



Redevelopment Parcels For Sale

- Minutes from the Grandview Triangle with easy access to I-49, I-435 & I-470
- 8925 Longview Road - Acres: 29.6 | Zoning: R-8.0
- 8610 Ruskin Way - Acres: 14.6 | Zoning: R-7.5
- 10900 Marsh Avenue - Acres: 12 | Zoning: R-0.5
- All utilities available on sites
- Nearby amenities include: Longview Lake, Metropolitan Community College, several public and private golf courses, a fitness center, and numerous parks.

For more information:

Christel Highland
816.410.9584
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Aaron A. Mesmer, CCIM
816.412.5858
amesmer@blockllc.com

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8925 Longview Road

Kansas City, Missouri 64134

For Sale



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Property Photos



8610 Ruskin Way
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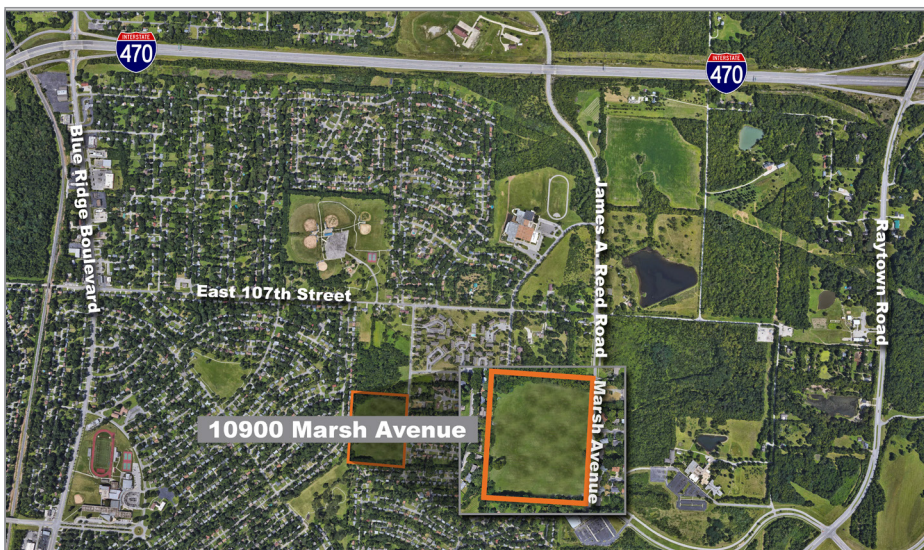
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Demographics

Hickman Mills Land KCMO, MO 64134	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,934	49,877	112,525
2030 Projected Population	7,669	49,543	113,799
2020 Census Population	8,164	51,270	112,773
2010 Census Population	7,945	47,998	106,268
Projected Annual Growth 2025 to 2030	-0.7%	-0.1%	0.2%
Historical Annual Growth 2010 to 2025	-	0.3%	0.4%
2025 Median Age	31.3	35.0	37.3
Households			
2025 Estimated Households	2,911	19,764	45,611
2030 Projected Households	2,847	19,777	46,465
2020 Census Households	2,895	19,963	44,863
2010 Census Households	2,782	18,403	41,802
Projected Annual Growth 2025 to 2030	-0.4%	-	0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.6%
Race and Ethnicity			
2025 Estimated White	30.8%	42.9%	52.0%
2025 Estimated Black or African American	57.0%	44.3%	35.8%
2025 Estimated Asian or Pacific Islander	0.9%	2.3%	2.2%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%
2025 Estimated Other Races	10.7%	10.0%	9.6%
2025 Estimated Hispanic	10.5%	9.5%	9.0%
Income			
2025 Estimated Average Household Income	\$74,597	\$82,867	\$93,071
2025 Estimated Median Household Income	\$60,927	\$64,898	\$72,650
2025 Estimated Per Capita Income	\$27,429	\$32,904	\$37,811
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.1%	3.6%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	5.1%	4.5%
2025 Estimated High School Graduate	34.0%	30.0%	27.6%
2025 Estimated Some College	30.3%	25.5%	24.4%
2025 Estimated Associates Degree Only	10.6%	8.2%	8.8%
2025 Estimated Bachelors Degree Only	9.5%	17.8%	20.8%
2025 Estimated Graduate Degree	4.6%	9.9%	11.3%
Business			
2025 Estimated Total Businesses	100	1,535	3,540
2025 Estimated Total Employees	989	11,888	34,664
2025 Estimated Employee Population per Business	9.9	7.7	9.8
2025 Estimated Residential Population per Business	79.3	32.5	31.8