



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.
- 12 acre sprawling site, R-0.5 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

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy.

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.

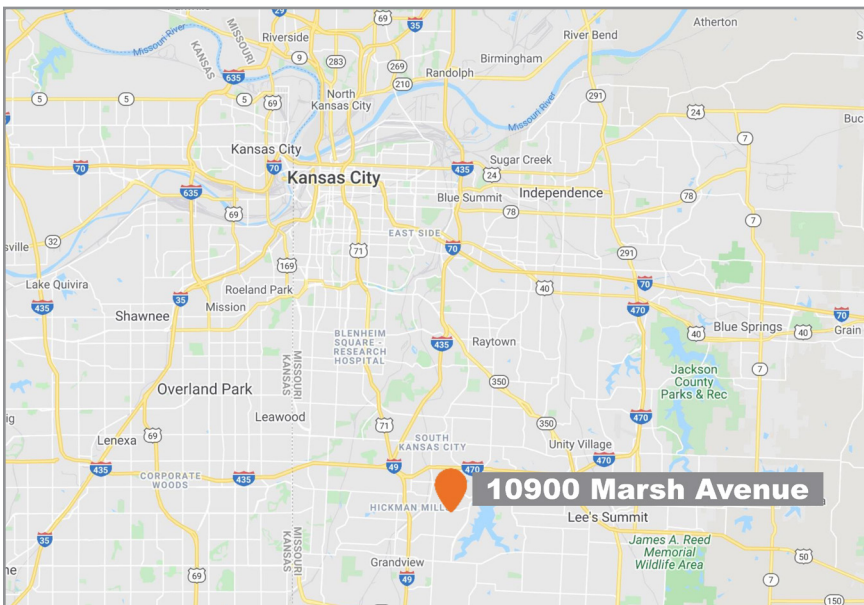
Demographics

Johnson Elementary School		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	4,951	53,680	139,168
	2024 Projected Population	4,854	53,084	141,143
	2010 Census Population	4,966	54,282	138,176
	2000 Census Population	5,343	56,433	148,099
	Projected Annual Growth 2019 to 2024	-0.4%	-0.2%	0.3%
	Historical Annual Growth 2000 to 2019	-0.4%	-0.3%	-0.3%
	2019 Median Age	36.0	37.9	37.6
HOUSEHOLDS	2019 Estimated Households	2,187	23,104	60,036
	2024 Projected Households	2,156	23,006	61,376
	2010 Census Households	2,083	22,153	56,460
	2000 Census Households	2,314	23,428	59,883
	Projected Annual Growth 2019 to 2024	-0.3%	-	0.4%
	Historical Annual Growth 2000 to 2019	-0.3%	-	-
RACE AND ETHNICITY	2019 Estimated White	52.3%	51.2%	40.4%
	2019 Estimated Black or African American	39.1%	39.7%	51.6%
	2019 Estimated Asian or Pacific Islander	1.4%	1.8%	1.5%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2019 Estimated Other Races	6.9%	6.9%	6.2%
	2019 Estimated Hispanic	5.7%	6.2%	5.7%
INCOME	2019 Estimated Average Household Income	\$58,644	\$61,350	\$58,063
	2019 Estimated Median Household Income	\$51,780	\$52,753	\$48,784
	2019 Estimated Per Capita Income	\$25,961	\$26,519	\$25,135
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.3%	2.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.5%	7.5%
	2019 Estimated High School Graduate	38.9%	32.9%	33.9%
	2019 Estimated Some College	25.3%	28.5%	26.7%
	2019 Estimated Associates Degree Only	6.6%	7.6%	7.7%
	2019 Estimated Bachelors Degree Only	15.8%	15.2%	14.0%
	2019 Estimated Graduate Degree	7.1%	8.0%	7.8%
BUSINESS	2019 Estimated Total Businesses	179	1,499	4,085
	2019 Estimated Total Employees	2,031	18,918	55,218
	2019 Estimated Employee Population per Business	11.3	12.6	13.5
	2019 Estimated Residential Population per Business	27.6	35.8	34.1

10900 Marsh Avenue

Kansas City, Missouri 64134

For Sale



For more information:

Christel Highland

816.410.9584

chighland@blockllc.com

Aaron A. Mesmer, CCIM

816.412.5858

amesmer@blockllc.com

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

BLOCK
REAL ESTATE SERVICES, LLC