



# Multi-Family Land For Sale - 3.8 Acres

Colbern Rd. & Lake Lotawana Rd. (SWQ), Lake Lotawana, MO



## SALE PRICE: \$795,000 | 3.8 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,071	12,437	54,320
Avg. Household Income	\$174,742	\$156,646	\$135,752

- Owner willing to sell individual Duplex and Fourplex lots - call for pricing
- Walking distance to church, park, restaurants, retail shops, coffee shop, and bars
- Approved plat for 58 units and a club house
- Some storm water and sanitary in place
- Fast growing neighborhood and great schools



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BOB JAEKEL | 816.412.7365 | [bjaekel@blockandco.com](mailto:bjaekel@blockandco.com)

Exclusive Agent



## SITE PLAN



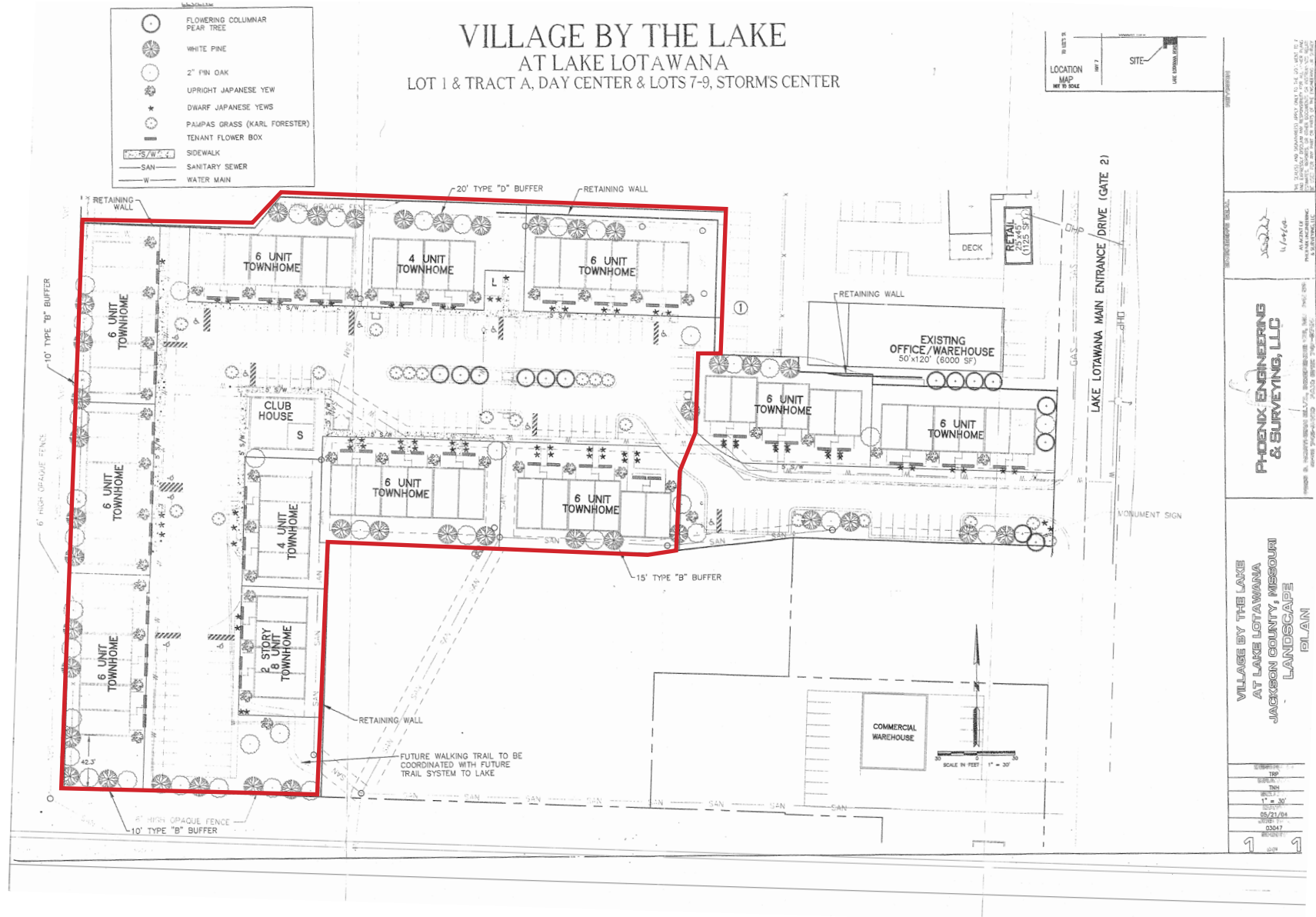




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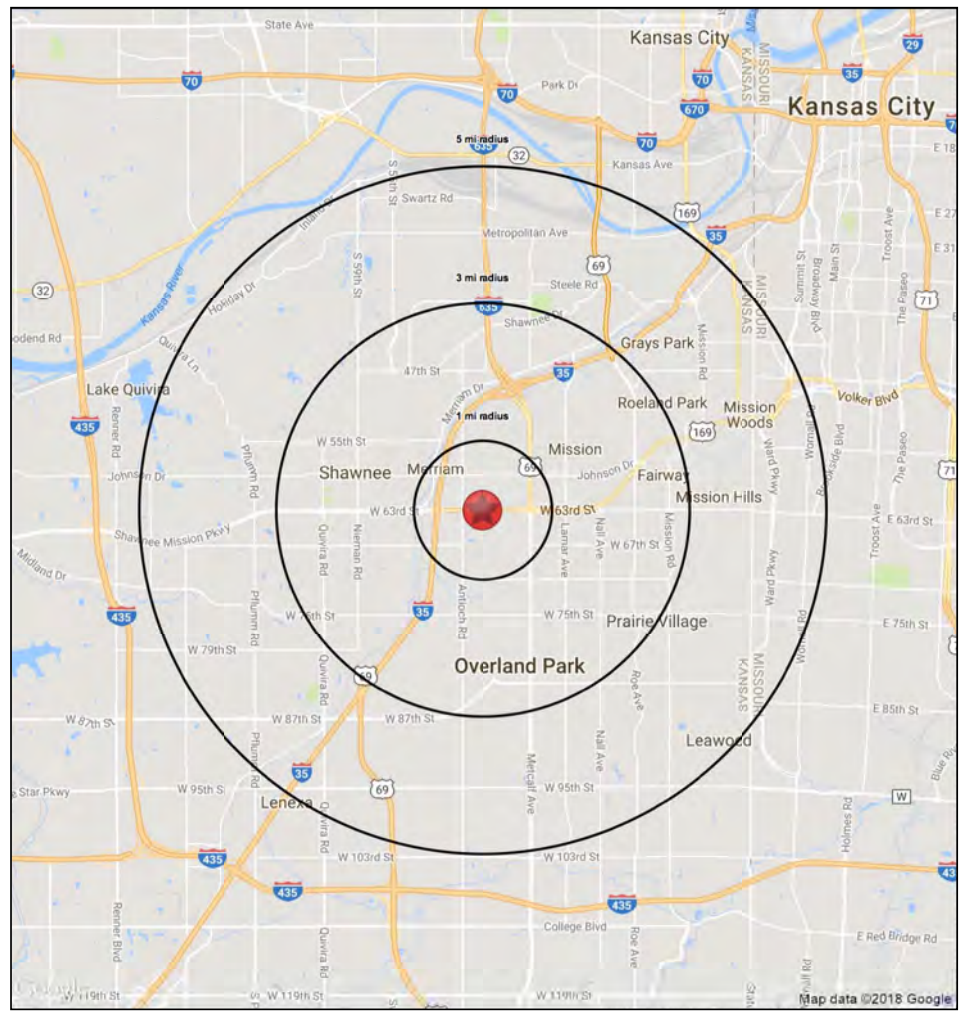
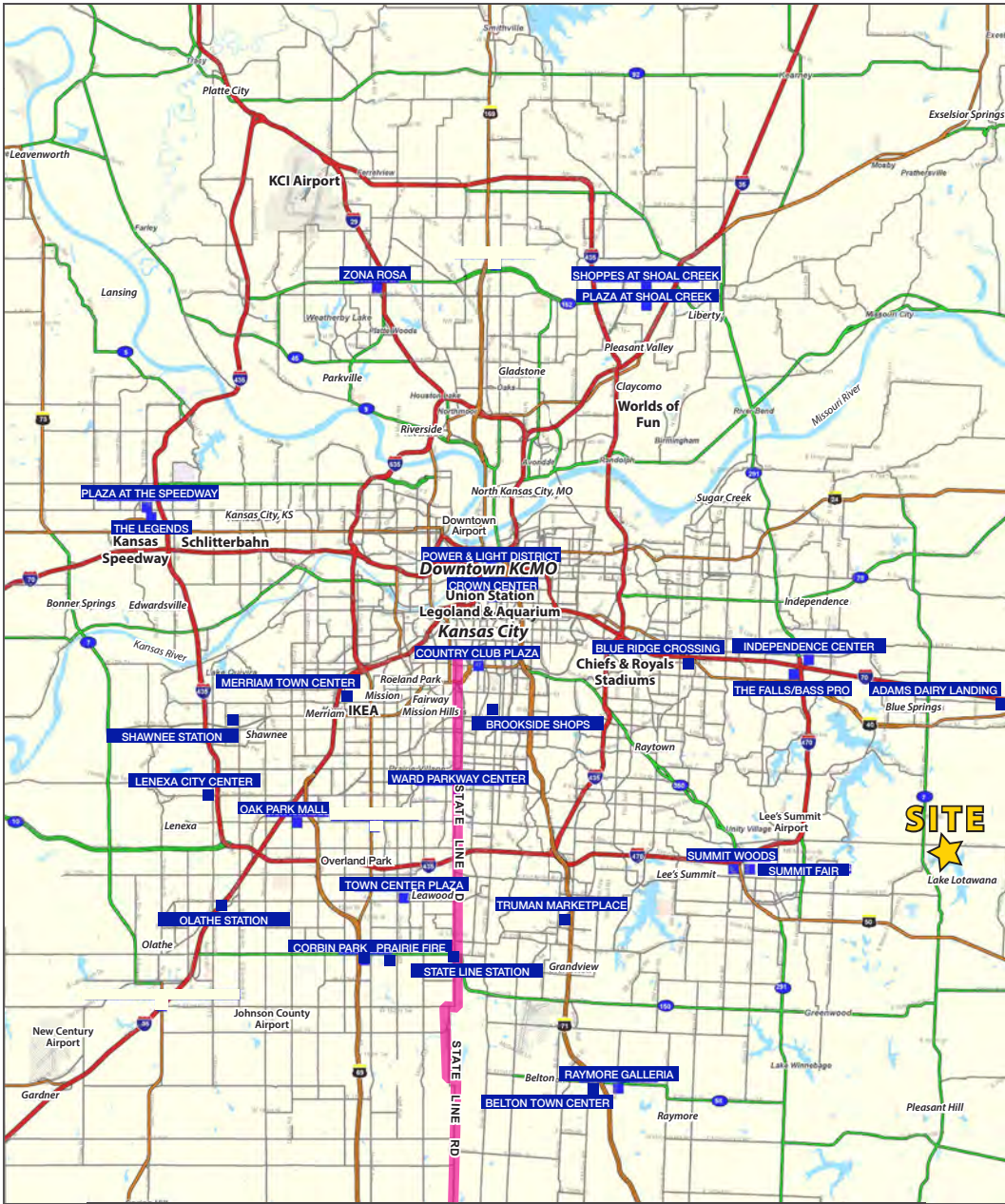
## POSSIBLE DEVELOPMENT PLAN





