

DEVELOPMENT LAND/PAD SITE

3601 S. Noland Road, Independence, Missouri



SALE PRICE: \$125,000 | LEASE RATE: \$1,000/MONTH NET

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,671	79,141	154,418
Avg. Household Income	\$91,680	\$83,518	\$87,481

- All utilities zone
- Second tier site
- Located in a CID zone
- Zoned Commercial



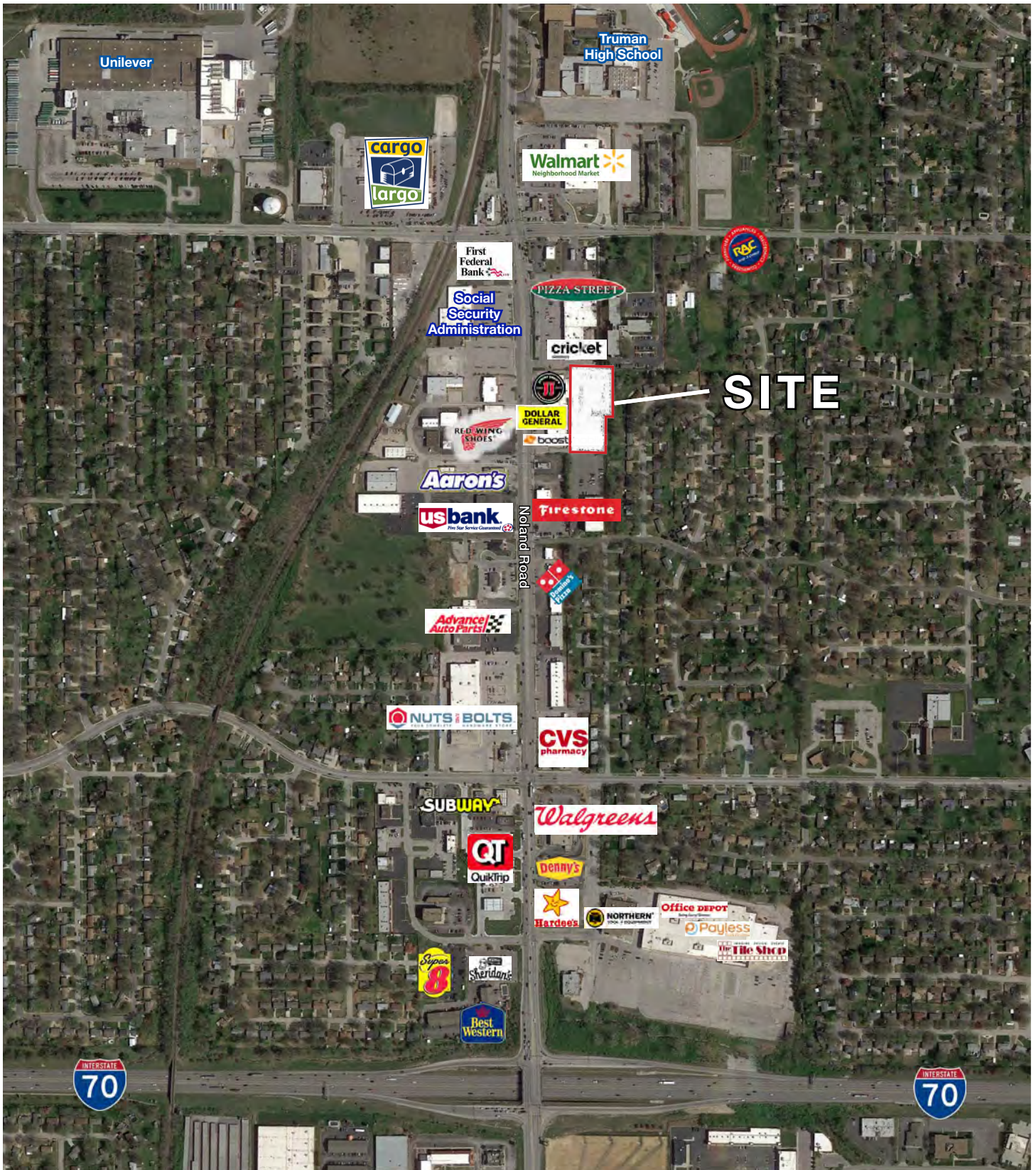
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For More Information Contact:

MARSHAL BLOUNT | 816.806.9445 | bmaas@blockandco.com

Exclusive Agent

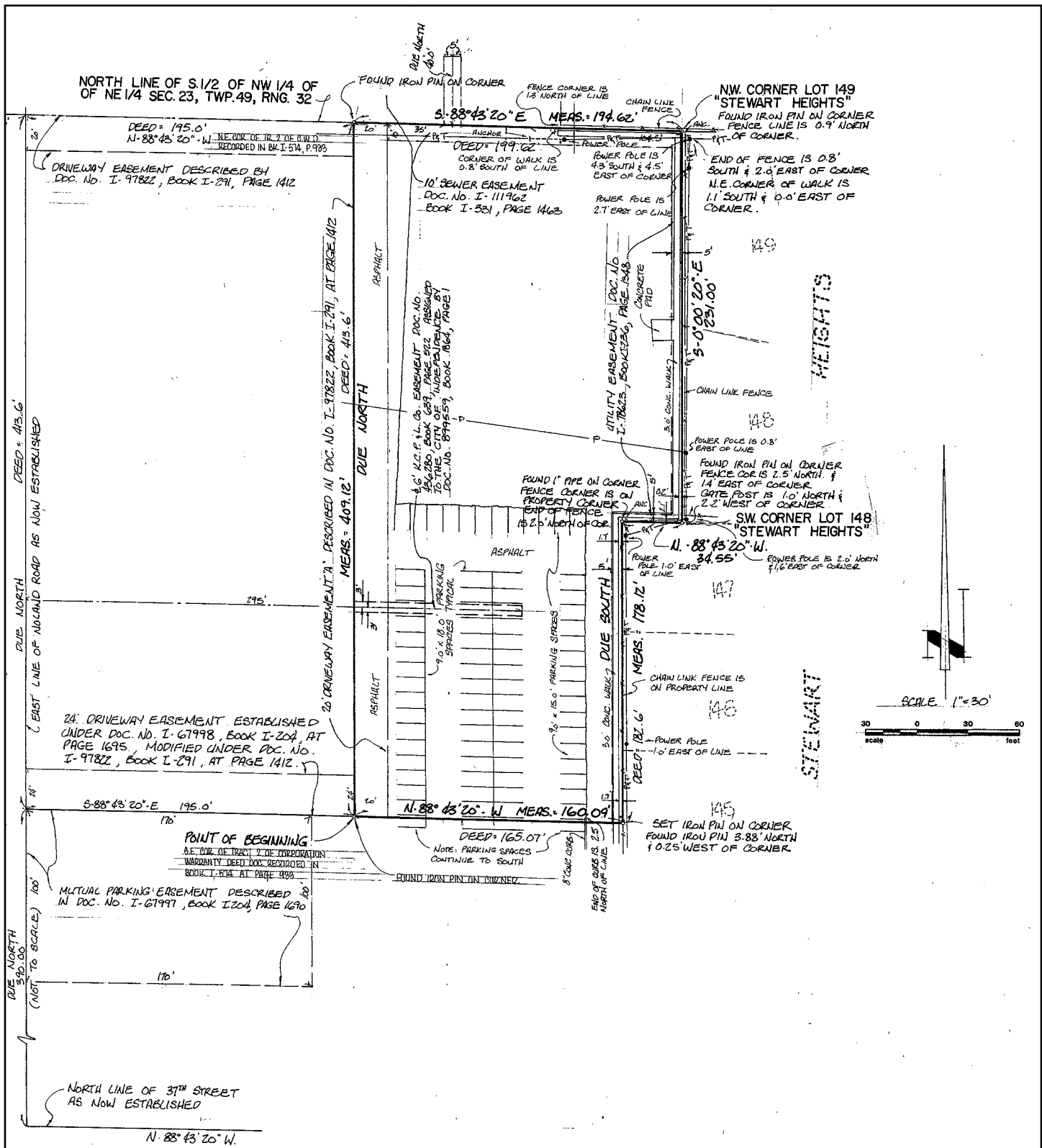
AERIAL



