

58 Highway Development Pad For Sale



Sale Price: \$1,000,000 | 24,590 SF Lot

For more information:

- 24,590 SF pad site for sale
- Prime frontage and exposure to 58 Highway
- Over 38,220 cars per day pass by this site
- Excellent development site for restaurant or retail user
- Very active corridor with heavy sales volumes

Andrew Block
Principal
816.412.5873
ablock@blockllc.com

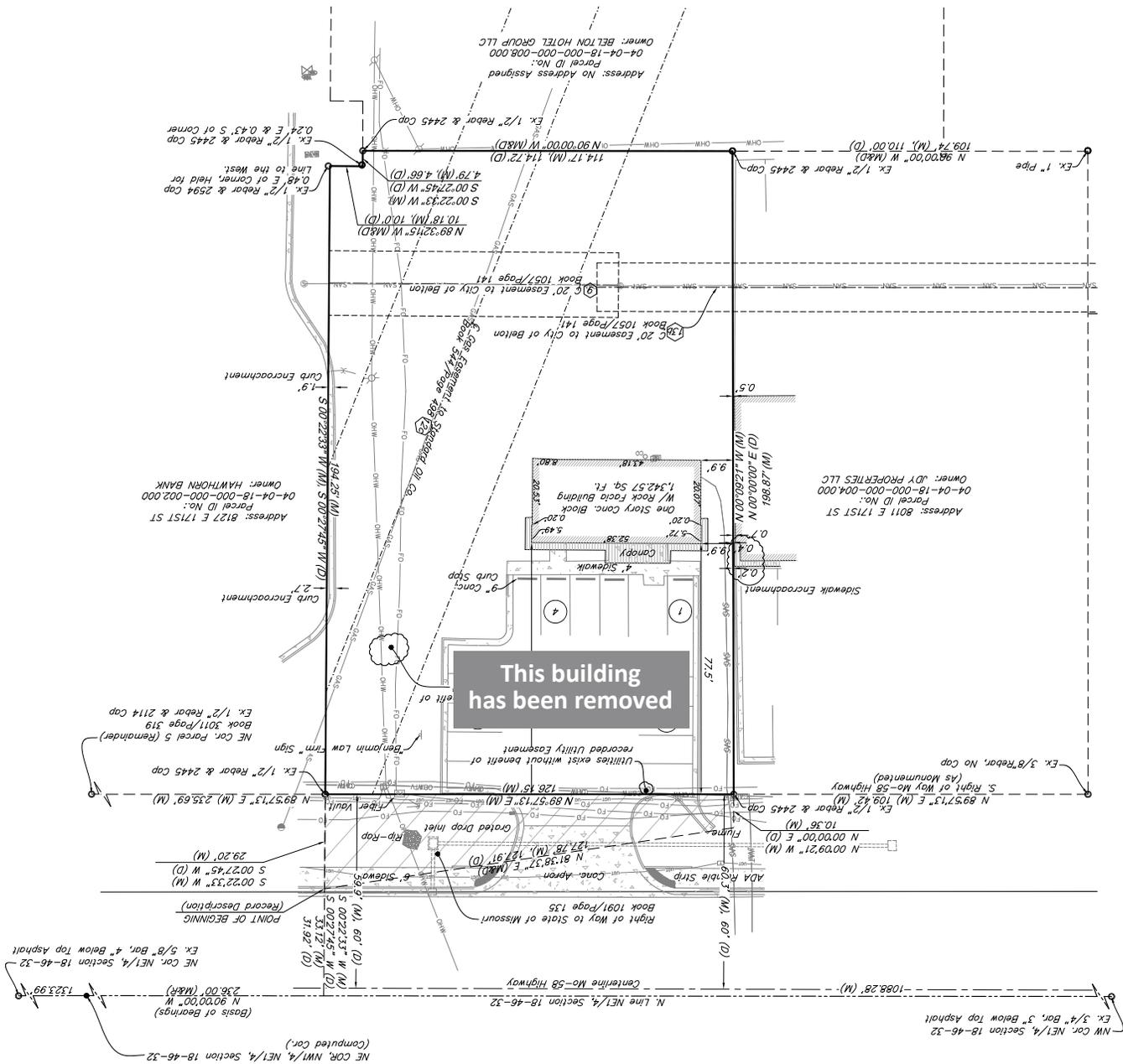
The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

