

PRICE CHOPPER ANCHORED PAD SITES

Commercial Street & Sam Street, Harrisonville, MO



SALE PRICE: \$8-\$12/SF | 0.58 TO 2.64 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,424	11,698	14,284
Avg. Household Income	\$83,956	\$92,251	\$96,803

- Four Proposed Pad Sites For Sale
- Anchored by Price Chopper, Phillips 66, Burger King, and many more
- Excellent visibility on S. Commercial Street
- Great for service & retail
- Zoned Commercial
- [Harrisonville Comprehensive Plan](#)



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

AERIAL





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MARKET OVERVIEW



HARRISONVILLE, MO OVERVIEW

Harrisonville, located approximately 35 miles south of Downtown Kansas City, serves as the county seat of Cass County and functions as the region's primary commercial and governmental hub. Positioned along Interstate 49 and Missouri Highway 7, the city provides convenient regional connectivity while maintaining a strong small-town foundation supported by steady residential growth and expanding commercial investment. With an estimated 2026 population of approximately 11,000 residents, Harrisonville continues to attract new housing development and local business expansion, reinforcing its role as the retail and service center for southern Cass County.

The city's economy is supported by a diverse mix of healthcare, manufacturing, logistics, professional services, and retail, with major employers including Cass Regional Medical Center, local manufacturing operations, and numerous regional service providers. Harrisonville's historic downtown, established retail corridors, and continued investment in infrastructure have positioned the community for long-term growth. Strong school systems, an affordable cost of living, and access to the Kansas City metropolitan area continue to drive residential demand and support sustained commercial development throughout the market.

including Garmin, Honeywell, and Federal Aviation Administration facilities. With over 1,300 acres of parkland, an extensive trail system, and top-rated schools, the community offers a high quality of life that continues to attract families and sustain long-term residential and commercial demand.

