

VACANT COMMERCIAL LAND

420 S. 291 Highway, Independence, Missouri



SALE PRICE: \$275,000 | 4.55 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,926	60,707	118,571
Avg. Household Income	\$71,736	\$81,086	\$82,394

- Approximately 4.55 acres of vacant ground
- Zoned I-1 Industrial
- Great location for Self Storage, Trailer Storage, or Tow Lot
- Traffic counts above 35,000 vehicles per day



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BOB JAEKEL | 816.412.7365 | bjael@blockandco.com

Exclusive Agent



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DRONE PHOTO

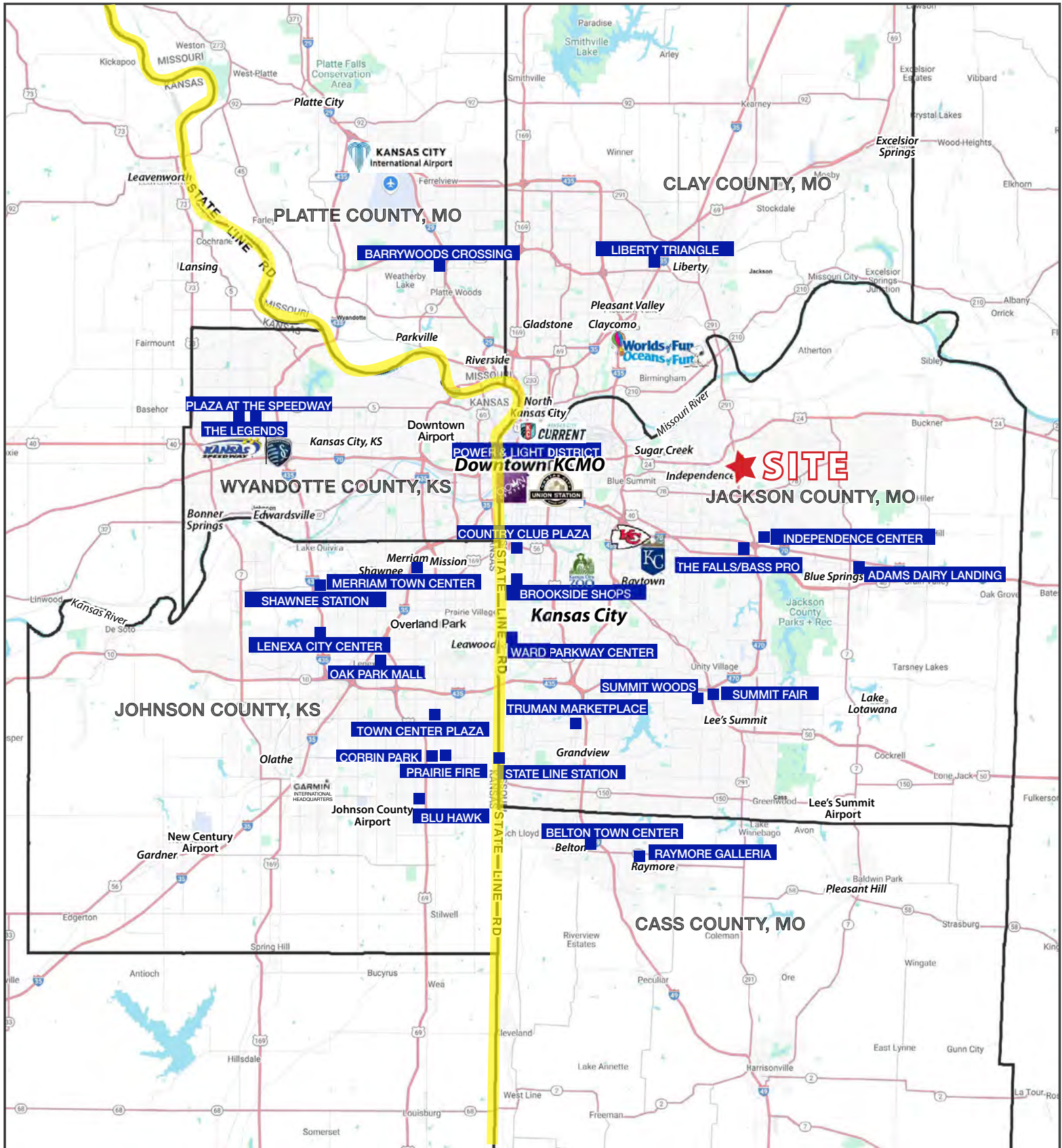


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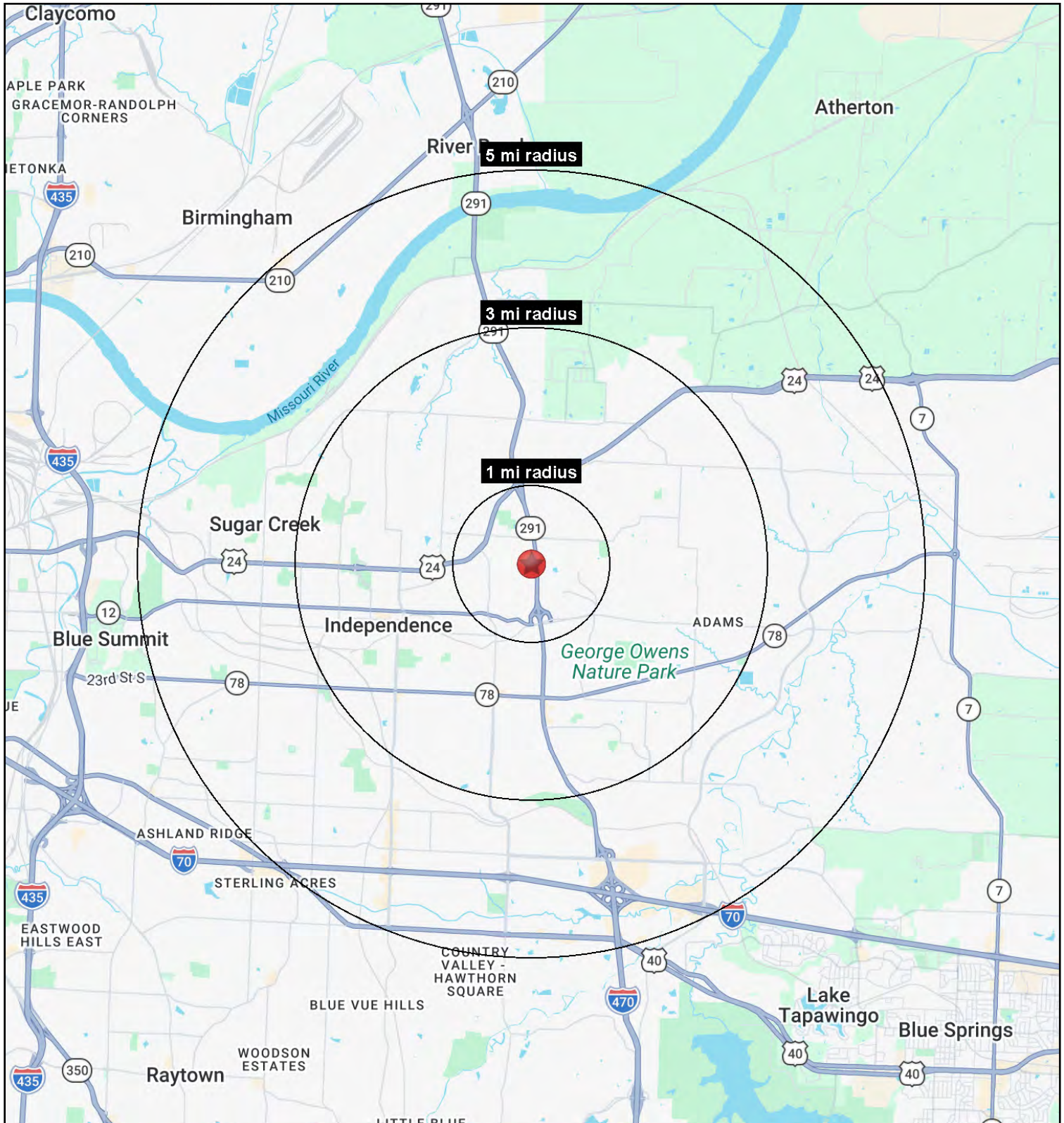
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420 S. 291 Highway Independence, MO 64050	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,926	60,707	118,571
2030 Projected Population	5,824	59,914	116,735
2020 Census Population	6,140	62,256	120,585
2010 Census Population	6,067	60,193	115,218
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-0.2%	-	0.2%
2025 Median Age	34.1	38.7	39.1
Households			
2025 Estimated Households	2,298	24,662	49,239
2030 Projected Households	2,278	24,504	48,827
2020 Census Households	2,386	24,826	49,700
2010 Census Households	2,382	24,149	47,596
