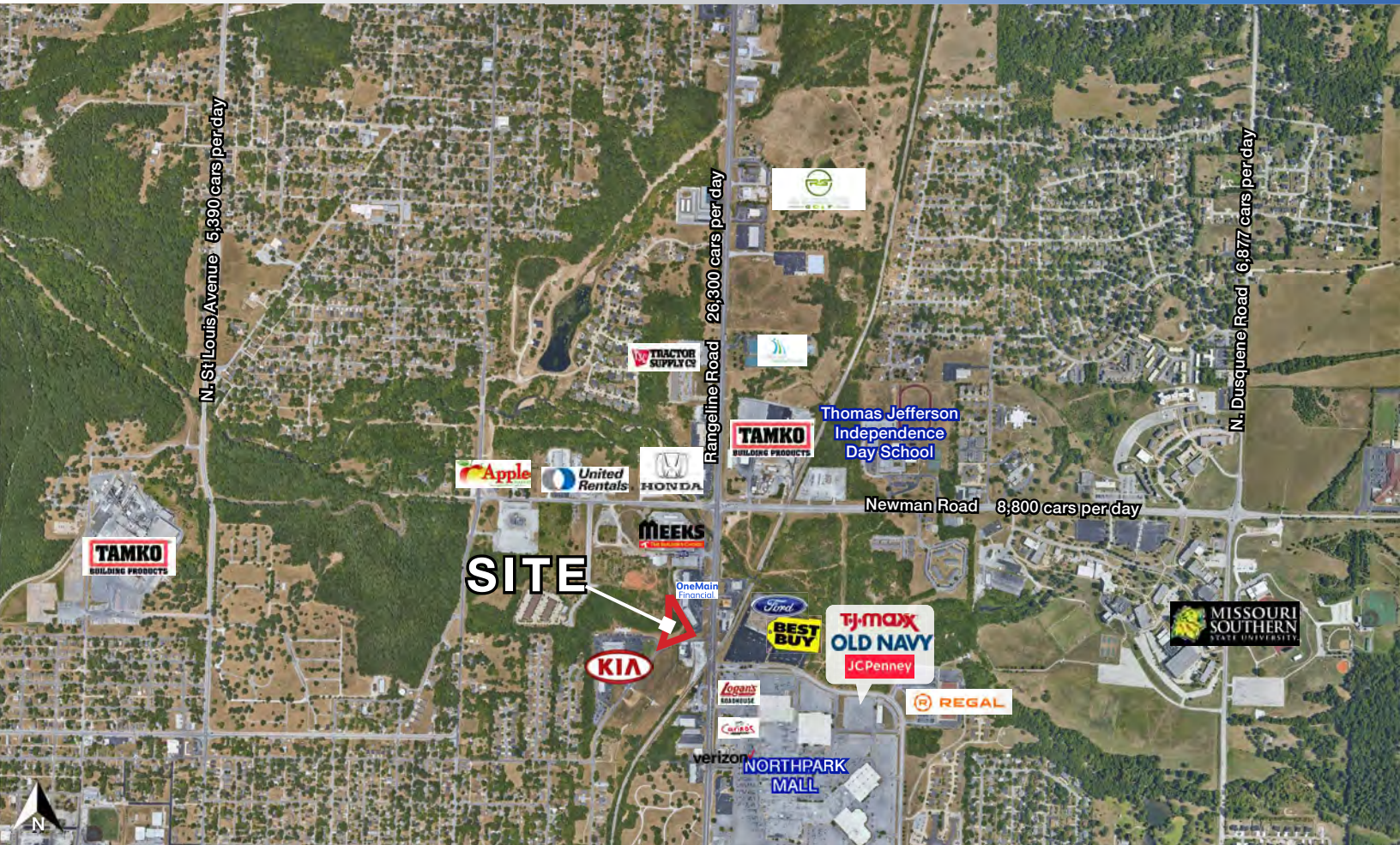




2 Acre Development Site For Sale

Hodgdon Road & Rangeline Road (NWQ), Joplin, MO



SALE PRICE: \$250,000 | 2 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,006	44,801	80,128
Avg. Household Income	\$70,077	\$72,042	\$77,773

- 2 acres right off Rangeline Road
- Rangeline Road carries over 26,000 cars per day
- Across from Northpark Mall
- All utilities to site
- Retail-Restaurant-Office Development Site



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GREG ROBERTS | 913-909-8191 | groberts@blockandco.com