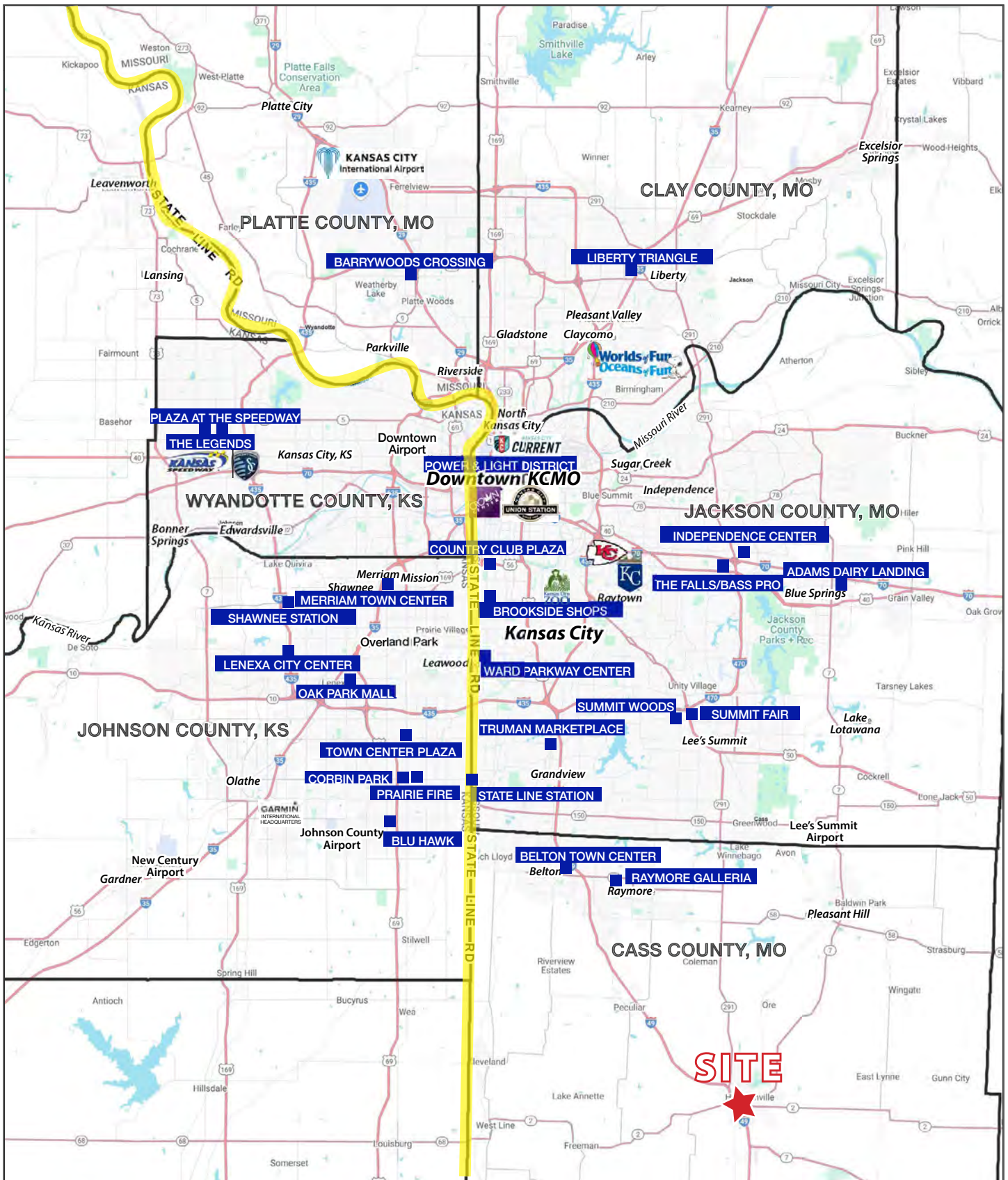
CASS COUNTY, MO OVERVIEW

Cass County, located within the southern Kansas City metropolitan area, is one of the region's fastest-growing suburban counties and has experienced significant residential and commercial expansion over the past decade. Home to approximately 115,000 residents, the county encompasses rapidly growing communities including Harrisonville, Belton, Raymore, Peculiar, and Pleasant Hill. Excellent regional accessibility via Interstate 49, U.S. Highway 71, and Missouri Highway 58 has fueled continued population growth while attracting new industrial, logistics, and retail investment throughout the county.

Cass County benefits from a diversified economic base supported by advanced manufacturing, healthcare, logistics, construction, and professional services, while offering comparatively affordable land and housing opportunities relative to neighboring Johnson and Jackson Counties. Ongoing residential development, expanding employment opportunities, and increasing household incomes continue to strengthen consumer demand across the county. As growth from the Kansas City metro area extends southward, Cass County remains well positioned for continued commercial investment, making it an attractive destination for retailers, developers, and businesses seeking long-term market expansion.

