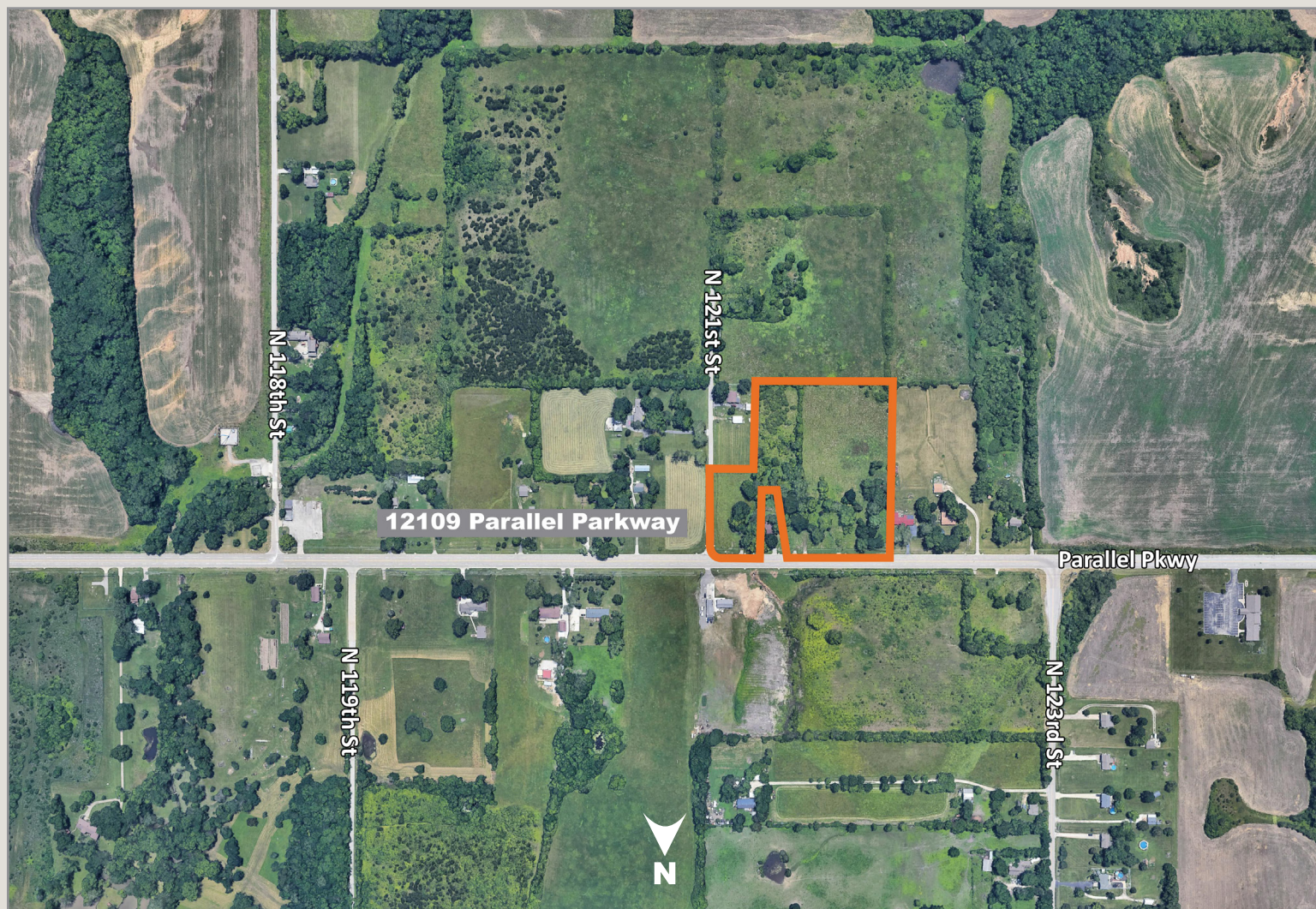


12109 Parallel Parkway

Kansas City, Kansas 66109

For Sale



Excellent Location

- 7.4± Acre Available for Purchase.
- Minutes from Kansas Speedway, Legends Outlets, Brand New Industrial Parks, and Cerner Continuing Campus.
- Located Near the NWQ of I-435 and I-70.

