

## 60 Acres of Farm Land - SWQ Of 108th & I-435

- 60 acres for sale
- Currently Farm Land, Zoned Office
- Cell Tower is not a part of property
- Located at I-435 and 108th Street
- Visible to Interstate 435

For more information:

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Demographics

SWQ of 108th and I-435		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
KCMO, MO 64156									
Population									
Estimated Population (2024)	1,341		41,948		113,852		299,899		
Projected Population (2029)	1,575		46,361		121,953		316,068		
Census Population (2020)	1,055		37,873		109,639		290,682		
Census Population (2010)	652		26,136		88,619		249,428		
Projected Annual Growth (2024-2029)	234	3.5%	4,413	2.1%	8,101	1.4%	16,169	1.1%	
Historical Annual Growth (2020-2024)	286	6.8%	4,075	2.7%	4,213	1.0%	9,217	0.8%	
Historical Annual Growth (2010-2020)	402	6.2%	11,737	4.5%	21,020	2.4%	41,255	1.7%	
Estimated Population Density (2024)	427	psm	1,484	psm	1,450	psm	955	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households									
Estimated Households (2024)	426		14,968		44,458		123,927		
Projected Households (2029)	506		16,667		48,035		132,015		
Census Households (2020)	374		13,624		41,636		116,292		
Census Households (2010)	232		9,325		33,607		99,810		
Projected Annual Growth (2024-2029)	80	3.8%	1,699	2.3%	3,577	1.6%	8,088	1.3%	
Historical Annual Change (2010-2024)	194	6.0%	5,643	4.3%	10,851	2.3%	24,116	1.7%	
Average Household Income									
Estimated Average Household Income (2024)	\$178,886		\$164,639		\$133,313		\$116,156		
Projected Average Household Income (2029)	\$185,930		\$171,602		\$138,797		\$120,652		
Census Average Household Income (2010)	\$81,786		\$92,834		\$79,321		\$70,880		
Census Average Household Income (2000)	\$49,726		\$67,187		\$66,325		\$59,907		
Projected Annual Change (2024-2029)	\$7,044	0.8%	\$6,963	0.8%	\$5,484	0.8%	\$4,496	0.8%	
Historical Annual Change (2000-2024)	\$129,160	10.8%	\$97,452	6.0%	\$66,988	4.2%	\$56,248	3.9%	
Median Household Income									
Estimated Median Household Income (2024)	\$155,455		\$131,967		\$106,621		\$92,974		
Projected Median Household Income (2029)	\$158,797		\$136,880		\$109,875		\$95,168		
Census Median Household Income (2010)	\$67,870		\$84,138		\$70,838		\$60,299		
Census Median Household Income (2000)	\$37,028		\$60,488		\$57,588		\$51,673		
Projected Annual Change (2024-2029)	\$3,342	0.4%	\$4,913	0.7%	\$3,254	0.6%	\$2,194	0.5%	
Historical Annual Change (2000-2024)	\$118,428	13.3%	\$71,479	4.9%	\$49,033	3.5%	\$41,301	3.3%	
Per Capita Income									
Estimated Per Capita Income (2024)	\$56,859		\$58,753		\$52,093		\$48,047		
Projected Per Capita Income (2029)	\$59,771		\$61,697		\$54,703		\$50,440		
Census Per Capita Income (2010)	\$29,119		\$33,140		\$30,084		\$28,358		
Census Per Capita Income (2000)	\$20,947		\$24,153		\$25,044		\$24,004		
Projected Annual Change (2024-2029)	\$2,912	1.0%	\$2,944	1.0%	\$2,610	1.0%	\$2,392	1.0%	
Historical Annual Change (2000-2024)	\$35,912	7.1%	\$34,600	6.0%	\$27,049	4.5%	\$24,043	4.2%	
Estimated Average Household Net Worth (2024)	\$1.87 M		\$1.5 M		\$1.26 M		\$1.06 M		

