

**SALE PRICE: \$4,750,000 | 250.16 ACRES****DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Estimated Population	468	17,249	54,093
Avg. Household Income	\$95,700	\$85,098	\$81,190

- Great West 7th Street (US Route 66) location
- Owner willing to divide
- Good traffic counts over 12,000 vehicles per day
- Nice large tract for manufacturing/industrial development
- Currently zoned Vacant Rural Agriculture

**CLICK HERE TO VIEW MORE
LISTING INFORMATION****For More Information Contact:****GREG ROBERTS | 913-909-8191 | groberts@blockandco.com****CAMREN SINCLAIR | 816.412-7352 | csinclair@blockandco.com****Exclusive Agents**

DRONE PHOTOS



DRONE PHOTOS

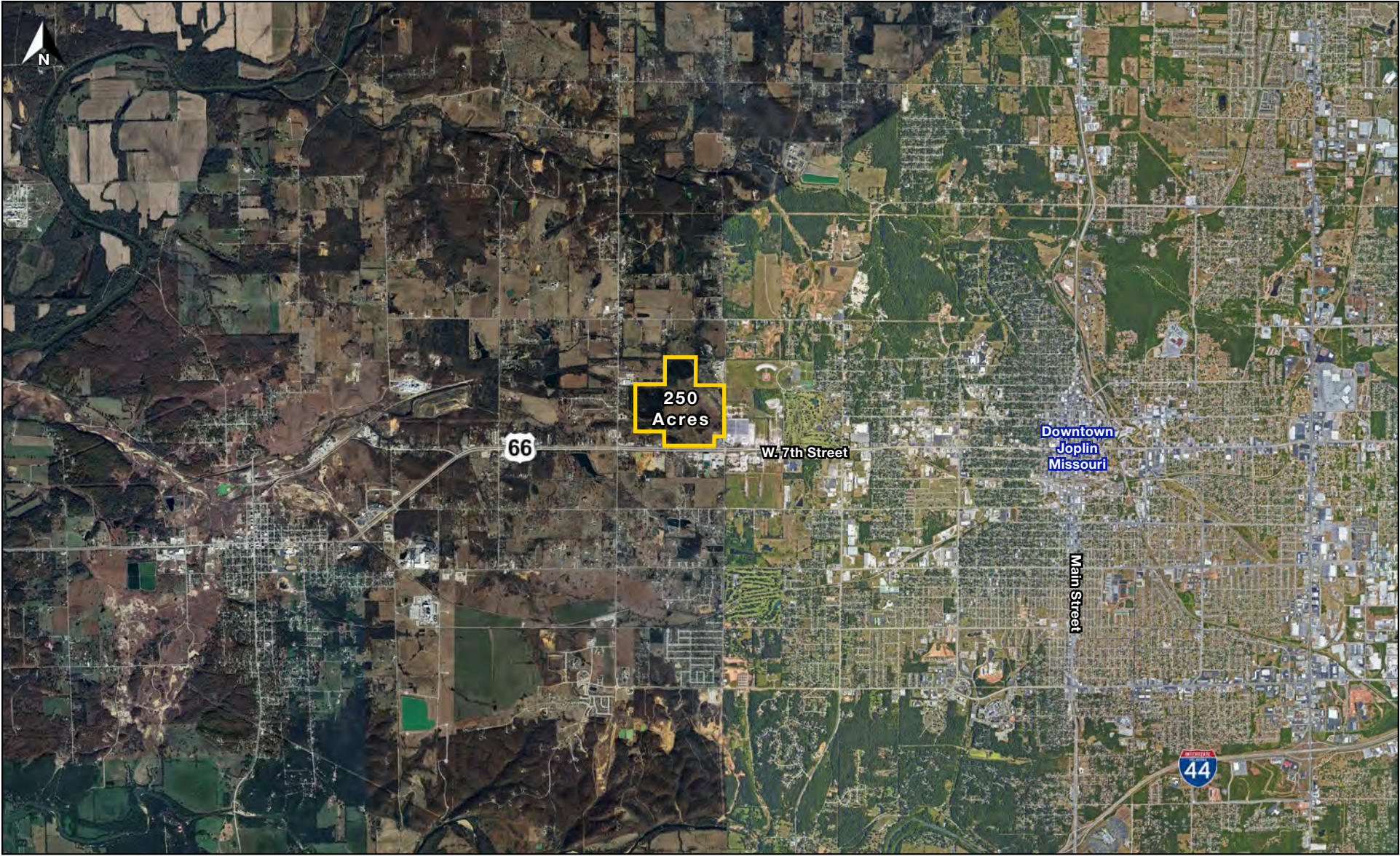


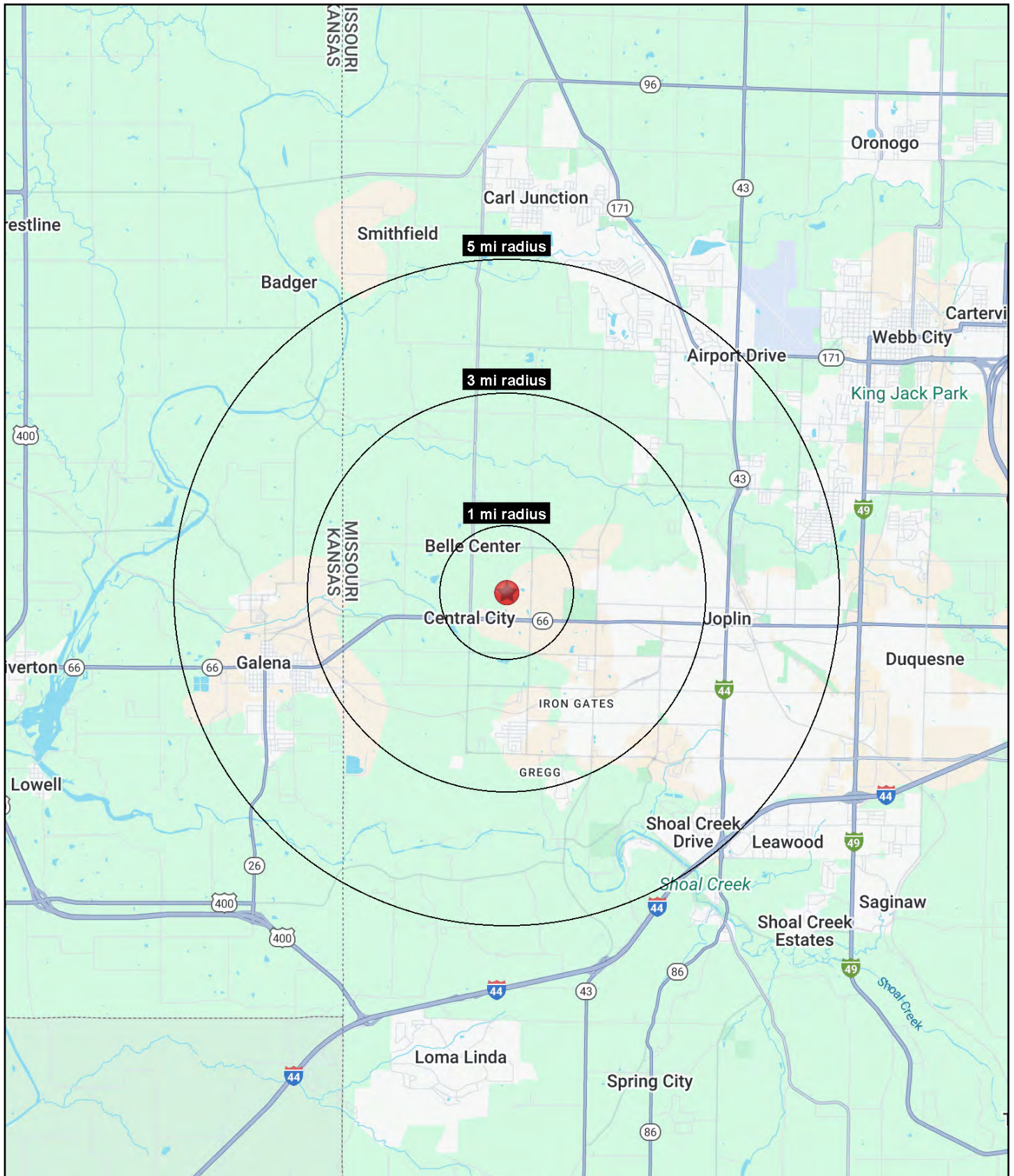


INDUSTRIAL/DEVELOPMENT GROUND

7th Street & Black Cat Road (NWQ), Joplin, Missouri

AERIAL







INDUSTRIAL/DEVELOPMENT GROUND

7th Street & Black Cat Road (NWQ), Joplin, Missouri

7th Street & Black Cat Road (NWQ) Joplin, MO 64801	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	468	17,249	54,093
2030 Projected Population	486	18,184	55,910
2020 Census Population	457	16,878	51,494
2010 Census Population	430	15,908	51,554
Projected Annual Growth 2025 to 2030	0.8%	1.1%	0.7%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.3%
2025 Median Age	39.4	38.1	36.5
Households			
2025 Estimated Households	186	7,401	22,694
