             | 3,047              | 19,767             | 29,672             |
|  | 2010 Census Population                                | 2,845              | 18,906             | 28,337             |
|  | 2000 Census Population                                | 2,376              | 17,572             | 26,252             |
|  | Projected Annual Growth 2019 to 2024                  | 0.5%               | 0.8%               | 0.8%               |
|  | Historical Annual Growth 2000 to 2019                 | 1.3%               | 0.4%               | 0.5%               |
|  | 2019 Median Age                                       | 40.9               | 35.7               | 36.1               |
| <b>HOUSEHOLDS</b>                                  | 2019 Estimated Households                             | 1,451              | 8,065              | 11,941             |
|  | 2024 Projected Households                             | 1,454              | 8,231              | 12,171             |
|  | 2010 Census Households                                | 1,325              | 7,707              | 11,380             |
|  | 2000 Census Households                                | 1,106              | 7,324              | 10,816             |
|  | Projected Annual Growth 2019 to 2024                  | -                  | 0.4%               | 0.4%               |
|  | Historical Annual Growth 2000 to 2019                 | 1.6%               | 0.5%               | 0.5%               |
| <b>RACE AND ETHNICITY</b>                          | 2019 Estimated White                                  | 88.3%              | 82.3%              | 84.5%              |
|  | 2019 Estimated Black or African American              | 3.6%               | 5.7%               | 4.8%               |
|  | 2019 Estimated Asian or Pacific Islander              | 2.0%               | 1.5%               | 1.3%               |
|  | 2019 Estimated American Indian or Native Alaskan      | 0.2%               | 0.6%               | 0.6%               |
|  | 2019 Estimated Other Races                            | 5.9%               | 9.9%               | 8.9%               |
|  | 2019 Estimated Hispanic                               | 8.5%               | 11.8%              | 10.5%              |
| <b>INCOME</b>                                      | 2019 Estimated Average Household Income               | \$51,574           | \$58,477           | \$57,671           |
|  | 2019 Estimated Median Household Income                | \$42,713           | \$47,657           | \$46,251           |
|  | 2019 Estimated Per Capita Income                      | \$25,253           | \$25,035           | \$24,265           |
| <b>EDUCATION (AGE 25+)</b>                         | 2019 Estimated Elementary (Grade Level 0 to 8)        | 3.6%               | 5.3%               | 5.4%               |
|  | 2019 Estimated Some High School (Grade Level 9 to 11) | 10.3%              | 10.3%              | 10.4%              |
|  | 2019 Estimated High School Graduate                   | 34.6%              | 29.9%              | 31.9%              |
|  | 2019 Estimated Some College                           | 24.1%              | 23.7%              | 23.3%              |
|  | 2019 Estimated Associates Degree Only                 | 10.6%              | 10.5%              | 9.9%               |
|  | 2019 Estimated Bachelors Degree Only                  | 10.6%              | 12.9%              | 12.4%              |
|  | 2019 Estimated Graduate Degree                        | 6.2%               | 7.4%               | 6.8%               |
| <b>BUSINESS</b>                                    | 2019 Estimated Total Businesses                       | 416                | 1,386              | 1,529              |
|  | 2019 Estimated Total Employees                        | 6,776              | 20,201             | 23,189             |
|  | 2019 Estimated Employee Population per Business       | 16.3               | 14.6               | 15.2               |
|  | 2019 Estimated Residential Population per Business    | 7.2                | 13.7               | 18.7               |

