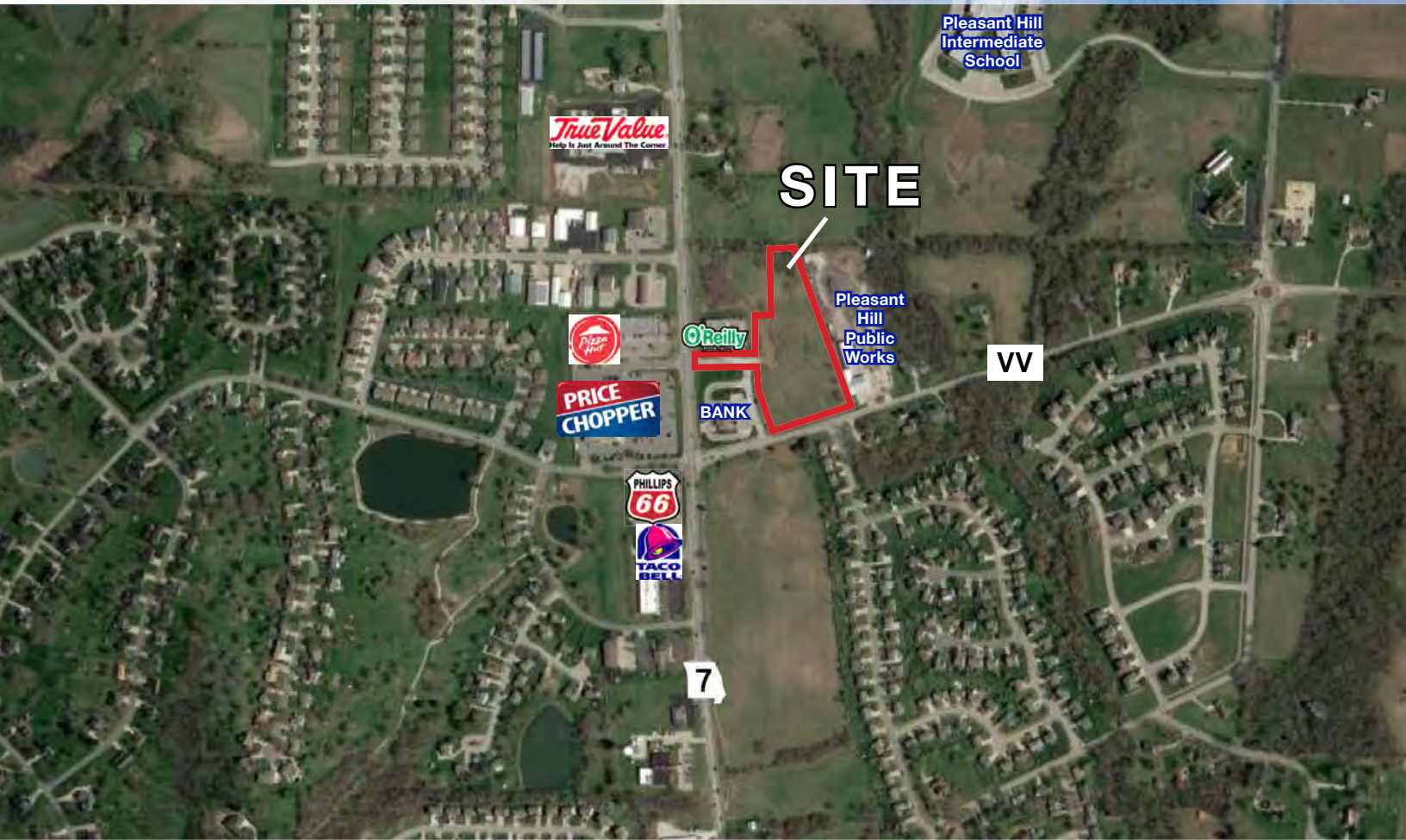


PLEASANT HILL DEVELOPMENT GROUND

7 Highway & State Route VV, Pleasant Hill, Missouri



SALE PRICE: \$653,400 | 5 +/- ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,584	10,590	15,332
Avg. Household Income	\$92,330	\$110,222	\$119,348

- All utilities to the property
- Good access from 7 Highway & State Route VV
- Great north 7 Highway location in a fast growing community
- Can be divided
- Join O'Reilly Auto Parts, Goppert Bank, Price Chopper, and more
- Perfect for Senior Living, Town Homes, Multi-Family, etc



