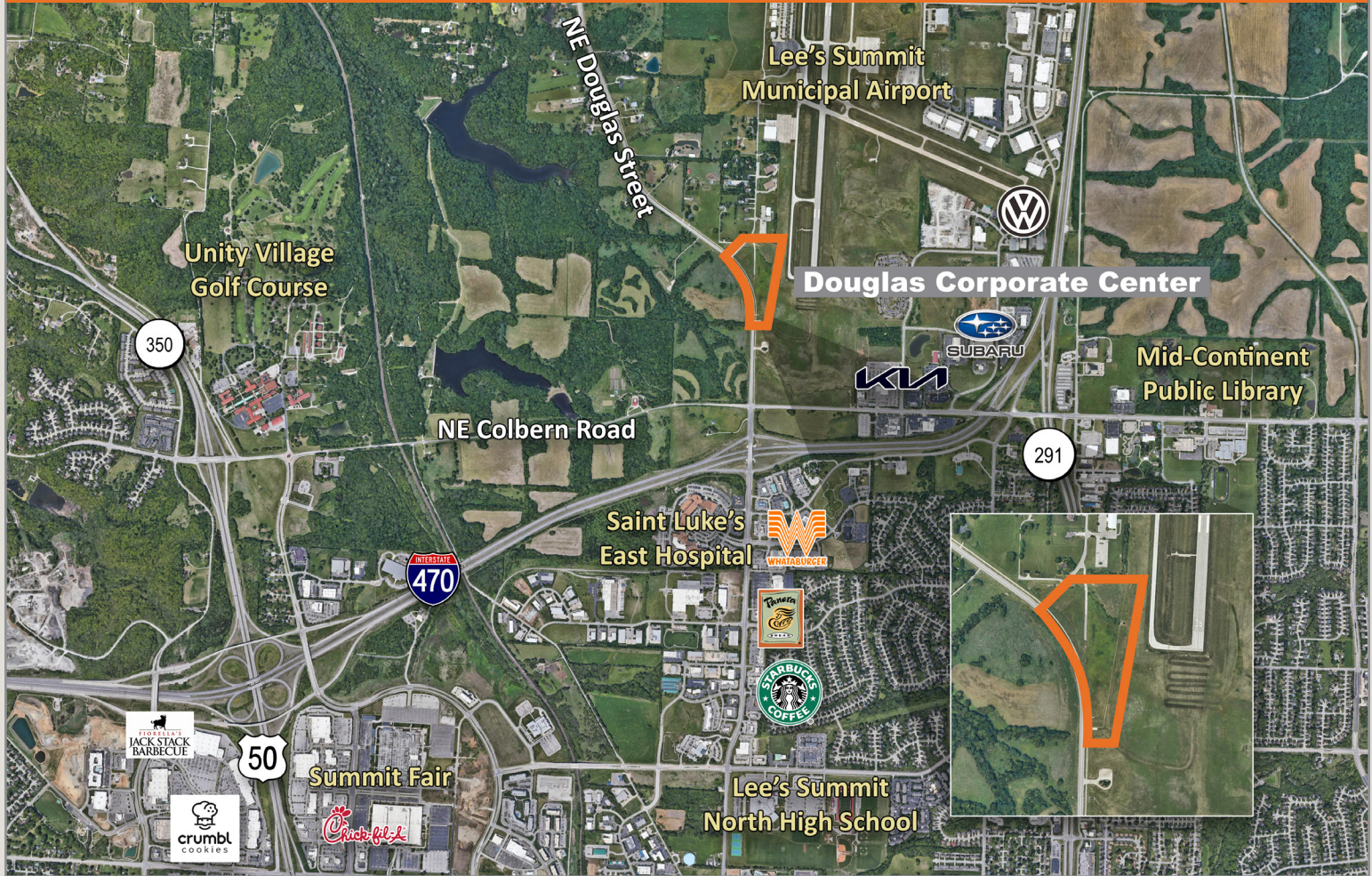


Douglas Corporate Center

Northeast Douglas Street, Lees Summit, Missouri 64064

For Sale

Prime Development Site



Will Divide Or Build to Suit

- 9.1± acres are currently zoned C-P2 (Planned Commercial Development).
- Prime development site suited for Storage, Office, Office/Warehouse, Entertainment Venue, Retail and Multifamily.
- Excellent access to Douglas Road and I-470.
- Access to Medical Center, Restaurants, and Major Retail.
- Reasonably priced at \$4.50 per square foot.

