

58 Highway Development Pad For Sale



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

For more information:

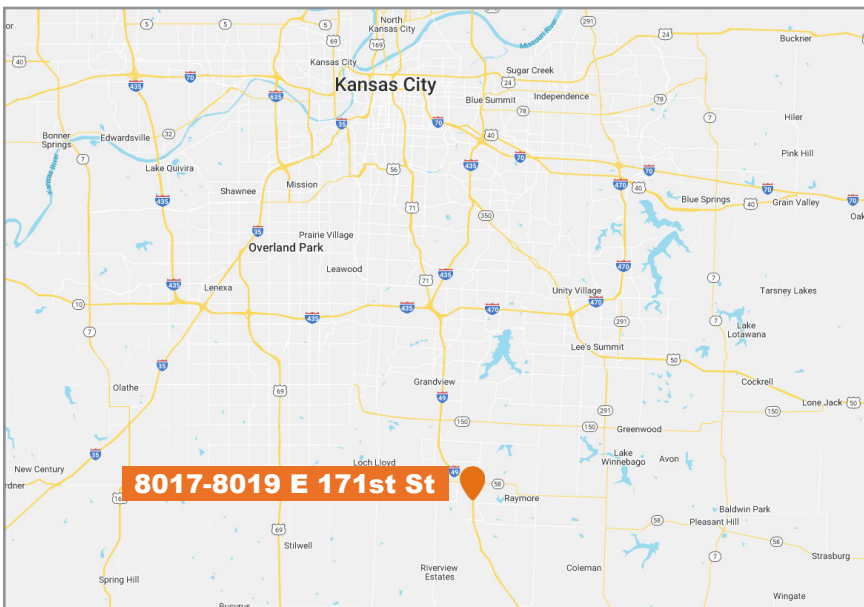
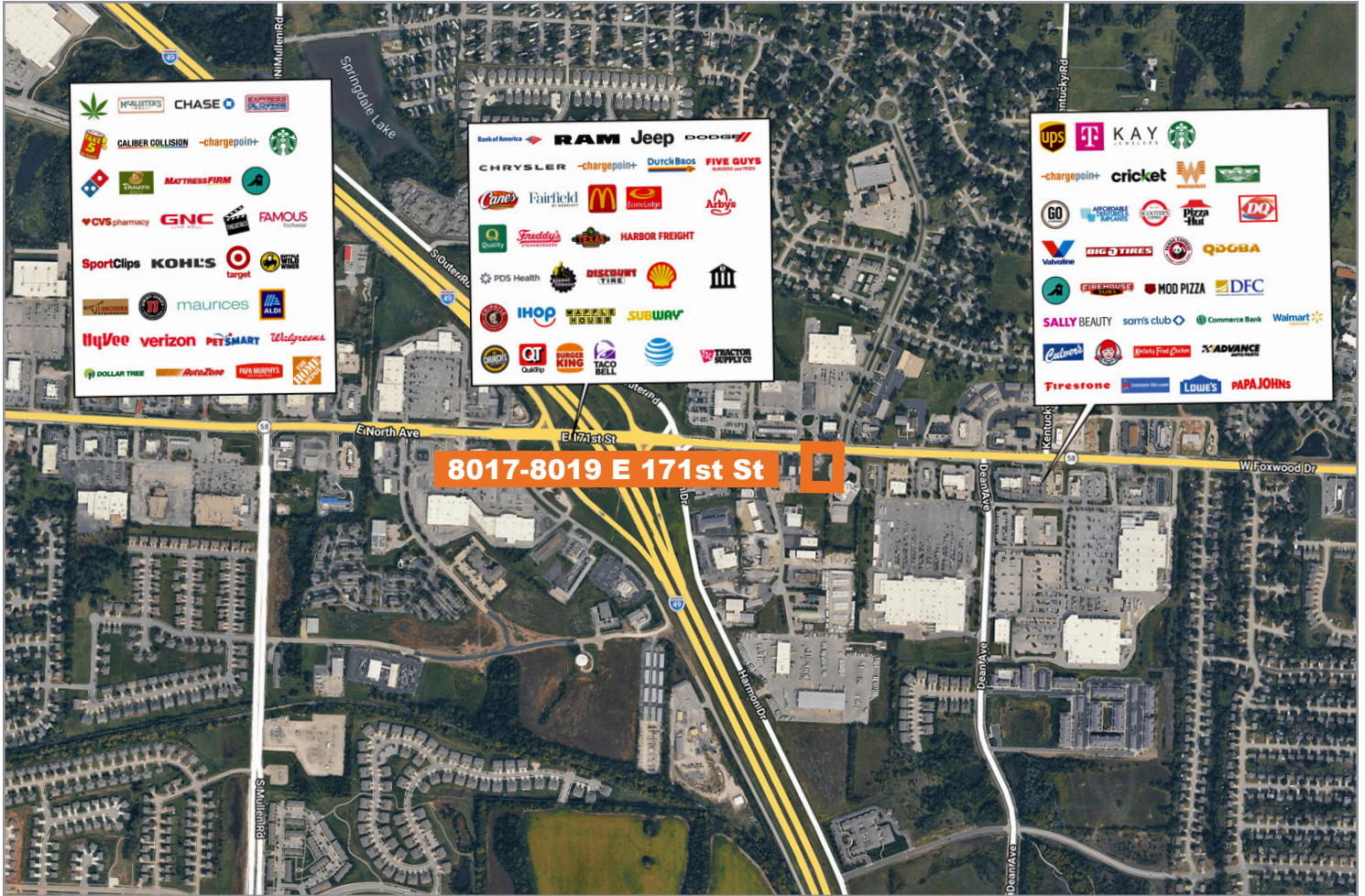
- 24,590 SF pad site for sale
- Prime frontage and exposure to 58 Highway
- Over 38,220 cars per day pass by this site
- Excellent development site for restaurant or retail user
- Very active corridor with heavy sales volumes