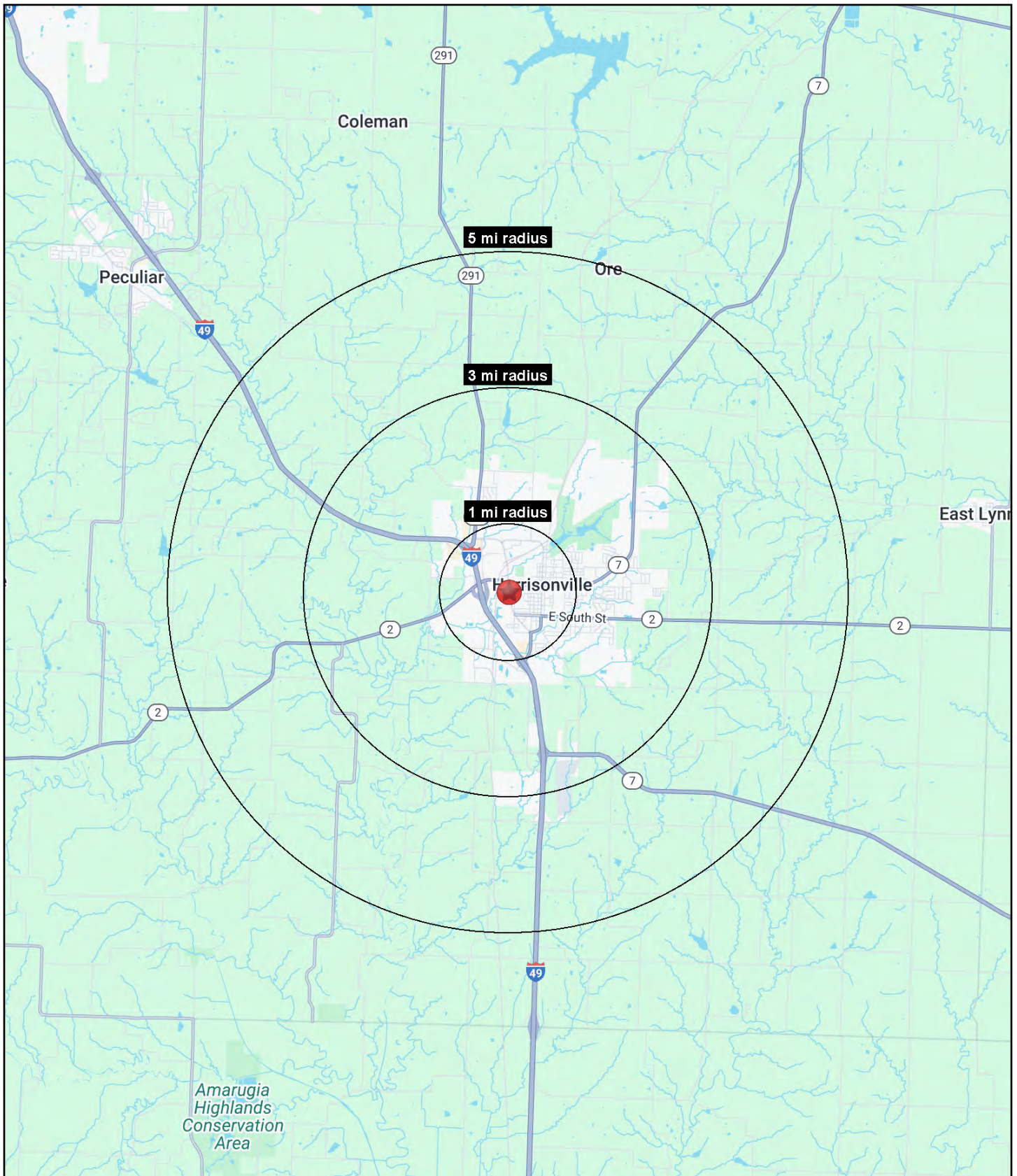
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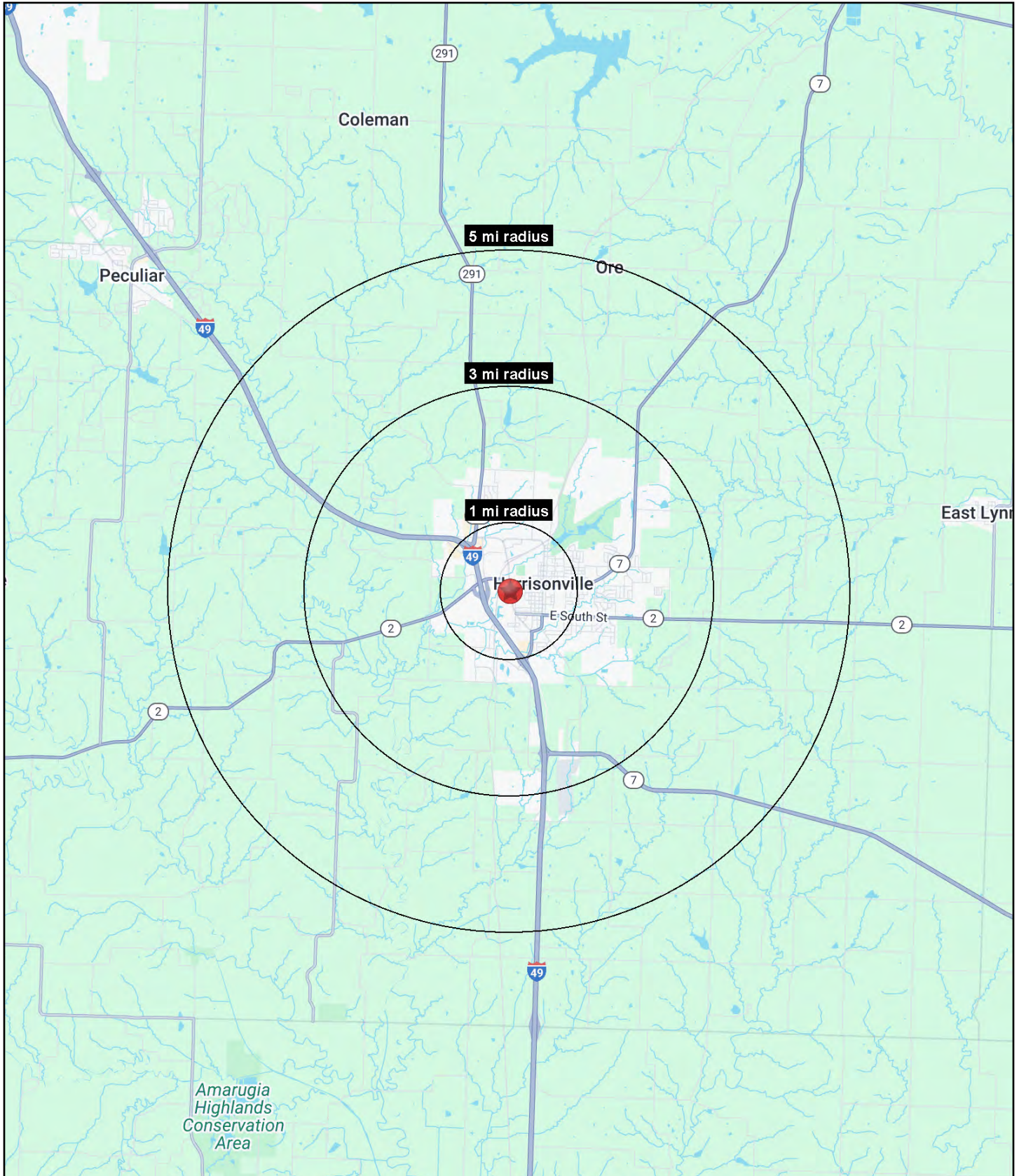
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S. Commercial Street & Sam Street Harrisonville, MO 64701	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	4,424	11,698	14,284
2030 Projected Population	4,714	12,530	15,375
2020 Census Population	4,288	11,345	13,850
2010 Census Population	4,280	11,189	13,652
Projected Annual Growth 2025 to 2030	1.3%	1.4%	1.5%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.3%
2025 Median Age	34.1	39.0	40.2
Households			
2025 Estimated Households	1,744	4,641	5,637
2030 Projected Households	1,867	4,989	6,086
2020 Census Households	1,678	4,396	5,349
2010 Census Households	1,635	4,278	5,193
Projected Annual Growth 2025 to 2030	1.4%	1.5%	1.6%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.6%
Race and Ethnicity			
2025 Estimated White	90.4%	91.5%	91.9%
2025 Estimated Black or African American	2.4%	1.9%	1.8%
2025 Estimated Asian or Pacific Islander	0.8%	0.7%	0.7%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	6.0%	5.4%	5.2%
2025 Estimated Hispanic	4.3%	3.8%	3.7%
Income			
2025 Estimated Average Household Income	\$83,956	\$92,251	\$96,803
2025 Estimated Median Household Income	\$68,853	\$78,450	\$82,159
2025 Estimated Per Capita Income	\$33,201	\$36,778	\$38,365
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.7%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	8.0%	7.3%	6.8%
2025 Estimated High School Graduate	44.5%	37.3%	35.9%
2025 Estimated Some College	21.5%	24.6%	25.6%
2025 Estimated Associates Degree Only	9.3%	9.5%	9.8%
2025 Estimated Bachelors Degree Only	8.3%	10.8%	11.7%
2025 Estimated Graduate Degree	6.2%	7.7%	7.6%
Business			
2025 Estimated Total Businesses	402	629	709
2025 Estimated Total Employees	1,930	4,422	5,488
2025 Estimated Employee Population per Business	4.8	7.0	7.7
2025 Estimated Residential Population per Business	11.0	18.6	20.2

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