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

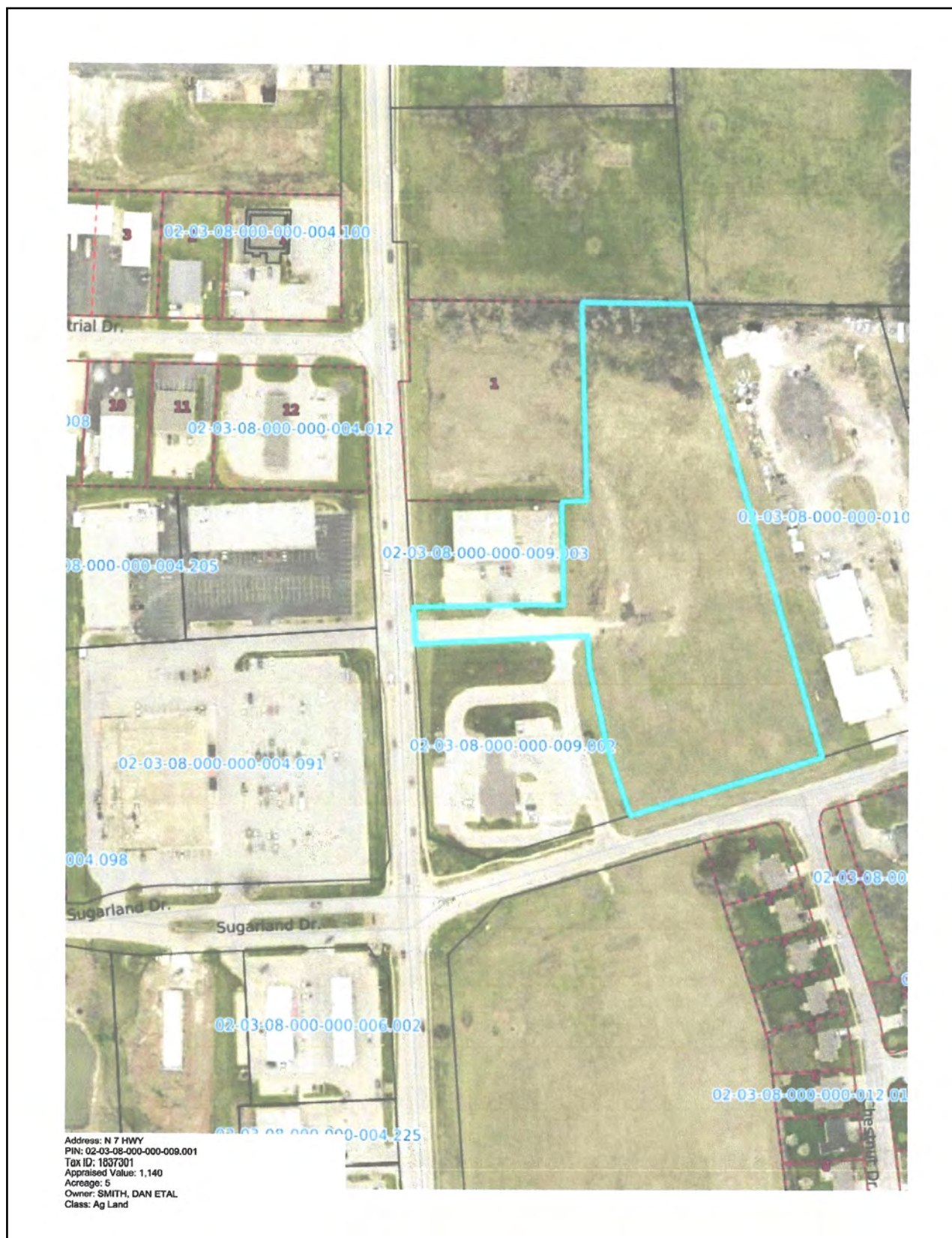
BOB JAEKEL | 816.412.7365 | bjaelkel@blockandco.com