2030 Projected Households	195	7,882	23,635
2020 Census Households	173	6,776	21,106
2010 Census Households	163	6,379	20,949
Projected Annual Growth 2025 to 2030	1.0%	1.3%	0.8%
Historical Annual Growth 2010 to 2025	0.9%	1.1%	0.6%
Race and Ethnicity			
2025 Estimated White	89.8%	86.6%	85.2%
2025 Estimated Black or African American	1.4%	2.4%	3.2%
2025 Estimated Asian or Pacific Islander	0.7%	1.4%	1.7%
2025 Estimated American Indian or Native Alaskan	1.7%	1.4%	1.4%
2025 Estimated Other Races	6.5%	8.2%	8.6%
2025 Estimated Hispanic	6.3%	7.0%	6.8%
Income			
2025 Estimated Average Household Income	\$95,700	\$85,098	\$81,190
2025 Estimated Median Household Income	\$73,835	\$65,112	\$62,689
2025 Estimated Per Capita Income	\$38,031	\$36,624	\$34,194
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.7%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	9.5%	8.1%	7.7%
2025 Estimated High School Graduate	31.3%	32.0%	32.4%
2025 Estimated Some College	24.4%	24.9%	24.1%
2025 Estimated Associates Degree Only	8.9%	7.4%	7.4%
2025 Estimated Bachelors Degree Only	14.5%	15.8%	16.7%
2025 Estimated Graduate Degree	8.3%	9.2%	9.5%
Business			
2025 Estimated Total Businesses	23	508	2,031
2025 Estimated Total Employees	266	7,259	26,216
2025 Estimated Employee Population per Business	11.8	14.3	12.9
2025 Estimated Residential Population per Business	20.8	34.0	26.6

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