For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

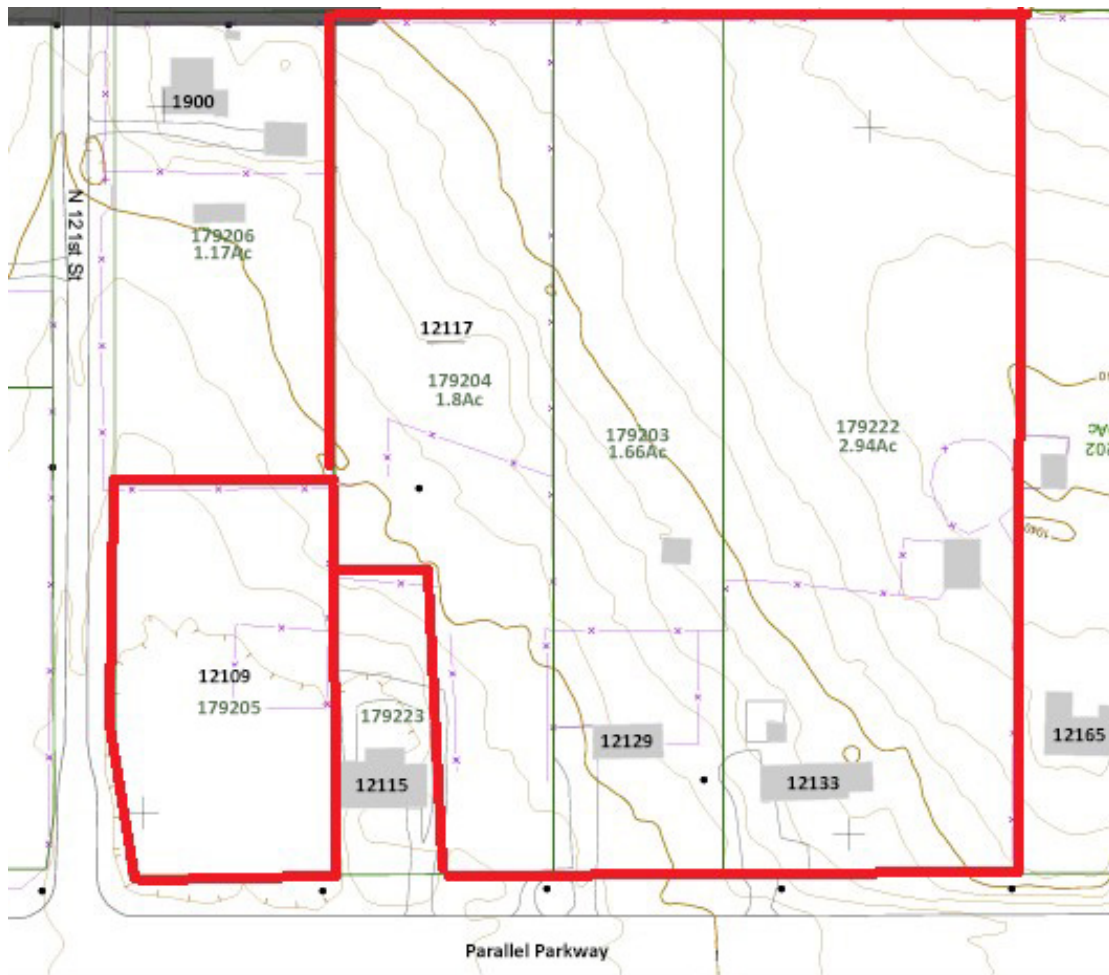
Building Specifications

Land Size: 7.4± acres

Zoning: AG

Taxes (2021): \$4,655.32

Parcel Numbers: 179202, 179203, 179204, 179205



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Demographics

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.1281/-94.8599

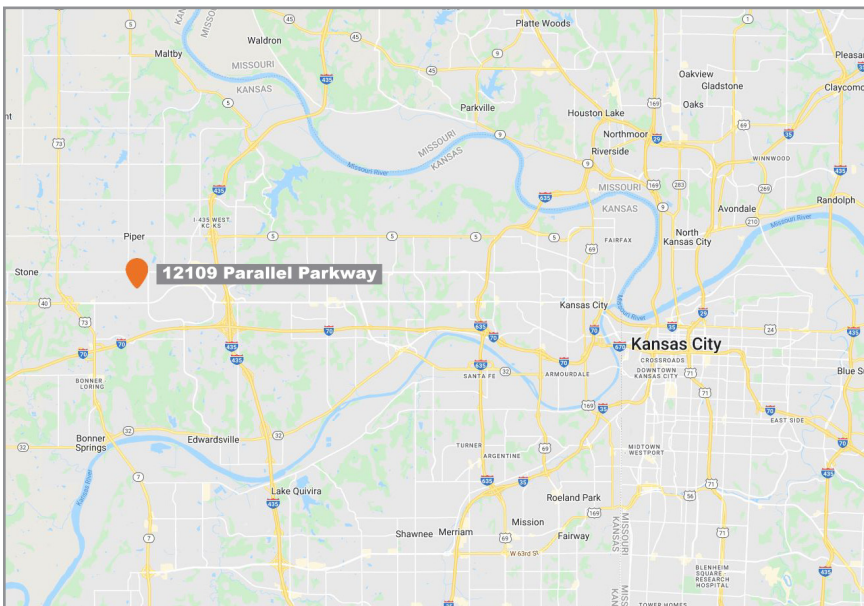
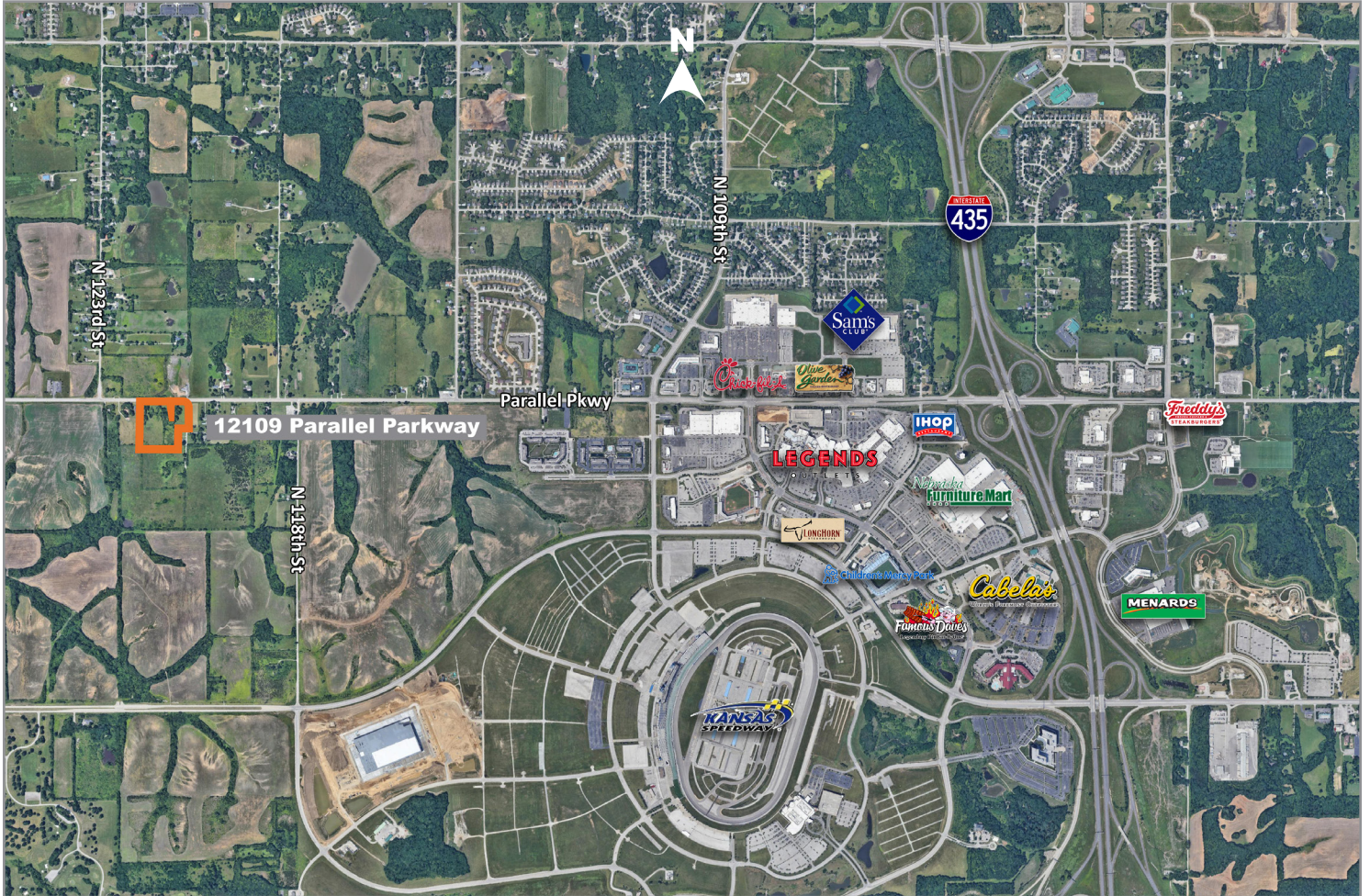
12109 Parallel Pkwy Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	1,302	14,869	40,498
2026 Projected Population	1,441	16,027	42,253
2020 Census Population	1,299	15,492	40,465
2010 Census Population	742	9,949	31,957
Projected Annual Growth 2021 to 2026	2.1%	1.6%	0.9%
Historical Annual Growth 2010 to 2021	6.9%	4.5%	2.4%
Households			
2021 Estimated Households	511	5,472	15,175
2026 Projected Households	569	5,940	15,876