Exclusive Agent

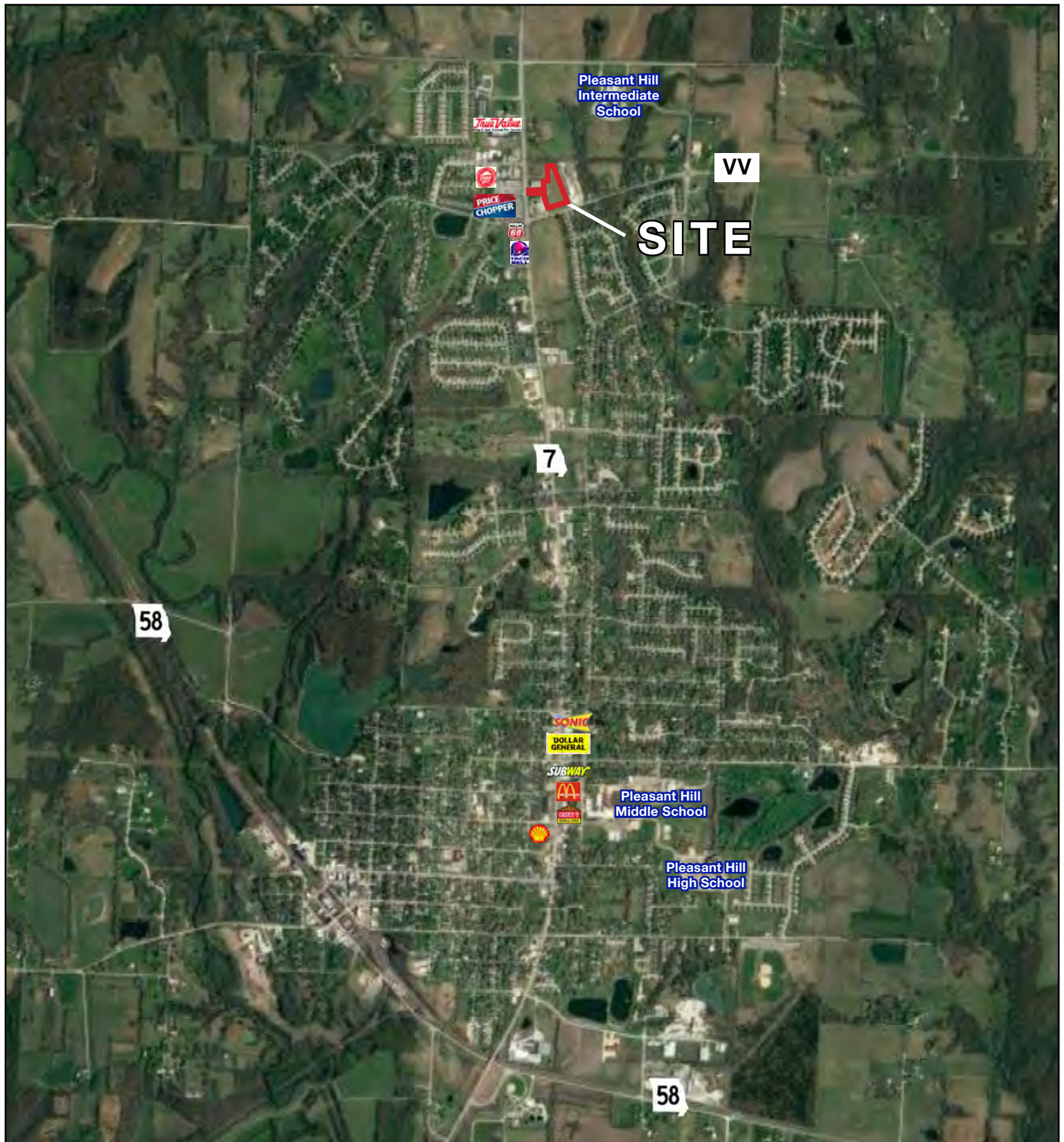
PHOTOS



PLAT MAP

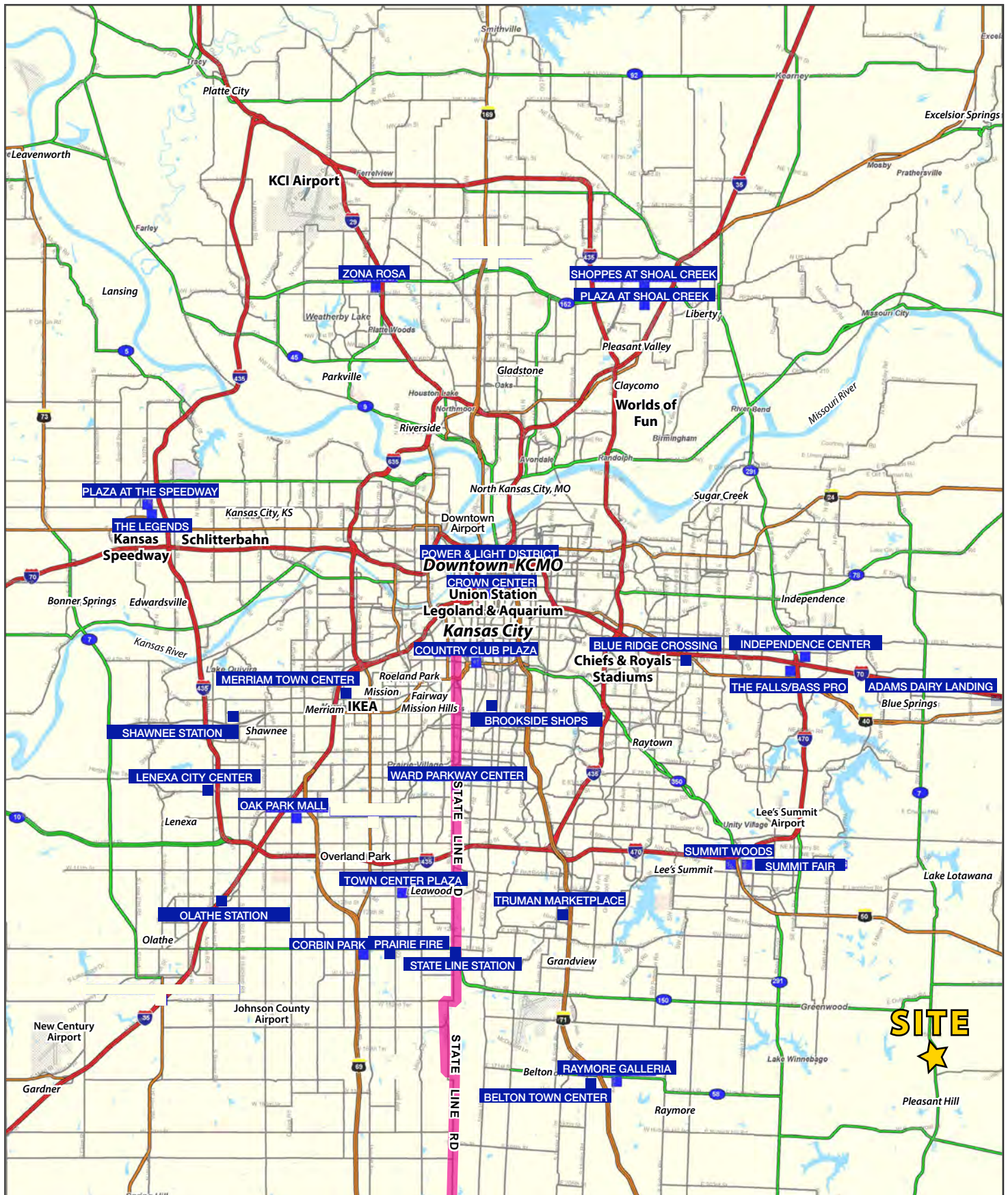


AERIAL



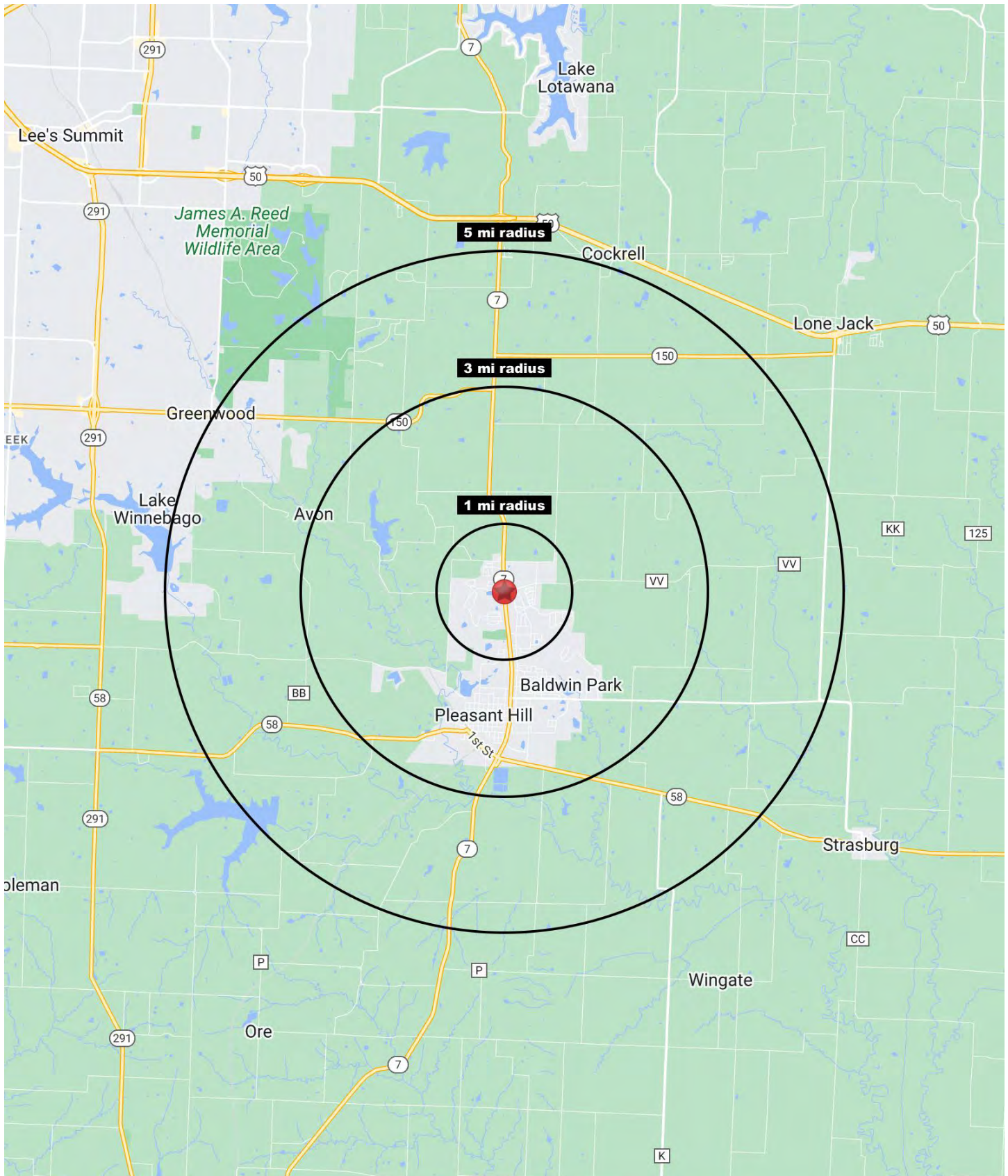
PLEASANT HILL DEVELOPMENT GROUND

7 Highway & State Route VV, Pleasant Hill, Missouri



PLEASANT HILL DEVELOPMENT GROUND

7 Highway & State Route VV, Pleasant Hill, Missouri





PLEASANT HILL DEVELOPMENT GROUND

7 Highway & State Route VV, Pleasant Hill, Missouri

7 Highway & State Route VV Pleasant Hill, MO 64080	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	3,584	10,590	15,332
2028 Projected Population	3,520	10,662	16,077
2020 Census Population	3,535	10,269	14,960
2010 Census Population	3,225	9,440	13,342
Projected Annual Growth 2023 to 2028	-0.4%	0.1%	1.0%
