



# I-35 LIGHT INDUSTRIAL GROUND

## 1500 Road 175, Emporia, Kansas



### SALE PRICE: \$325,000 | 22.62 ACRES

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	157	484	7,108
Avg. Household Income	\$93,516	\$93,394	\$66,978

- 22.62 acres of light industrial ground for sale or build-to-suit
- High visibility to Interstate 35
- Half a mile from interchange allows for easy access
- Two new entrances to property put in by Lyon County

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

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*Exclusive Agents*

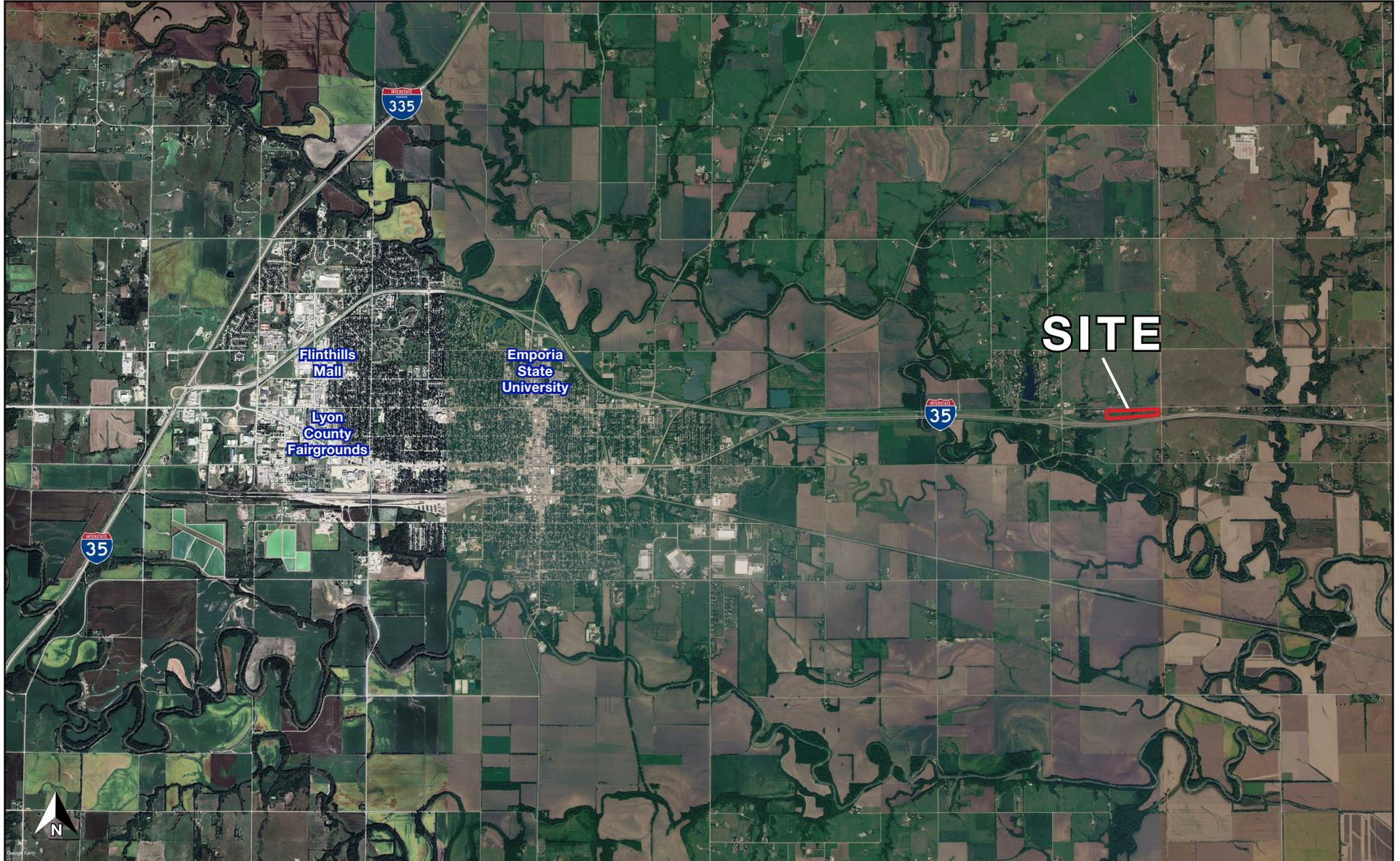




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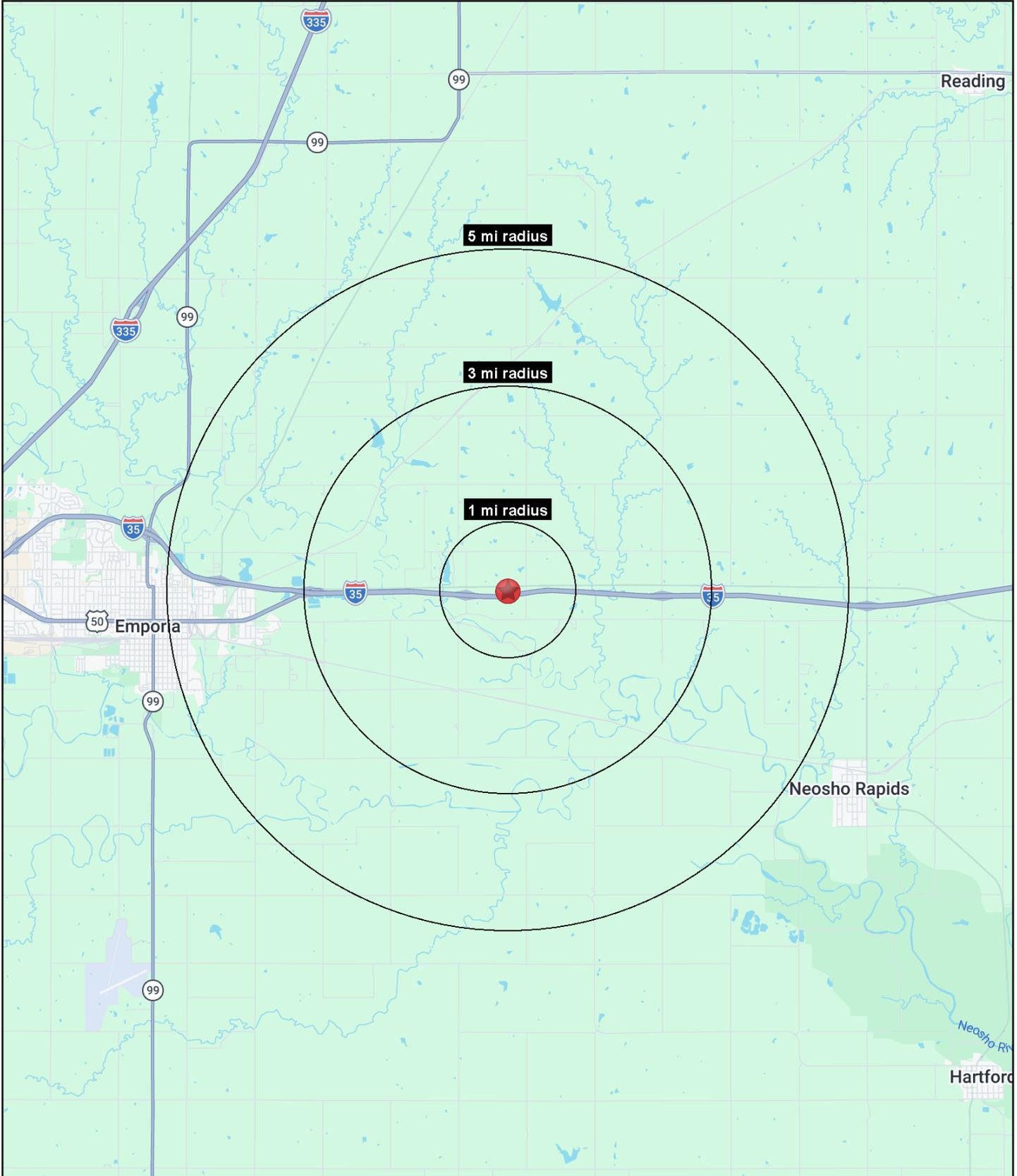
1500 Road 175, Emporia, Kansas

AERIAL



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## 1500 Road 175, Emporia, Kansas

1500 Road 175 Emporia, KS 66801	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	157	484	7,108
2030 Projected Population	159	489	7,068
2020 Census Population	130	458	6,783
2010 Census Population	137	482	6,714
Projected Annual Growth 2025 to 2030	0.2%	0.2%	-0.1%
Historical Annual Growth 2010 to 2025	1.0%	-	0.4%
2025 Median Age	45.5	45.4	31.2
<b>Households</b>			
2025 Estimated Households	63	195	2,894
2030 Projected Households	67	206	3,011
2020 Census Households	55	195	2,791