2020 Census Households	510	5,584	15,060
2010 Census Households	302	3,635	12,025
Projected Annual Growth 2021 to 2026	2.3%	1.7%	0.9%
Historical Annual Growth 2010 to 2021	-	-0.2%	-
Age			
2021 Est. Population Under 10 Years	14.0%	14.0%	13.1%
2021 Est. Population 10 to 19 Years	12.4%	13.5%	13.4%
2021 Est. Population 20 to 29 Years	11.4%	10.3%	10.7%
2021 Est. Population 30 to 44 Years	24.1%	23.7%	21.7%
2021 Est. Population 45 to 59 Years	17.0%	18.4%	18.6%
2021 Est. Population 60 to 74 Years	15.3%	15.2%	16.6%
2021 Est. Population 75 Years or Over	5.8%	4.9%	5.8%
2021 Est. Median Age	36.1	36.5	38.0
Marital Status & Gender			
2021 Est. Male Population	48.4%	48.7%	49.0%
2021 Est. Female Population	51.6%	51.3%	51.0%
2021 Est. Never Married	24.9%	21.9%	24.3%
2021 Est. Now Married	53.4%	60.4%	58.0%
2021 Est. Separated or Divorced	17.2%	13.7%	13.0%
2021 Est. Widowed	4.6%	4.0%	4.7%
Income			
2021 Est. HH Income \$200,000 or More	5.8%	6.4%	5.9%
2021 Est. HH Income \$150,000 to \$199,999	6.6%	10.0%	8.5%
2021 Est. HH Income \$100,000 to \$149,999	20.7%	24.6%	22.9%
2021 Est. HH Income \$75,000 to \$99,999	20.4%	18.7%	17.8%
2021 Est. HH Income \$50,000 to \$74,999	24.6%	21.6%	20.7%
2021 Est. HH Income \$35,000 to \$49,999	6.6%	6.2%	8.4%
2021 Est. HH Income \$25,000 to \$34,999	4.2%	3.8%	5.2%
2021 Est. HH Income \$15,000 to \$24,999	3.3%	2.9%	4.0%
2021 Est. HH Income Under \$15,000	7.8%	5.6%	6.7%
2021 Est. Average Household Income	\$82,689	\$89,684	\$87,262
2021 Est. Median Household Income	\$79,066	\$88,562	\$83,812
2021 Est. Per Capita Income	\$32,590	\$33,083	\$32,762
2021 Est. Total Businesses	15	426	1,009
2021 Est. Total Employees	199	5,742	12,797

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