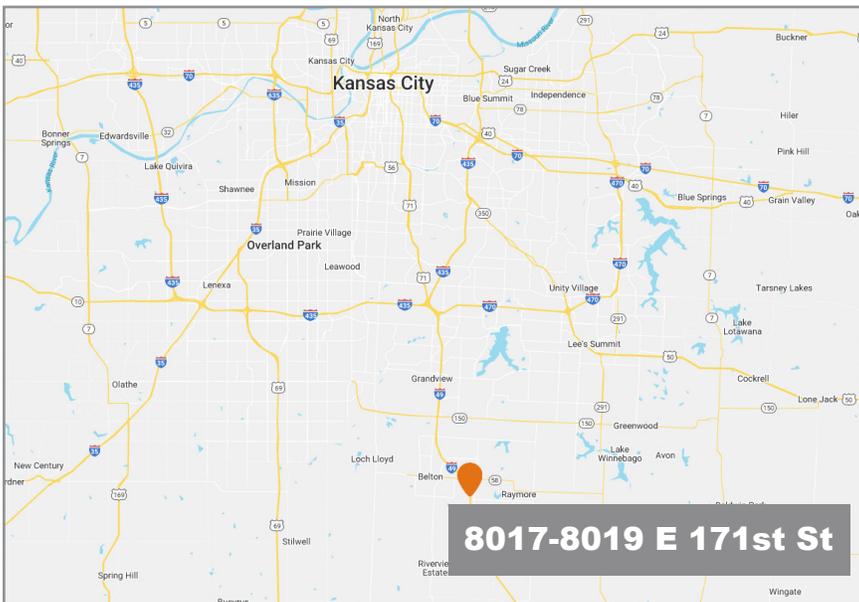
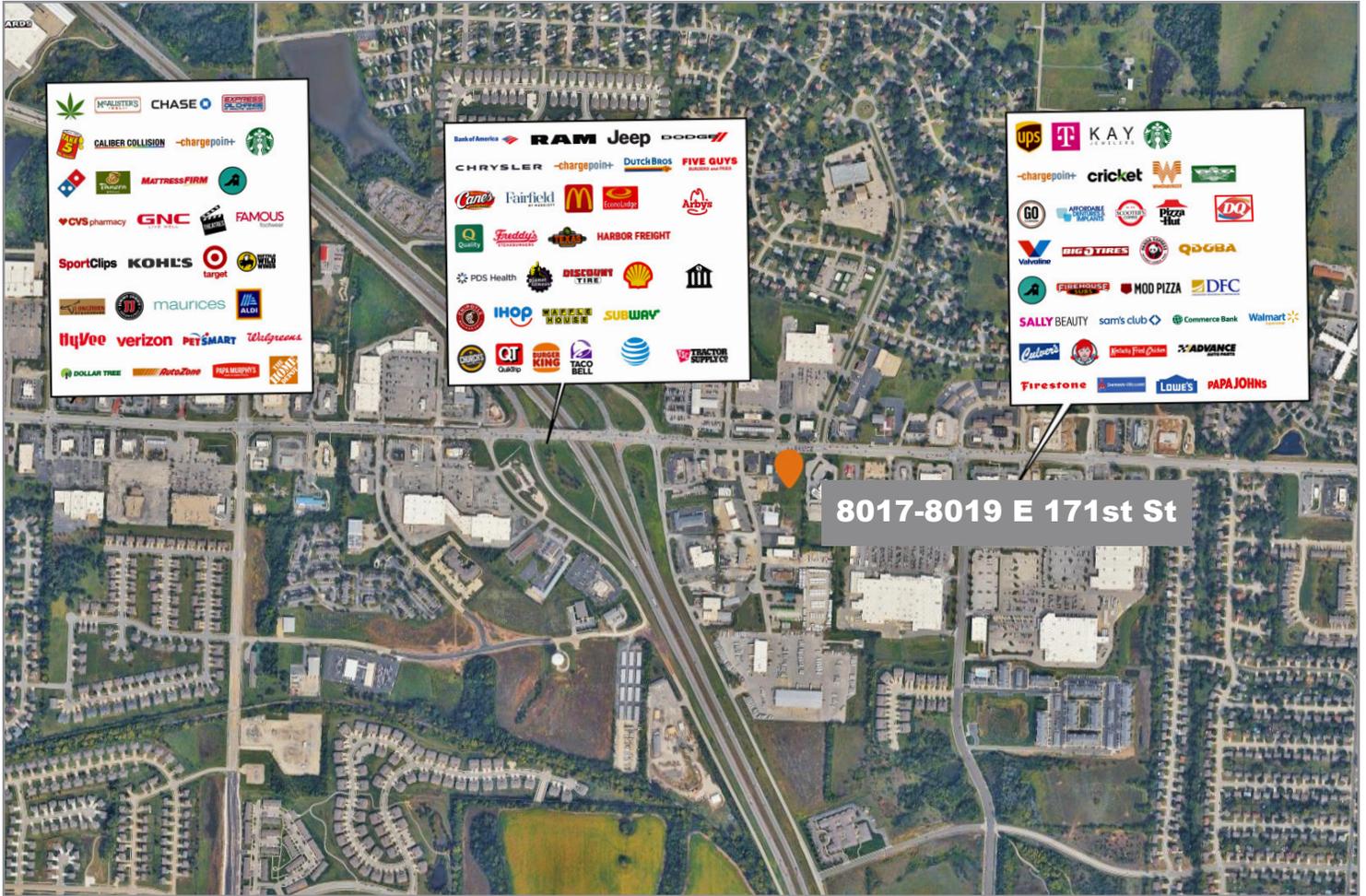
Demographics