2010 Census Households	57	201	2,785
Projected Annual Growth 2025 to 2030	1.1%	1.1%	0.8%
Historical Annual Growth 2010 to 2025	0.7%	-0.2%	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	91.4%	91.2%	69.2%
2025 Estimated Black or African American	1.0%	1.0%	3.2%
2025 Estimated Asian or Pacific Islander	0.4%	0.4%	2.4%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.7%
2025 Estimated Other Races	6.9%	7.0%	24.4%
2025 Estimated Hispanic	11.8%	12.0%	29.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$93,516	\$93,394	\$66,978
2025 Estimated Median Household Income	\$83,617	\$83,569	\$58,175
2025 Estimated Per Capita Income	\$37,672	\$37,651	\$27,586
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.6%	8.4%
2025 Estimated Some High School (Grade Level 9 to 11)	7.2%	7.2%	6.4%
2025 Estimated High School Graduate	31.6%	31.6%	38.8%
2025 Estimated Some College	18.4%	18.6%	18.9%
2025 Estimated Associates Degree Only	6.4%	6.4%	8.3%
2025 Estimated Bachelors Degree Only	15.7%	15.8%	12.2%
2025 Estimated Graduate Degree	17.0%	16.9%	7.1%
<b>Business</b>			
2025 Estimated Total Businesses	4	11	118
2025 Estimated Total Employees	28	83	2,214
2025 Estimated Employee Population per Business	7.5	7.5	18.7
2025 Estimated Residential Population per Business	42.1	43.8	60.1

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