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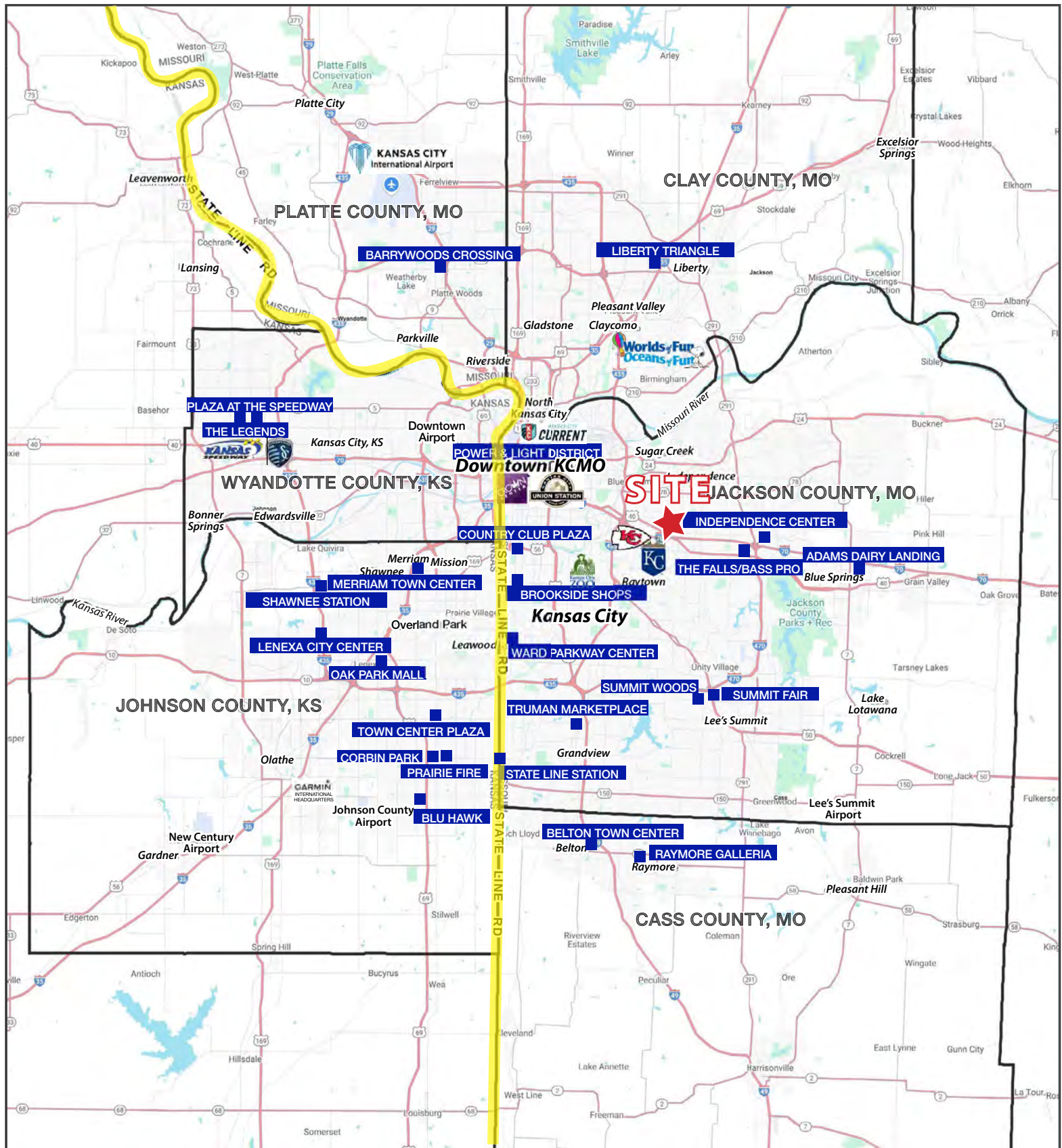
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SURVEY



