



MO-9 COMMERCIAL LOT FOR SALE

6006 MO-9, Parkville, Missouri 64152



SALE PRICE: \$299,950 | 0.96 ACRES AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,969	39,514	104,426
Avg. Household Income	\$178,108	\$143,518	\$125,055

- Zoned for commercial
- Located near Riss Lake, Parkville Athletic Complex, Platte County Community Center, and more
- Lot was covered with crushed asphalt in August 2025
- Opportunity for second driveway on the south end of the property
- Utilities access from neighboring properties



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:
GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

Exclusive Agent

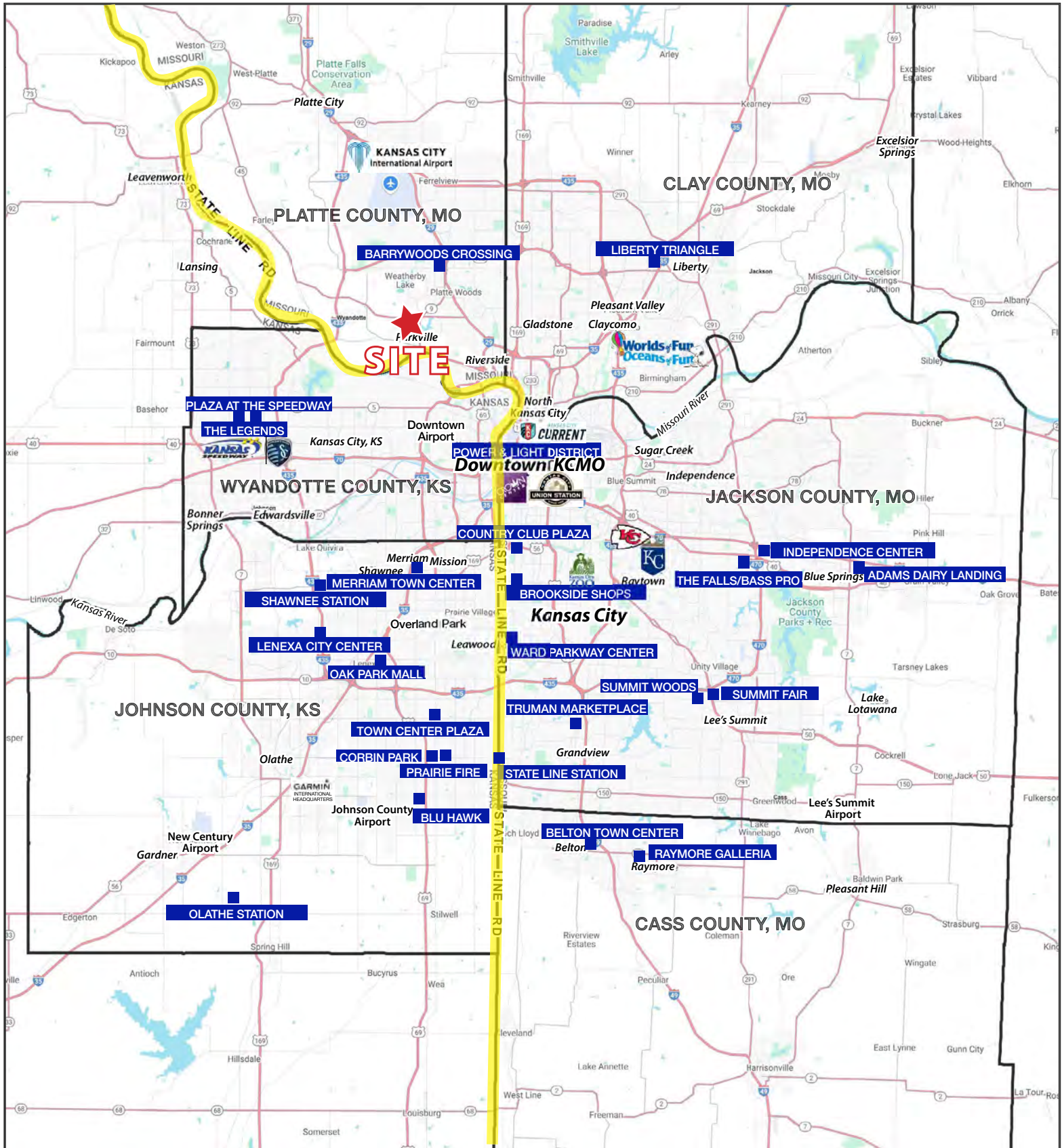
gsummers@blockandco.com

DRONE PHOTOS



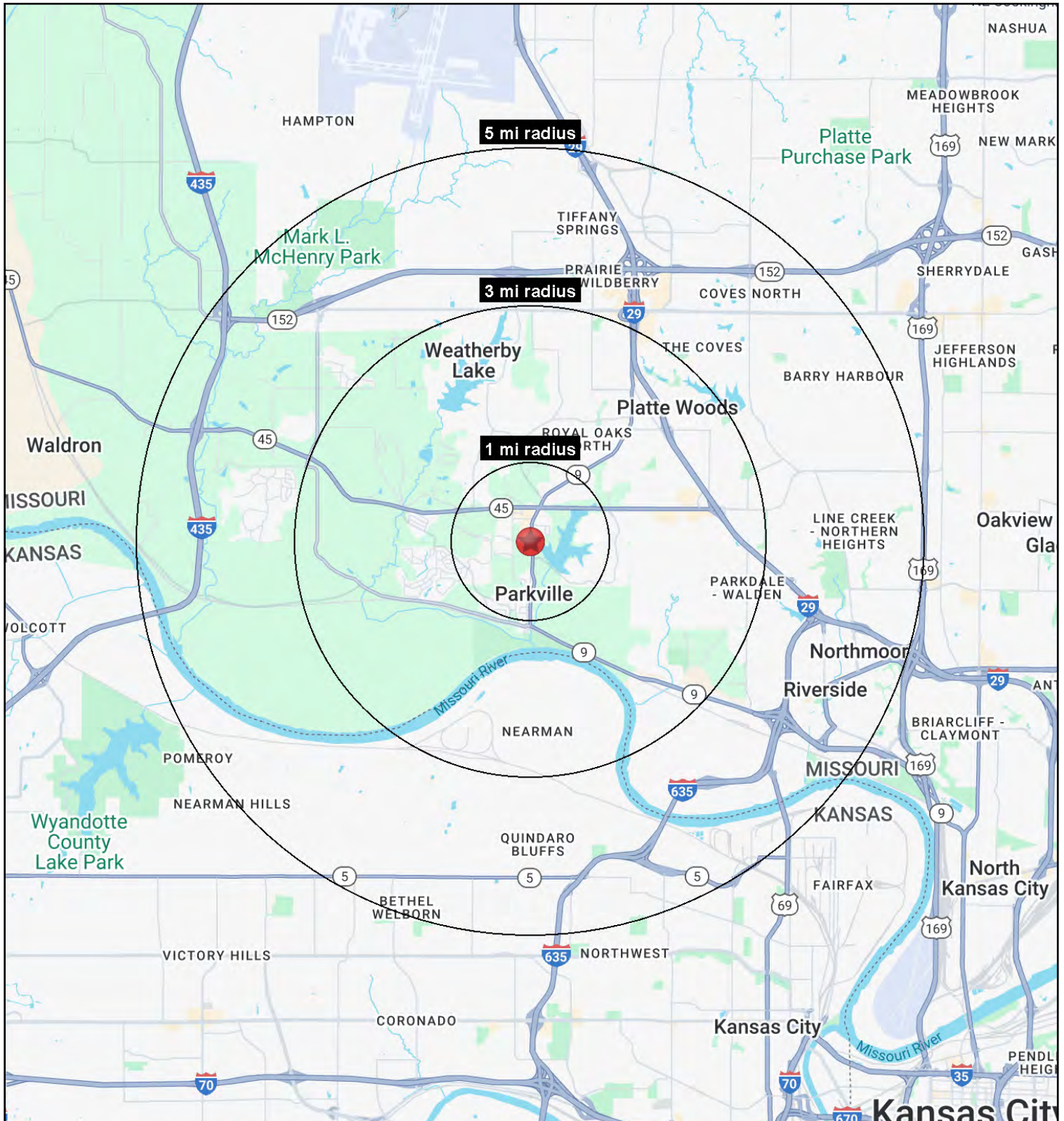
AERIAL





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6006 MO-9 Parkville, MO 64152	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	4,969	39,514	104,426
2030 Projected Population	4,992	39,423	105,371
2020 Census Population	4,901	39,015	99,771
2010 Census Population	4,292	33,560	86,040
Projected Annual Growth 2025 to 2030	-	-	0.2%
Historical Annual Growth 2010 to 2025	1.1%	1.2%	1.4%
2025 Median Age	38.1	38.8	37.1
Households			
2025 Estimated Households	1,926	16,193	42,514
2030 Projected Households	1,985	16,552	43,877
