

12533-12661 Holmes Road

Kansas City, Missouri 64145

For Sale



Development Land Near Martin City

- Approximately 4 Acres Available for Development
- Zoned R-7.5
- Approximately 780' of Frontage
- Northernmost lot currently includes 3 bedroom home with double car garage
- Located on Holmes Rd between Red Bridge Shopping Center, Minor Park Golf Course, St. Thomas Moore and Martin City.

For more information:

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Survey

FORMELLA ACRES

This is a subdivision of land in the East 1/4 of the Northeast 1/4 of Section 17, Township 47, Range 33, described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Sec 17 T47 R33
 thence S 88° 21' 15" E 384.28 feet; thence S 0° 13' W 132.60 feet; thence N 88° 36' W
 61.38 feet; thence S 5° 03' W 1321.53 feet; thence N 88° 27' 30" W 215.80 feet to the
 Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 17;
 thence N 0° 18' 31" E along the West line of the East 1/4 of the Northeast 1/4 of said Section 17
 a distance of 2642.86 feet to the point of beginning,
 except that part thereof, taken for roadway purposes.

The undersigned proprietors of the above described tract of land, have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as **FORMELLA ACRES**

The roadway as shown on this plat, and not heretofore dedicated to public use as a thoroughfare, is hereby so dedicated.

In testimony whereof Louis F. Formella, and Bernice P. Formella, his wife, proprietors and owners of the above described tract of land, have hereunto subscribed their names this 19 day of July 1948 A.D.

Louis F. Formella
Bernice P. Formella

County of Jackson } S.S.
 State of Missouri }

On this 19 day of July 1948 A.D. before me personally appeared Louis F. Formella and Bernice P. Formella, his wife, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In witness whereof I have set my hand and affixed my notarial seal at my office in Jackson County, Missouri, this day and year above written.

By Florence E. Starn
 Notary Public in and for Jackson County, Missouri
 My commission expires: May 14, 1952

APPROVED
 AS TO ROAD LOCATIONS AND DEDICATIONS
D. W. LEONARD
 HIGHWAY ENGINEER-SURVEYOR
 JACKSON COUNTY, MISSOURI
 Date 7-6-48

SURVEY & PLAT BY:
HANDS SURVEYING CO.

#27680 SEC. 17 TWR 47 RNE 33 D.D.E.K. APPROVED

At this angle point, Sec. line is S. 43° E. of the ctr. joint of slab.

S.W. cor. of the S.E. 1/4 of the NE 1/4 of Sec 17-47-33

(N. 0° 33' E) 283.26'

40' 193.70' 50' 179.50' 215.8'

127th St.

(N. 88° 27' 30" W.) 25.0'

200.0' 212.11' 228.27' 200.76' 210.80' 199.33' 25.0'