Projected Annual Growth 2025 to 2030	-0.2%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-0.2%	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	70.0%	75.6%	73.7%
2025 Estimated Black or African American	13.8%	10.7%	11.0%
2025 Estimated Asian or Pacific Islander	1.3%	1.6%	1.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2025 Estimated Other Races	14.3%	11.6%	13.0%
2025 Estimated Hispanic	13.6%	11.4%	13.1%
Income			
2025 Estimated Average Household Income	\$71,736	\$81,086	\$82,394
2025 Estimated Median Household Income	\$54,185	\$62,506	\$65,721
2025 Estimated Per Capita Income	\$27,857	\$33,080	\$34,318
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.1%	2.8%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	6.2%	6.5%	6.5%
2025 Estimated High School Graduate	44.9%	36.3%	35.9%
2025 Estimated Some College	22.2%	24.2%	24.3%
2025 Estimated Associates Degree Only	11.6%	9.9%	8.7%
2025 Estimated Bachelors Degree Only	8.6%	13.4%	14.2%
2025 Estimated Graduate Degree	2.4%	6.9%	7.6%
Business			
2025 Estimated Total Businesses	157	1,536	3,453
2025 Estimated Total Employees	1,533	13,252	31,416
2025 Estimated Employee Population per Business	9.8	8.6	9.1
2025 Estimated Residential Population per Business	37.7	39.5	34.3

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