For more information:

Aaron M. Mesmer, CCIM
816.412.5858
amesmer@blockllc.com

Jim Coyle
913.226.7774
jim@coyleproperties.com

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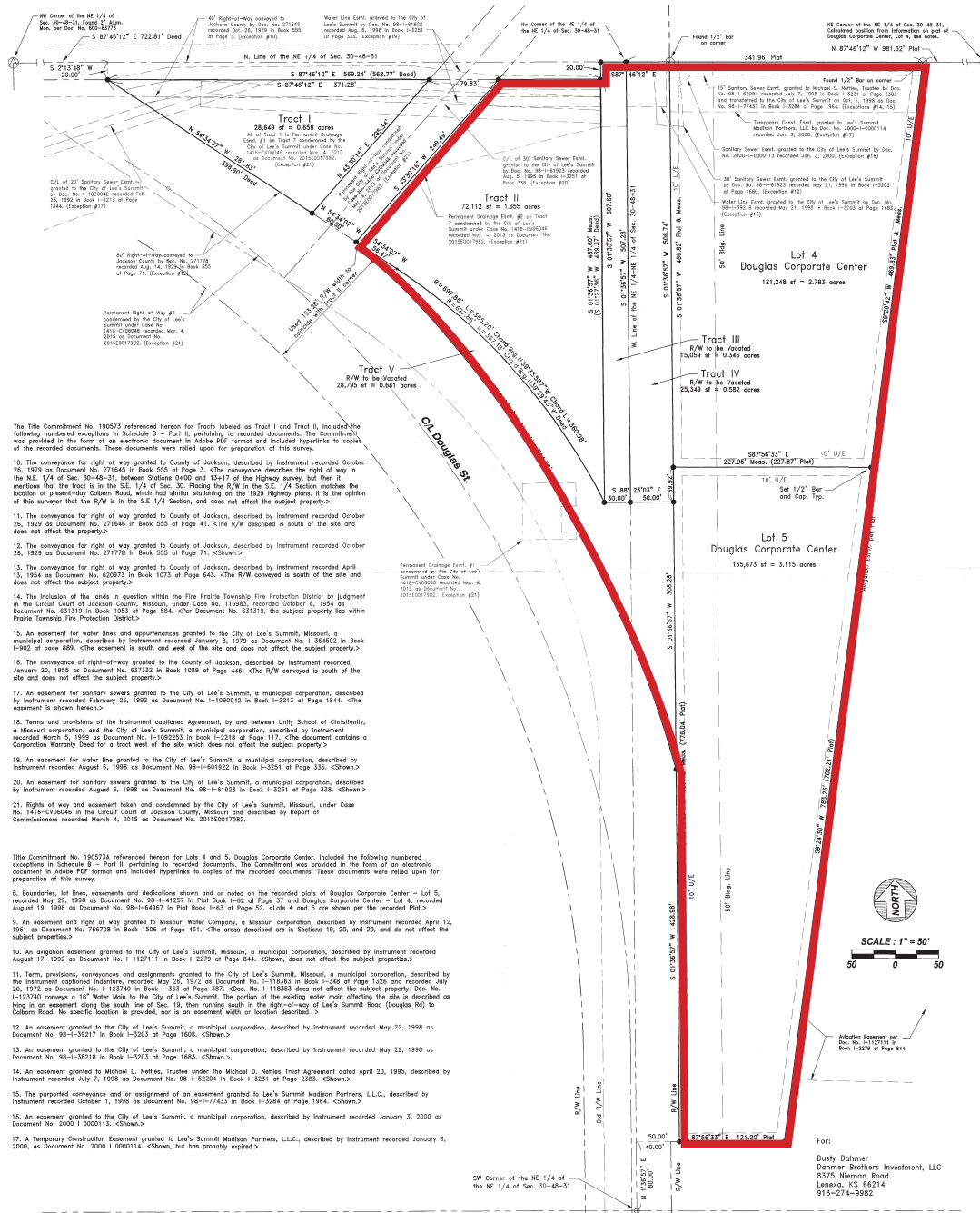
4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com