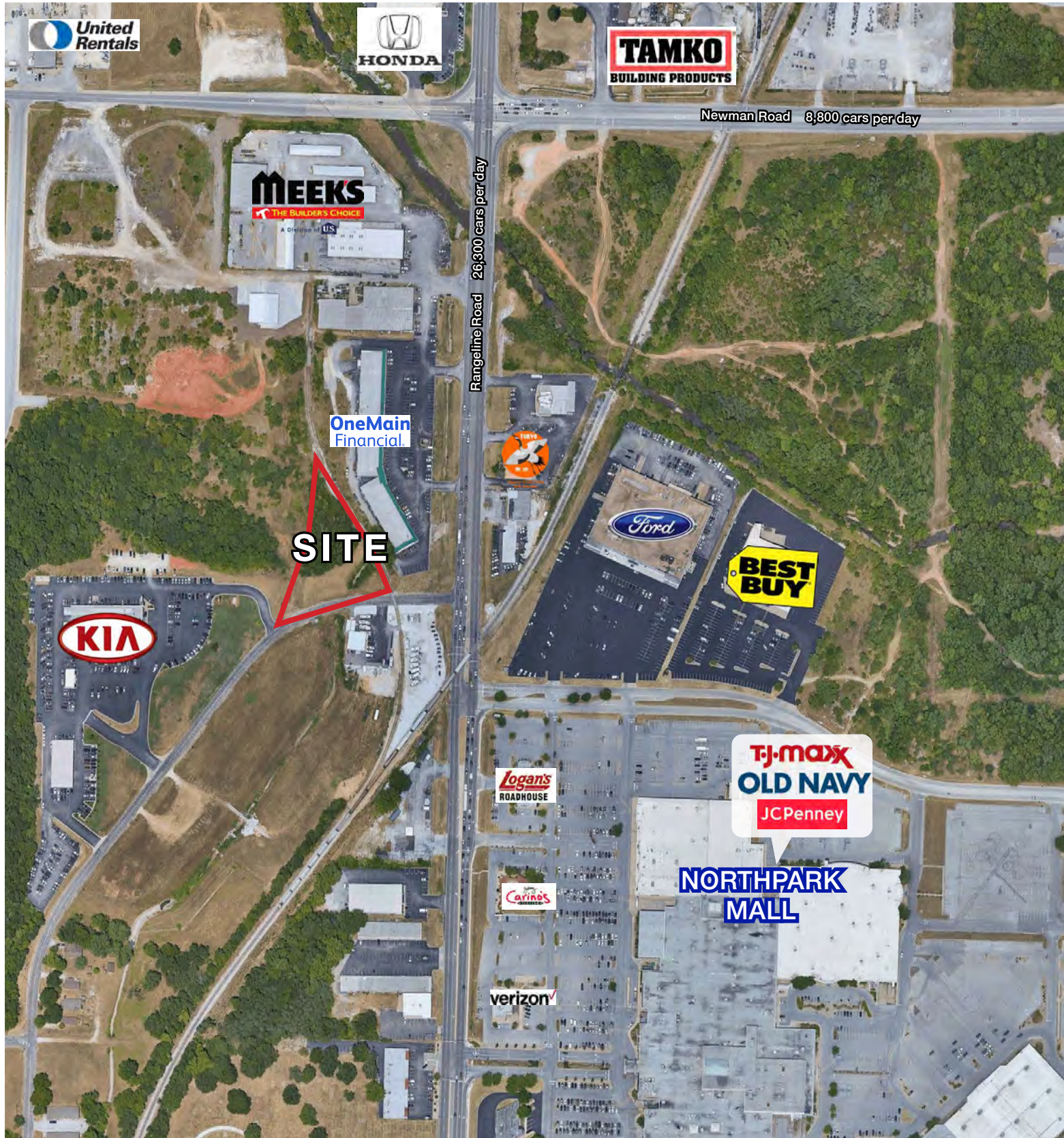
CAMREN SINCLAIR | 816.412-7352 | csinclair@blockandco.com