2020 Census Households	1,795	15,350	39,643
2010 Census Households	1,632	13,425	34,672
Projected Annual Growth 2025 to 2030	0.6%	0.4%	0.6%
Historical Annual Growth 2010 to 2025	1.2%	1.4%	1.5%
Race and Ethnicity			
2025 Estimated White	81.5%	79.1%	70.7%
2025 Estimated Black or African American	8.6%	9.3%	13.9%
2025 Estimated Asian or Pacific Islander	2.5%	3.5%	4.4%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	7.1%	7.7%	10.6%
2025 Estimated Hispanic	5.9%	7.5%	11.3%
Income			
2025 Estimated Average Household Income	\$178,108	\$143,518	\$125,055
2025 Estimated Median Household Income	\$113,204	\$106,708	\$98,518
2025 Estimated Per Capita Income	\$69,406	\$58,911	\$50,994
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.1%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.0%	3.3%
2025 Estimated High School Graduate	12.5%	18.4%	21.3%
2025 Estimated Some College	14.1%	21.5%	21.9%
2025 Estimated Associates Degree Only	7.5%	8.4%	8.6%
2025 Estimated Bachelors Degree Only	37.3%	28.6%	26.0%
2025 Estimated Graduate Degree	24.5%	19.9%	16.7%
Business			
2025 Estimated Total Businesses	219	1,207	3,013
2025 Estimated Total Employees	3,110	12,180	32,036
2025 Estimated Employee Population per Business	14.2	10.1	10.6
2025 Estimated Residential Population per Business	22.7	32.7	34.7

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