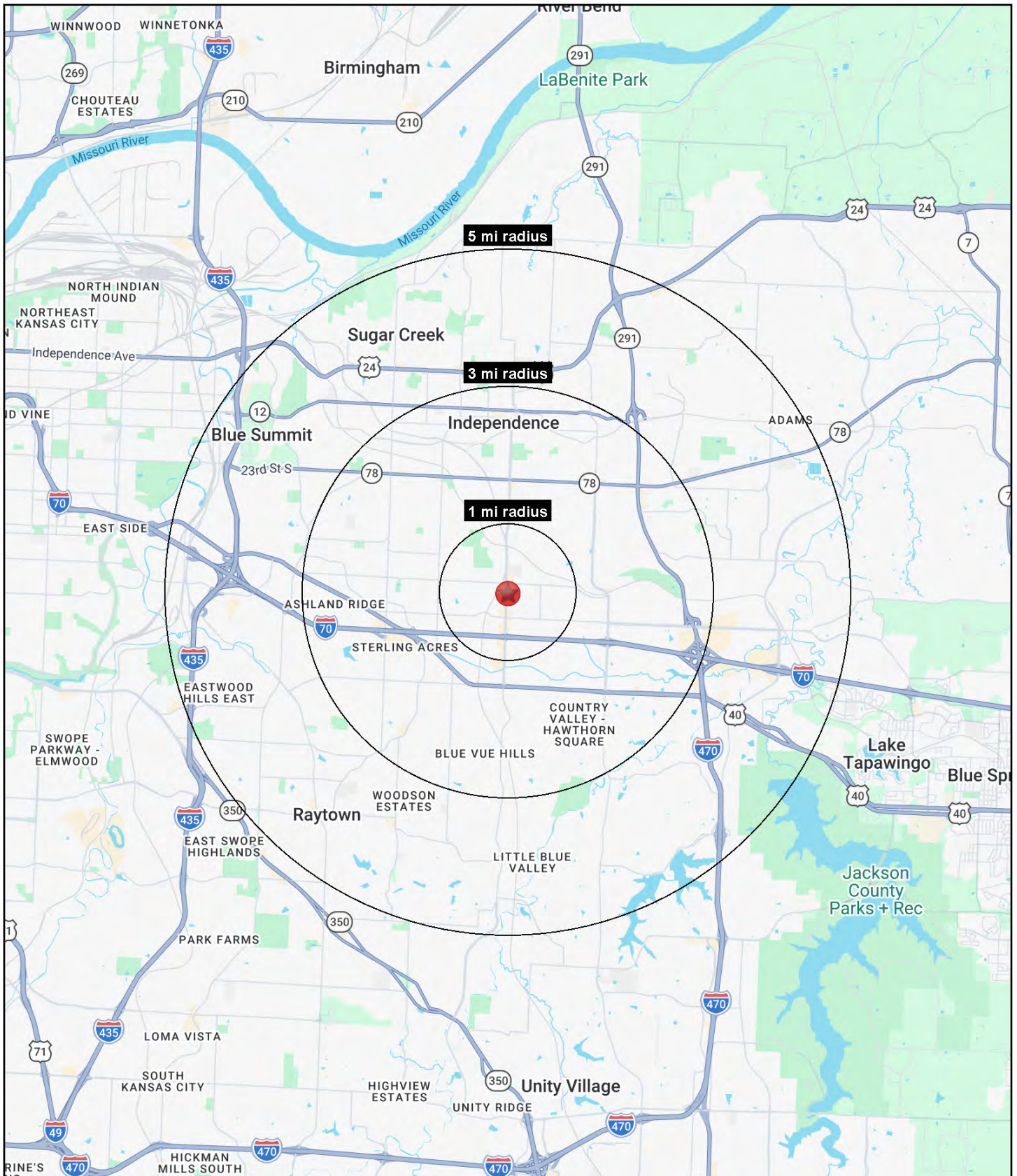
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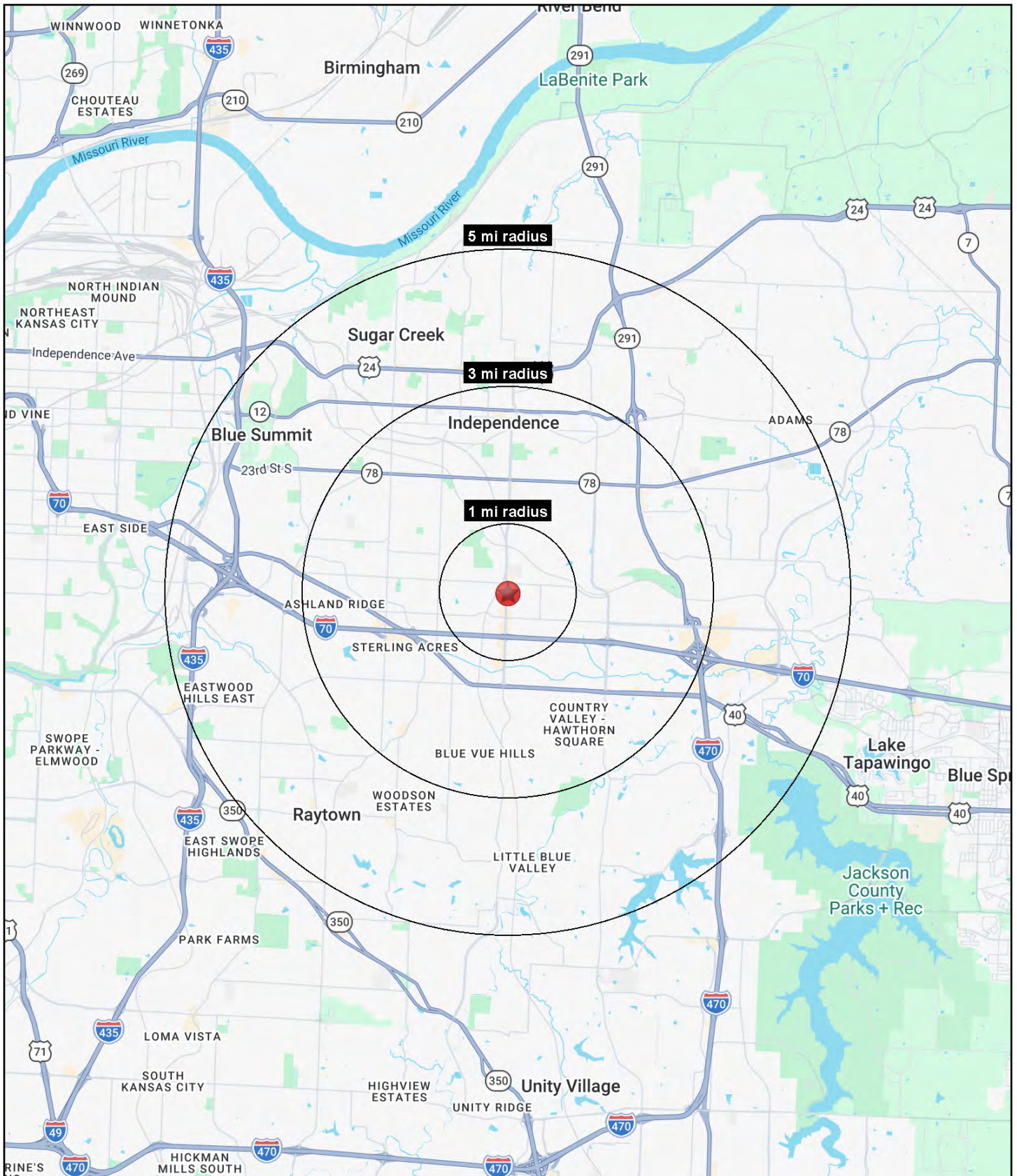
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3601 S. Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	8,671	79,141	154,418
2031 Projected Population	8,277	77,777	152,482
2020 Census Population	9,416	81,305	157,717
2010 Census Population	8,703	77,552	151,710
Projected Annual Growth 2026 to 2031	-0.9%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2026	-	0.1%	0.1%
2026 Median Age	41.9	40.7	40.0
Households			
2026 Estimated Households	3,702	34,522	66,005
2031 Projected Households	3,519	33,804	64,948
2020 Census Households	3,997	35,057	66,537
2010 Census Households	3,697	33,500	63,685
Projected Annual Growth 2026 to 2031	-1.0%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	-	0.2%	0.2%
Race and Ethnicity			
2026 Estimated White	74.5%	70.0%	68.5%
2026 Estimated Black or African American	9.4%	15.2%	16.7%
2026 Estimated Asian or Pacific Islander	2.1%	1.8%	1.7%
2026 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2026 Estimated Other Races	13.3%	12.4%	12.6%
2026 Estimated Hispanic	13.6%	12.8%	12.8%
Income			
2026 Estimated Average Household Income	\$91,680	\$83,518	\$87,481
2026 Estimated Median Household Income	\$76,195	\$65,533	\$67,991
2026 Estimated Per Capita Income	\$39,154	\$36,527	\$37,484
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.9%	3.0%
2026 Estimated Some High School (Grade Level 9 to 11)	5.3%	6.3%	6.6%
2026 Estimated High School Graduate	33.5%	34.4%	34.9%
2026 Estimated Some College	21.6%	23.0%	23.3%
2026 Estimated Associates Degree Only	11.1%	9.3%	8.5%
2026 Estimated Bachelors Degree Only	17.7%	15.8%	15.4%
2026 Estimated Graduate Degree	9.5%	8.3%	8.3%
Business			
2026 Estimated Total Businesses	435	2,633	5,006
2026 Estimated Total Employees	3,319	21,073	47,287
2026 Estimated Employee Population per Business	7.6	8.0	9.4
2026 Estimated Residential Population per Business	19.9	30.1	30.8

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