Historical Annual Growth 2010 to 2023	0.9%	0.9%	1.1%
2023 Median Age	35.7	36.9	38.9
Households			
2023 Estimated Households	1,322	3,929	5,786
2028 Projected Households	1,278	3,898	5,985
2020 Census Households	1,279	3,805	5,509
2010 Census Households	1,166	3,455	4,887
Projected Annual Growth 2023 to 2028	-0.7%	-0.2%	0.7%
Historical Annual Growth 2010 to 2023	1.0%	1.1%	1.4%
Race and Ethnicity			
2023 Estimated White	92.2%	92.6%	91.7%
2023 Estimated Black or African American	1.3%	1.3%	2.3%
2023 Estimated Asian or Pacific Islander	0.8%	0.7%	0.8%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	5.4%	5.1%	5.0%
2023 Estimated Hispanic	4.4%	4.2%	4.1%
Income			
2023 Estimated Average Household Income	\$92,330	\$110,222	\$119,348
2023 Estimated Median Household Income	\$106,343	\$91,965	\$102,380
2023 Estimated Per Capita Income	\$34,083	\$40,927	\$45,065
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.2%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.1%	4.1%
2023 Estimated High School Graduate	32.9%	35.2%	31.6%
2023 Estimated Some College	18.9%	20.6%	20.6%
2023 Estimated Associates Degree Only	6.7%	8.3%	8.2%
2023 Estimated Bachelors Degree Only	22.1%	19.7%	22.1%
2023 Estimated Graduate Degree	12.8%	9.9%	11.6%
Business			
2023 Estimated Total Businesses	117	266	351
2023 Estimated Total Employees	634	1,809	2,393
2023 Estimated Employee Population per Business	5.4	6.8	6.8
2023 Estimated Residential Population per Business	30.8	39.8	43.7

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