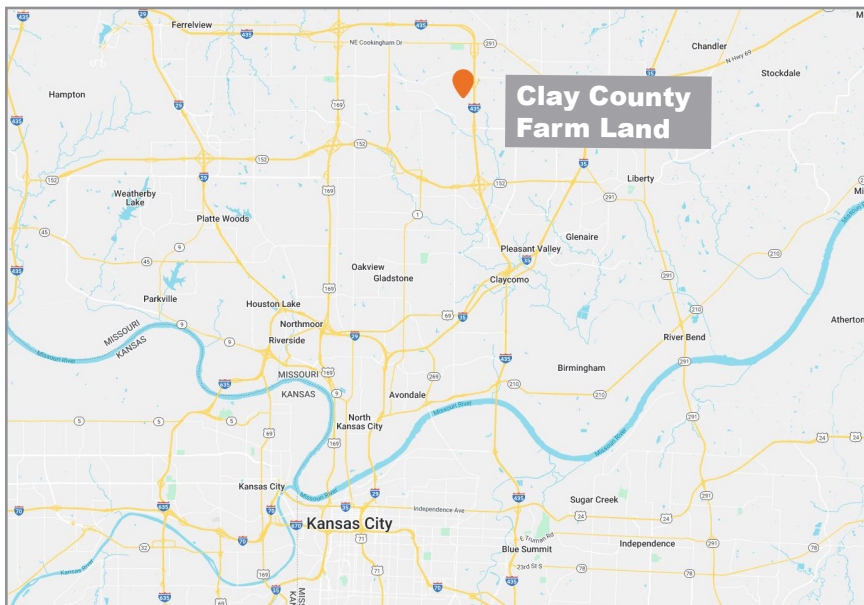
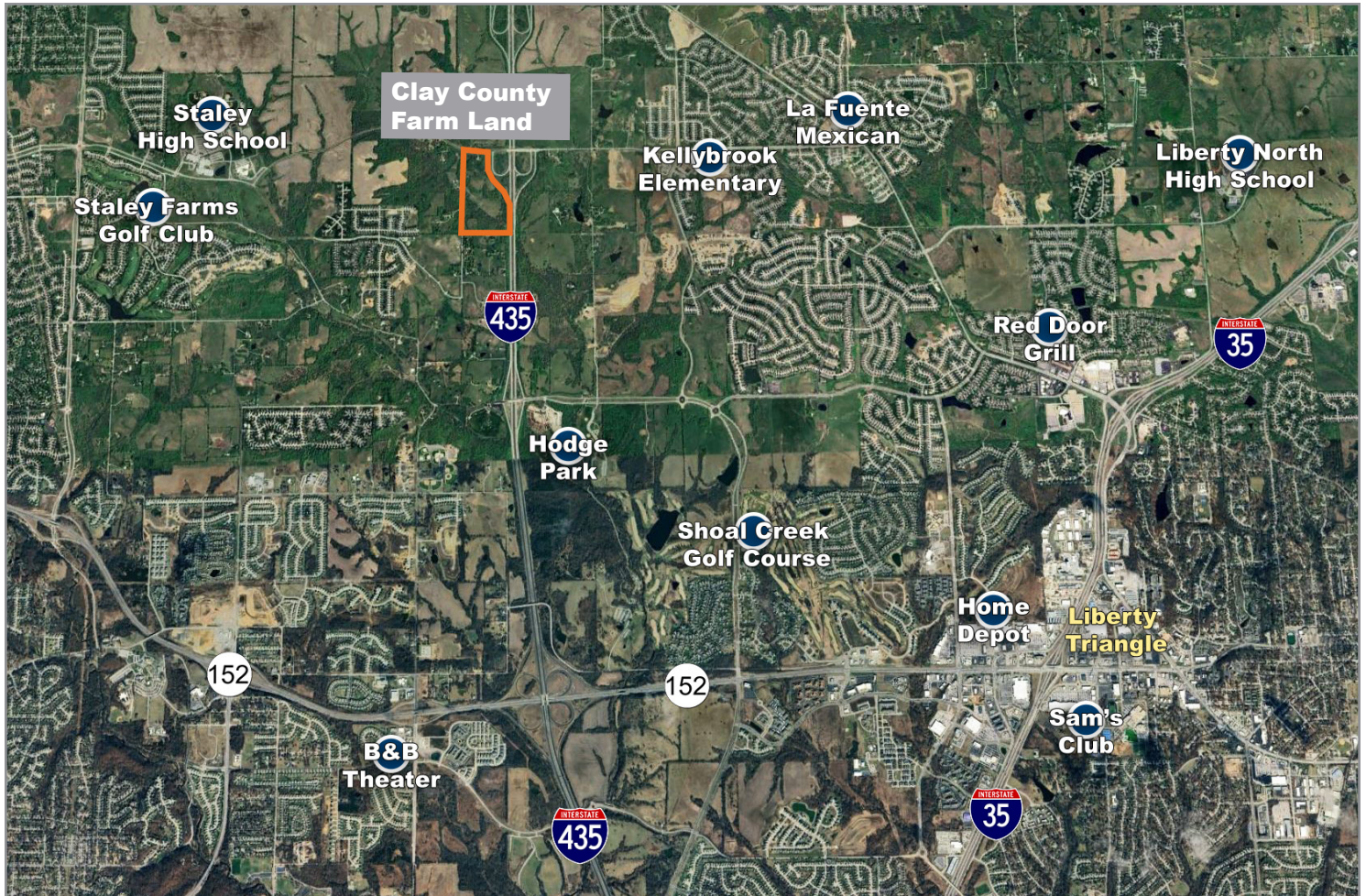
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# Clay County Farm Land

Southwest quadrant of 108th & I-435

# For Sale



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