Exclusive Agents

2 Acre Development Site For Sale

Hodgdon Road & Rangeline Road (NWQ), Joplin, MO

AERIAL

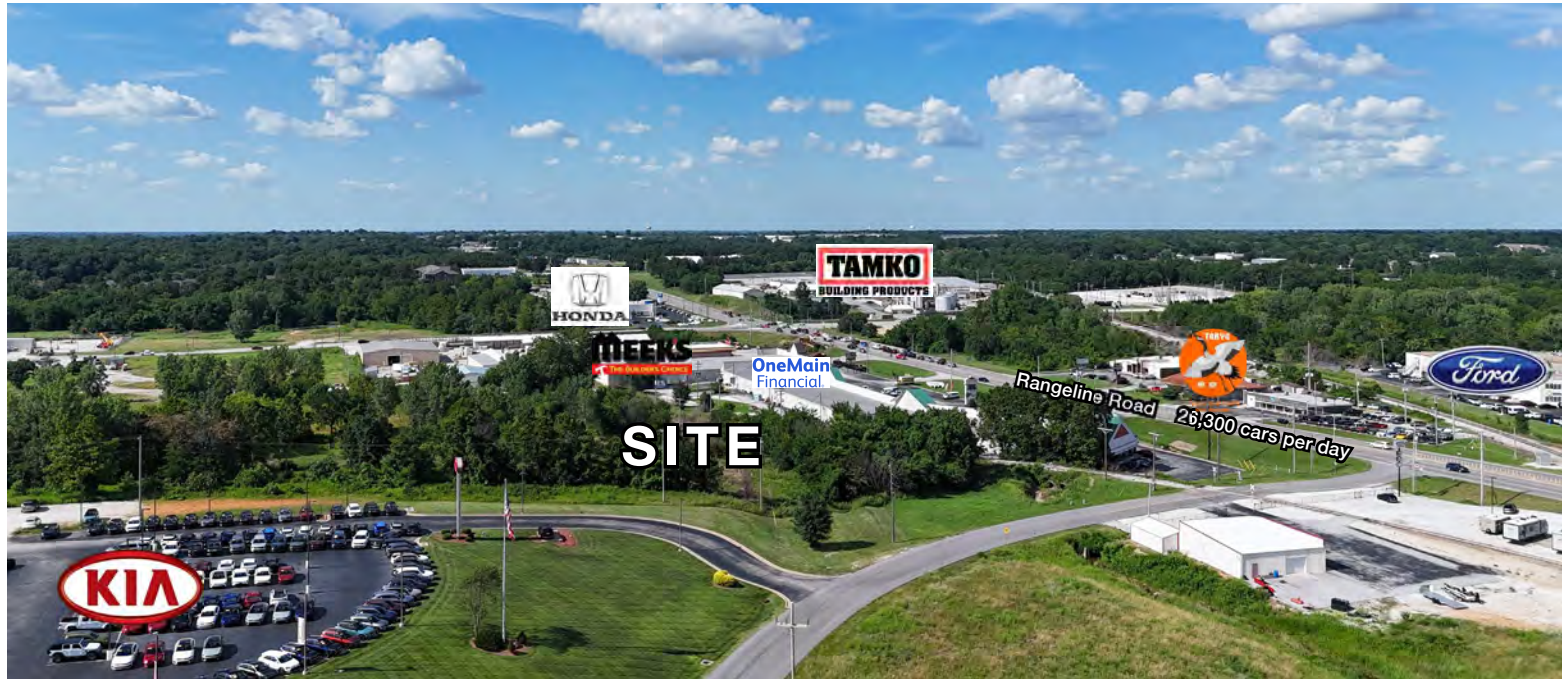




2 Acre Development Site For Sale

Hodgdon Road & Rangeline Road (NWQ), Joplin, MO

DRONE PHOTOS





2 Acre Development Site For Sale

Hodgdon Road & Rangeline Road (NWQ), Joplin, MO

Hodgdon Road & Rangeline Road (NWQ) Joplin, MO 64801	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,006	44,801	80,128
2030 Projected Population	6,148	46,225	83,237
2020 Census Population	6,065	42,801	76,900
2010 Census Population	5,497	40,267	73,964
Projected Annual Growth 2025 to 2030	0.5%	0.6%	0.8%
Historical Annual Growth 2010 to 2025	0.6%	0.8%	0.6%
2025 Median Age	33.3	34.4	36.1
Households			
2025 Estimated Households	2,619	19,299	33,950
2030 Projected Households	2,702	20,076	35,528
2020 Census Households	2,503	18,046	31,843
2010 Census Households	2,312	16,837	30,217
Projected Annual Growth 2025 to 2030	0.6%	0.8%	0.9%
Historical Annual Growth 2010 to 2025	0.9%	1.0%	0.8%
Race and Ethnicity			
2025 Estimated White	83.2%	82.6%	84.5%
2025 Estimated Black or African American	4.3%	4.2%	3.3%
2025 Estimated Asian or Pacific Islander	2.4%	2.2%	2.0%
2025 Estimated American Indian or Native Alaskan	1.2%	1.3%	1.2%
2025 Estimated Other Races	8.9%	9.7%	9.1%
2025 Estimated Hispanic	7.7%	8.1%	7.3%
Income			
2025 Estimated Average Household Income	\$70,077	\$72,042	\$77,773
2025 Estimated Median Household Income	\$54,740	\$56,440	\$61,847
2025 Estimated Per Capita Income	\$31,060	\$31,245	\$33,106
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.8%	1.9%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	6.0%	7.7%	7.3%
2025 Estimated High School Graduate	32.1%	33.5%	32.8%
2025 Estimated Some College	22.4%	23.8%	23.4%
2025 Estimated Associates Degree Only	6.5%	7.0%	7.8%
2025 Estimated Bachelors Degree Only	20.2%	17.8%	17.9%
2025 Estimated Graduate Degree	10.0%	8.2%	8.7%
Business			
2025 Estimated Total Businesses	297	1,978	3,340
2025 Estimated Total Employees	3,100	22,314	46,014
2025 Estimated Employee Population per Business	10.4	11.3	13.8
2025 Estimated Residential Population per Business	20.2	22.6	24.0

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