



Residential Development Parcel For Sale

- Minutes from the Grandview Triangle with easy access to I-49, I-435 & I-470
- Proximate to the Cerner Trails Campus
- Nearby amenities include: Longview Lake, Metropolitan Community College, several public and private golf courses, a fitness center, and numerous parks.
- 14.6 acre sprawling site, R-7.5 zoning
- All utilities available on site

For more information:

Christel Highland

816.410.9584

chighland@blockllc.com

Aaron A. Mesmer, CCIM

816.412.5858

amesmer@blockllc.com

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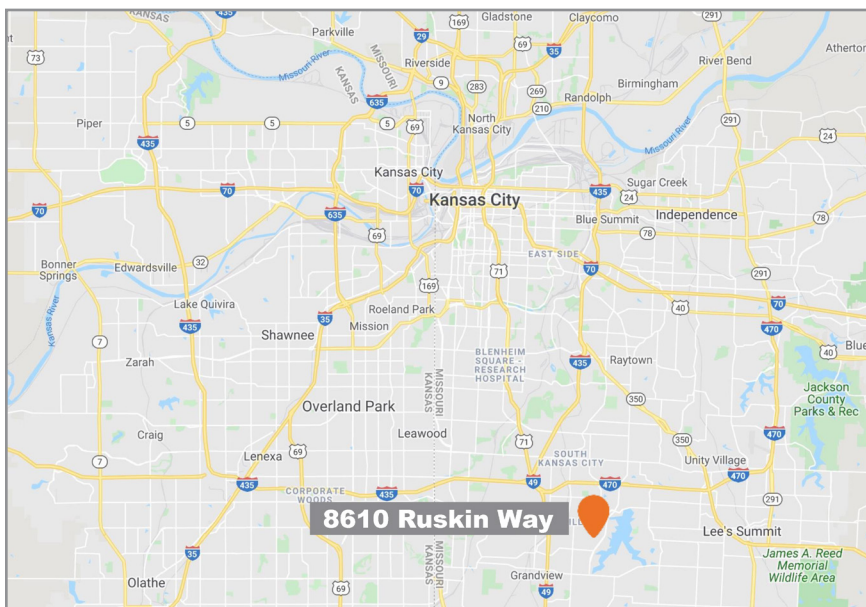
Demographics

8610 Ruskin Way KCMO, MO 64134	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	7,935	49,580	112,494	535,626
2030 Projected Population	7,694	48,922	113,912	544,375
2020 Census Population	8,164	51,270	112,773	529,326
2010 Census Population	7,945	47,998	106,268	495,957
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	-	0.2%	0.4%	0.5%
2025 Median Age	31.3	34.9	37.3	39.3
Households				
2025 Estimated Households	2,921	19,692	45,703	223,644
2030 Projected Households	2,860	19,591	46,622	229,437
2020 Census Households	2,895	19,963	44,863	217,200
2010 Census Households	2,782	18,403	41,802	201,479
Projected Annual Growth 2025 to 2030	-0.4%	-0.1%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.6%	0.7%
Race and Ethnicity				
2025 Estimated White	29.7%	42.1%	51.8%	66.6%
2025 Estimated Black or African American	58.4%	45.5%	36.4%	22.6%
2025 Estimated Asian or Pacific Islander	0.9%	2.2%	2.1%	2.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%	0.3%
2025 Estimated Other Races	10.4%	9.7%	9.3%	7.8%
2025 Estimated Hispanic	10.1%	9.1%	8.6%	7.3%
Income				
2025 Estimated Average Household Income	\$74,055	\$81,762	\$92,226	\$123,799
2025 Estimated Median Household Income	\$60,992	\$64,320	\$72,063	\$93,711
2025 Estimated Per Capita Income	\$27,321	\$32,541	\$37,553	\$51,792
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	6.0%	3.6%	2.7%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	5.1%	4.5%	3.4%
2025 Estimated High School Graduate	34.0%	30.2%	27.6%	22.1%
2025 Estimated Some College	30.2%	25.5%	24.4%	21.1%
2025 Estimated Associates Degree Only	10.7%	8.2%	8.8%	7.5%
2025 Estimated Bachelors Degree Only	9.6%	17.7%	20.8%	26.3%
2025 Estimated Graduate Degree	4.7%	9.7%	11.2%	17.8%
Business				
2025 Estimated Total Businesses	100	1,535	3,540	22,610
2025 Estimated Total Employees	989	11,888	34,664	254,309
2025 Estimated Employee Population per Business	9.9	7.7	9.8	11.2
2025 Estimated Residential Population per Business	79.3	32.3	31.8	23.7

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Kansas City, Missouri 64134

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