15 16 17

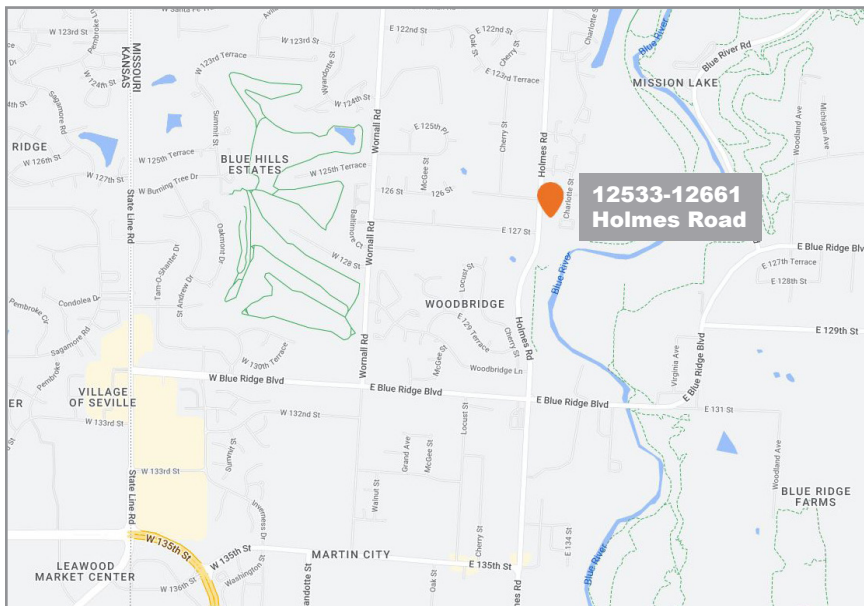
Demographics

12533 Holmes Rd KCMO, MO 64145	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	3,983	40,159	145,579
Projected Population (2028)	3,953	40,687	147,078
Census Population (2020)	4,327	40,855	145,429
Census Population (2010)	4,148	39,329	134,815
Projected Annual Growth (2023-2028)	-30 -0.1%	528 0.3%	1,499 0.2%
Historical Annual Growth (2020-2023)	-344 -	-696 -0.6%	150 -
Historical Annual Growth (2010-2020)	179 0.4%	1,526 0.4%	10,614 0.8%
Estimated Population Density (2023)	1,268 <i>psm</i>	1,421 <i>psm</i>	1,854 <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 (2023)	1,923	16,969	62,167
Projected Households (2028)	1,875	16,975	62,369
Census Households (2020)	1,996	16,925	60,741
Census Households (2010)	1,812	16,040	55,141
Projected Annual Growth (2023-2028)	-49 -0.5%	6 -	202 -
Historical Annual Change (2010-2023)	112 0.5%	929 0.4%	7,026 1.0%
Average Household Income			
Estimated Average Household Income (2023)	\$115,264	\$171,002	\$150,098
Projected Average Household Income (2028)	\$128,927	\$187,732	\$164,292
Census Average Household Income (2010)	\$76,360	\$98,186	\$86,788
Census Average Household Income (2000)	\$64,167	\$85,354	\$73,520
Projected Annual Change (2023-2028)	\$13,663 2.4%	\$16,730 2.0%	\$14,193 1.9%
Historical Annual Change (2000-2023)	\$51,096 3.5%	\$85,648 4.4%	\$76,578 4.5%
Median Household Income			
Estimated Median Household Income (2023)	\$90,544	\$114,040	\$104,792
Projected Median Household Income (2028)	\$90,465	\$116,789	\$108,871
Census Median Household Income (2010)	\$55,264	\$72,257	\$64,796
Census Median Household Income (2000)	\$49,753	\$68,406	\$58,812
Projected Annual Change (2023-2028)	-\$79 -	\$2,750 0.5%	\$4,079 0.8%
Historical Annual Change (2000-2023)	\$40,791 3.6%	\$45,634 2.9%	\$45,979 3.4%
Per Capita Income			
Estimated Per Capita Income (2023)	\$55,909	\$72,388	\$64,220
Projected Per Capita Income (2028)	\$61,381	\$78,454	\$69,790
Census Per Capita Income (2010)	\$33,348	\$40,056	\$35,502
Census Per Capita Income (2000)	\$27,432	\$34,295	\$29,346
Projected Annual Change (2023-2028)	\$5,472 2.0%	\$6,067 1.7%	\$5,570 1.7%
Historical Annual Change (2000-2023)	\$28,477 4.5%	\$38,093 4.8%	\$34,874 5.2%
Estimated Average Household Net Worth (2023)	\$526,358	\$742,031	\$662,965

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Kansas City, Missouri 64145

This aerial map shows the Woodridge neighborhood in Martin County, North Carolina. A red rectangle highlights the property at 12533-12661 Holmes Rd. The map includes labels for Klapmeyer Park, Lutheran High School, Blue Hill Estates, Woodridge, Blue Ridge Trails, Sand Volleyball, Jack Stack BBQ, Saeger Woods Conservation Area, Walmart Supercenter, Target, and Suburban Lawn & Garden. A red rectangle highlights the property address.



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