



TOM WATSON PARKWAY FRONTAGE LOT

45 Highway & National Drive (SWC), Parkville, MO



SALE PRICE: \$695,000 | 1.91 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,137	39,563	82,189
Avg. Household Income	\$170,607	\$163,506	\$136,267

- Site is adjacent to the The Bluffs Golf Club at the National Golf Club
- 400' of frontage along 45 Highway
- Utilities to site
- Zoned B-4 - Planned Business District



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agent



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AERIAL

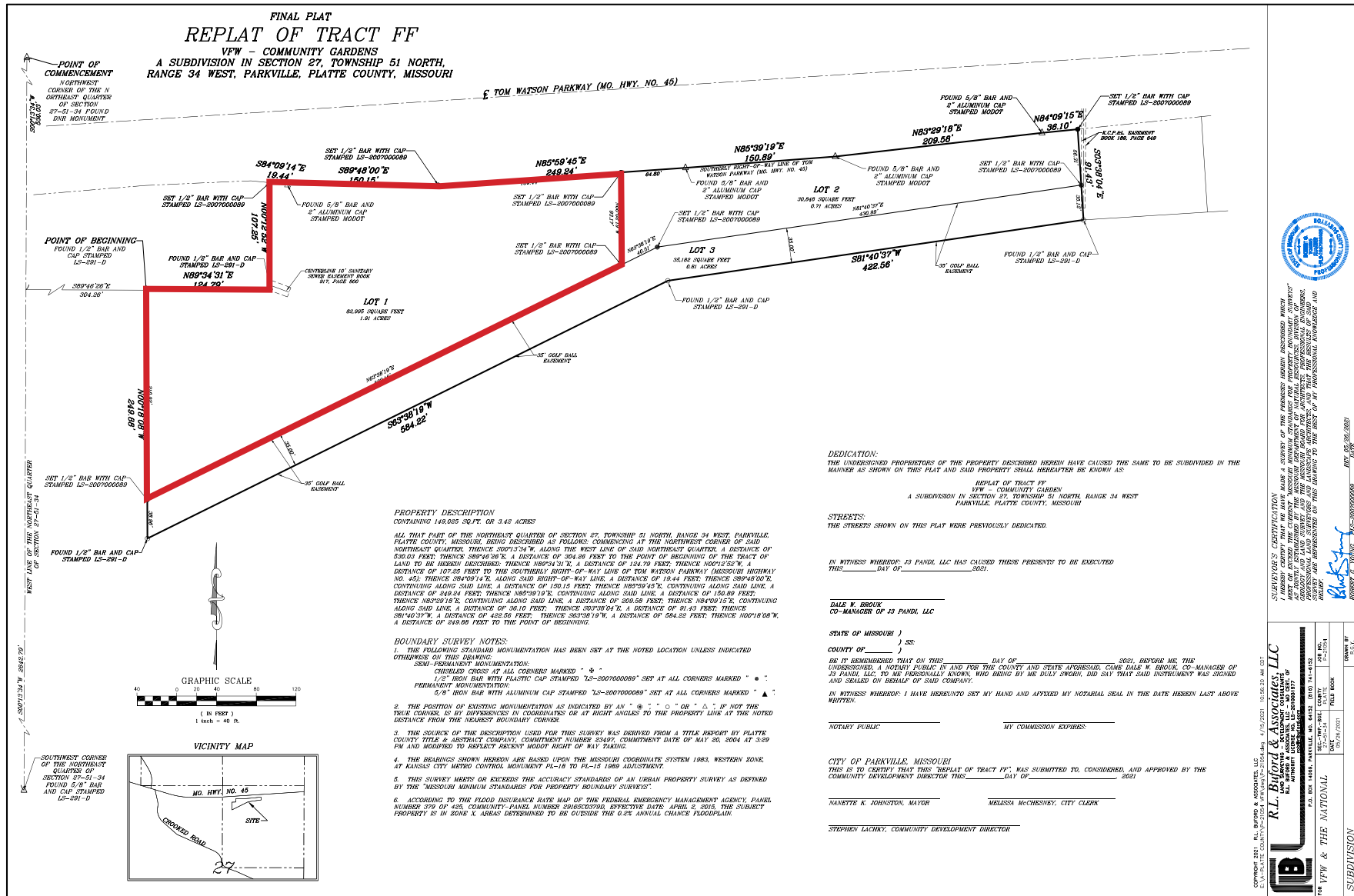


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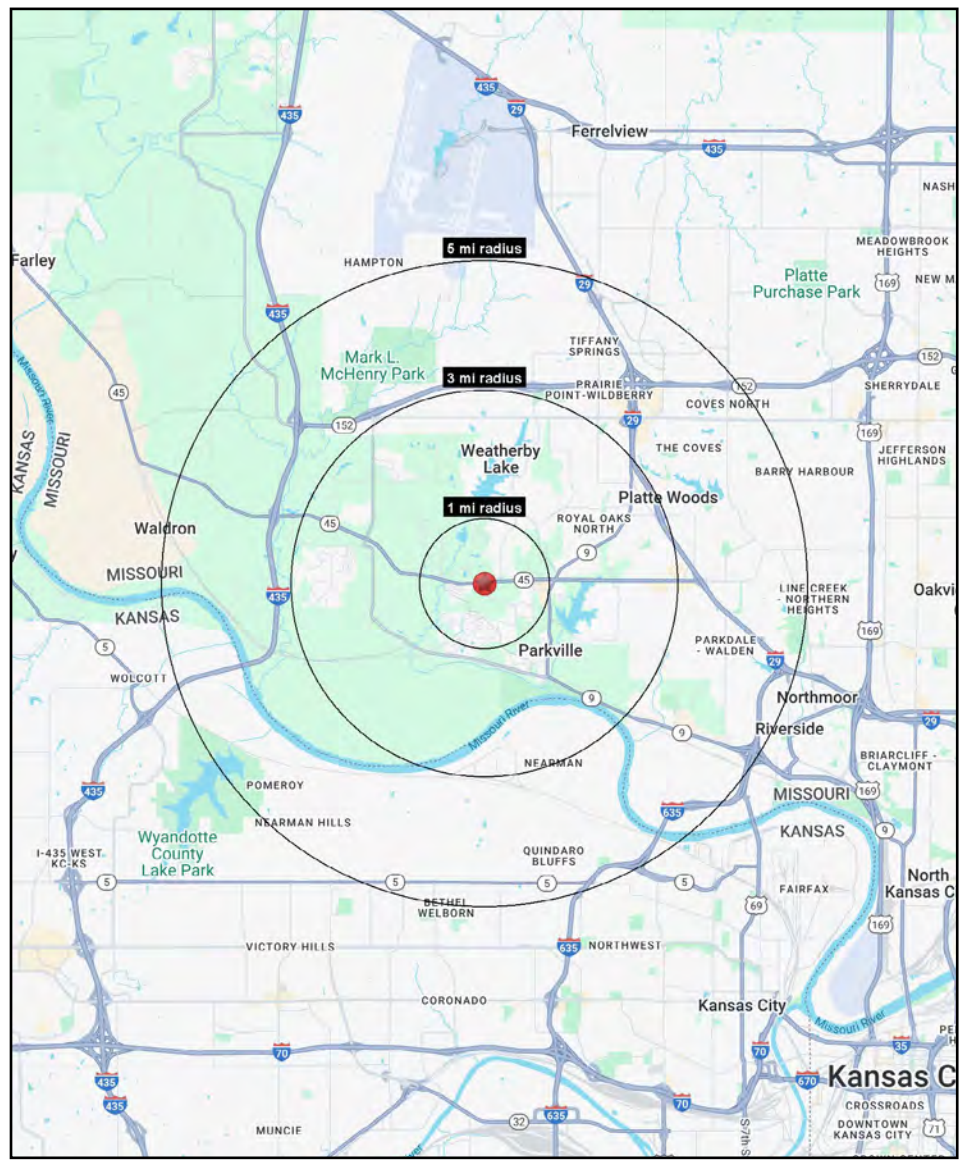
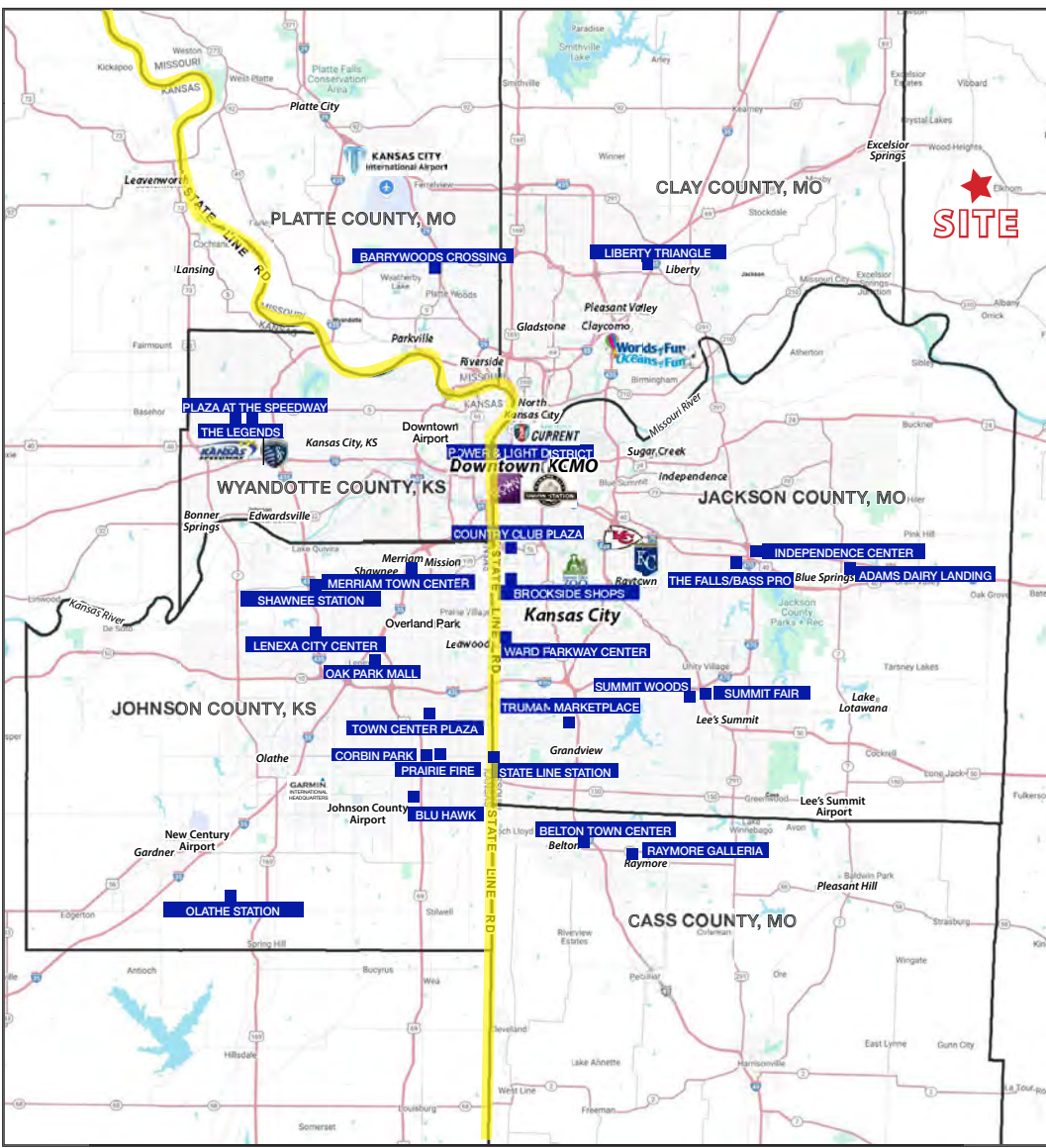
SURVEY