8019 E 171st St Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	9,500	50,915	68,853	260,277
2030 Projected Population	10,785	56,534	75,039	271,023
2020 Census Population	7,262	46,765	64,209	253,849
2010 Census Population	6,620	42,013	58,363	231,294
Projected Annual Growth 2025 to 2030	2.7%	2.2%	1.8%	0.8%
Historical Annual Growth 2010 to 2025	2.9%	1.4%	1.2%	0.8%
2025 Median Age	39.3	37.5	37.5	39.4
Households				
2025 Estimated Households	3,780	20,242	27,058	102,221
2030 Projected Households	4,338	22,736	29,835	107,605
2020 Census Households	2,931	17,902	24,494	97,223
2010 Census Households	2,557	15,731	21,789	87,625
Projected Annual Growth 2025 to 2030	3.0%	2.5%	2.1%	1.1%
Historical Annual Growth 2010 to 2025	3.2%	1.9%	1.6%	1.1%
Race and Ethnicity				
2025 Estimated White	76.2%	78.0%	74.4%	71.8%
2025 Estimated Black or African American	13.3%	12.1%	14.8%	16.4%
2025 Estimated Asian or Pacific Islander	2.4%	1.5%	1.5%	3.6%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%	0.3%
2025 Estimated Other Races	7.5%	8.0%	8.9%	7.9%
2025 Estimated Hispanic	7.8%	7.6%	8.5%	7.4%
Income				
2025 Estimated Average Household Income	\$97,203	\$106,442	\$103,764	\$132,727
2025 Estimated Median Household Income	\$82,060	\$87,663	\$85,115	\$101,367
2025 Estimated Per Capita Income	\$38,769	\$42,360	\$40,820	\$52,186
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	2.8%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	3.7%	4.3%	3.0%
2025 Estimated High School Graduate	31.8%	29.5%	29.5%	22.3%
2025 Estimated Some College	26.1%	23.9%	24.1%	21.8%
2025 Estimated Associates Degree Only	7.3%	8.0%	8.1%	7.9%
2025 Estimated Bachelors Degree Only	18.1%	21.3%	20.8%	26.2%
2025 Estimated Graduate Degree	10.1%	10.7%	10.4%	16.7%
Business				
2025 Estimated Total Businesses	254	1,079	1,495	8,538
2025 Estimated Total Employees	2,625	13,307	20,122	81,254
2025 Estimated Employee Population per Business	10.4	12.3	13.5	9.5
2025 Estimated Residential Population per Business	37.5	47.2	46.1	30.5

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

ATLA Survey





For more information:

Andrew Block
 Principal
 816.412.5873
 ablock@blockllc.com