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Demographics

| 8019 E 171st St Belton, MO 64012 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 9,366 | 51,060 | 68,919 |
| 2030 Projected Population | 10,621 | 56,695 | 75,107 |
| 2020 Census Population | 7,149 | 46,967 | 64,277 |
| 2010 Census Population | 6,525 | 42,083 | 58,423 |
| Projected Annual Growth 2025 to 2030 | 2.7% | 2.2% | 1.8% |
| Historical Annual Growth 2010 to 2025 | 2.9% | 1.4% | 1.2% |
| 2025 Median Age | 39.4 | 37.5 | 37.5 |
| Households | | | |
| 2025 Estimated Households | 3,730 | 20,345 | 27,081 |
| 2030 Projected Households | 4,277 | 22,850 | 29,859 |
| 2020 Census Households | 2,891 | 18,013 | 24,521 |
| 2010 Census Households | 2,521 | 15,765 | 21,811 |
| Projected Annual Growth 2025 to 2030 | 2.9% | 2.5% | 2.1% |
| Historical Annual Growth 2010 to 2025 | 3.2% | 1.9% | 1.6% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 76.3% | 77.9% | 74.4% |
| 2025 Estimated Black or African American | 13.3% | 12.2% | 14.8% |
| 2025 Estimated Asian or Pacific Islander | 2.4% | 1.5% | 1.5% |
| 2025 Estimated American Indian or Native Alaskan | 0.5% | 0.4% | 0.4% |
| 2025 Estimated Other Races | 7.6% | 8.0% | 8.9% |
| 2025 Estimated Hispanic | 7.8% | 7.6% | 8.5% |
| Income | | | |
| 2025 Estimated Average Household Income | \$96,798 | \$106,071 | \$103,759 |
| 2025 Estimated Median Household Income | \$81,600 | \$87,405 | \$85,098 |
| 2025 Estimated Per Capita Income | \$38,642 | \$42,306 | \$40,815 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 2.1% | 2.9% | 2.8% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 4.5% | 3.7% | 4.3% |
| 2025 Estimated High School Graduate | 31.9% | 29.5% | 29.5% |
| 2025 Estimated Some College | 26.1% | 23.9% | 24.1% |
| 2025 Estimated Associates Degree Only | 7.2% | 8.0% | 8.1% |
| 2025 Estimated Bachelors Degree Only | 18.1% | 21.4% | 20.8% |
| 2025 Estimated Graduate Degree | 10.1% | 10.7% | 10.4% |
| Business | | | |
| 2025 Estimated Total Businesses | 254 | 1,078 | 1,496 |
| 2025 Estimated Total Employees | 2,625 | 13,296 | 20,125 |
| 2025 Estimated Employee Population per Business | 10.4 | 12.3 | 13.5 |
| 2025 Estimated Residential Population per Business | 36.9 | 47.3 | 46.1 |



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