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45 Highway & National Drive (SWC) Parkville, MO 64152	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,206	36,851	82,874
2030 Projected Population	6,280	37,402	84,110
2020 Census Population	5,817	36,514	78,752
2010 Census Population	5,253	30,246	67,533
Projected Annual Growth 2025 to 2030	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	1.2%	1.5%	1.5%
2025 Median Age	38.9	38.7	37.7
Households			
2025 Estimated Households	2,542	14,348	33,850
2030 Projected Households	2,638	14,885	35,177
2020 Census Households	2,292	13,542	31,294
2010 Census Households	2,126	11,492	27,283
Projected Annual Growth 2025 to 2030	0.8%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	1.3%	1.7%	1.6%
Race and Ethnicity			
2025 Estimated White	80.7%	81.3%	74.5%
2025 Estimated Black or African American	9.4%	7.6%	11.7%
2025 Estimated Asian or Pacific Islander	2.1%	3.2%	4.1%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	7.4%	7.6%	9.3%
2025 Estimated Hispanic	7.0%	7.1%	9.7%
Income			
2025 Estimated Average Household Income	\$162,719	\$156,226	\$132,883
2025 Estimated Median Household Income	\$99,247	\$117,485	\$103,796
2025 Estimated Per Capita Income	\$66,681	\$60,923	\$54,365
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	0.8%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.4%
2025 Estimated High School Graduate	16.8%	17.5%	20.1%
2025 Estimated Some College	19.6%	20.4%	22.1%
2025 Estimated Associates Degree Only	10.1%	8.2%	8.6%
2025 Estimated Bachelors Degree Only	30.0%	30.4%	27.1%
2025 Estimated Graduate Degree	19.5%	20.6%	18.0%
Business			
2025 Estimated Total Businesses	167	957	2,545
2025 Estimated Total Employees	1,299	10,179	28,343
2025 Estimated Employee Population per Business	7.8	10.6	11.1
2025 Estimated Residential Population per Business	37.2	38.5	32.6

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