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Colbern Road & Lake Lotawana Road Lake Lotawana, Missouri	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	2,071	12,437	54,320
2029 Projected Population	2,179	12,934	55,992
2020 Census Population	1,848	12,010	55,353
2010 Census Population	1,299	9,221	48,274
Projected Annual Growth 2024 to 2029	1.0%	0.8%	0.6%
Historical Annual Growth 2010 to 2024	4.2%	2.5%	0.9%
2024 Median Age	40.6	39.7	37.7
<b>Households</b>			
2024 Estimated Households	795	4,620	19,846
2029 Projected Households	832	4,782	20,398
2020 Census Households	741	4,485	19,773
2010 Census Households	525	3,472	17,306
Projected Annual Growth 2024 to 2029	0.9%	0.7%	0.6%
Historical Annual Growth 2010 to 2024	3.7%	2.4%	1.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	63.9%	60.6%	61.7%
2024 Estimated Black or African American	21.9%	26.7%	26.8%
2024 Estimated Asian or Pacific Islander	2.0%	2.2%	1.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
2024 Estimated Other Races	12.0%	10.1%	9.2%
2024 Estimated Hispanic	9.8%	10.7%	10.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$174,742	\$156,646	\$135,752
2024 Estimated Median Household Income	\$146,220	\$122,950	\$106,454
2024 Estimated Per Capita Income	\$67,132	\$58,207	\$49,606
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.1%	1.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	3.2%	3.4%
2024 Estimated High School Graduate	22.0%	23.5%	25.8%
2024 Estimated Some College	17.0%	21.1%	22.0%
2024 Estimated Associates Degree Only	7.9%	6.9%	8.1%
2024 Estimated Bachelors Degree Only	32.2%	28.5%	24.3%
2024 Estimated Graduate Degree	17.9%	15.8%	15.6%
<b>Business</b>			
2024 Estimated Total Businesses	59	266	1,264
2024 Estimated Total Employees	294	1,356	8,117
2024 Estimated Employee Population per Business	5.0	5.1	6.4
2024 Estimated Residential Population per Business	35.2	46.8	43.0

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