Site Map

ALTA/NSPS Land Title Survey

NE 1/4 of Section 30, Township 48 N, Range 31 W
In Lee's Summit, Jackson County, Missouri



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Demographics

NE Douglas St Lee's Summit, MO	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2022)	4,244	49,037	91,800
Projected Population (2027)	4,338	50,242	95,078
Census Population (2020)	4,307	48,431	91,468
Census Population (2010)	4,147	46,454	83,607
Projected Annual Growth (2022-2027)	94 0.4%	1,205 0.5%	3,278 0.7%
Historical Annual Growth (2020-2022)	-63 -	606 0.6%	332 0.2%
Historical Annual Growth (2010-2020)	160 0.4%	1,977 0.4%	7,861 0.9%
Estimated Population Density (2022)	1,352 <i>psm</i>	1,735 <i>psm</i>	1,169 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2022)	1,826	20,245	35,650
Projected Households (2027)	1,851	20,619	36,658
Census Households (2020)	1,855	19,954	35,458
Census Households (2010)	1,739	18,798	32,038
Projected Annual Growth (2022-2027)	26 0.3%	374 0.4%	1,008 0.6%
Historical Annual Change (2010-2022)	87 0.4%	1,447 0.6%	3,612 0.9%
Average Household Income			
Estimated Average Household Income (2022)	\$88,179	\$87,011	\$106,260
Projected Average Household Income (2027)	\$102,299	\$99,569	\$121,046
Census Average Household Income (2020)	\$73,275	\$68,415	\$80,793
Census Average Household Income (2010)	\$69,129	\$60,130	\$69,228
Projected Annual Change (2022-2027)	\$14,120 3.2%	\$12,559 2.9%	\$14,787 2.8%
Historical Annual Change (2010-2022)	\$19,050 1.3%	\$26,880 2.0%	\$37,032 2.4%
Median Household Income			
Estimated Median Household Income (2022)	\$59,713	\$73,710	\$87,884
Projected Median Household Income (2027)	\$73,014	\$88,543	\$105,677
Census Median Household Income (2020)	\$62,545	\$59,989	\$69,260
Census Median Household Income (2010)	\$63,235	\$53,773	\$61,269
Projected Annual Change (2022-2027)	\$13,301 4.5%	\$14,833 4.0%	\$17,793 4.0%
Historical Annual Change (2010-2022)	-\$3,522 -0.3%	\$19,937 1.7%	\$26,615 2.0%
Per Capita Income			
Estimated Per Capita Income (2022)	\$37,956	\$36,020	\$41,332
Projected Per Capita Income (2027)	\$43,684	\$40,958	\$46,734
Census Per Capita Income (2020)	\$30,729	\$27,684	\$30,955
Census Per Capita Income (2010)	\$27,494	\$23,805	\$26,143
Projected Annual Change (2022-2027)	\$5,728 3.0%	\$4,938 2.7%	\$5,402 2.6%
Historical Annual Change (2010-2022)	\$10,463 1.7%	\$12,216 2.3%	\$15,188 2.6%
Estimated Average Household Net Worth (2022)	\$384,209	\$466,557	\$630,125

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