



# LEE'S SUMMIT TOWN CENTRE LAND

Town Centre Blvd & Independence Ave, Lee's Summit, MO

**HUGE PRICE REDUCTION!**



## SALE PRICE: \$2,275,216.50 | 26.11 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,683	39,240	88,600
Avg. Household Income	\$71,740	\$85,758	\$97,018

- Great development site
- Possible senior living, mixed-use, or multi-family
- Planned Community Commercial
- CP-2 zoning
- All utilities to site
- \$2.00 per square foot

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

*Exclusive Agents*

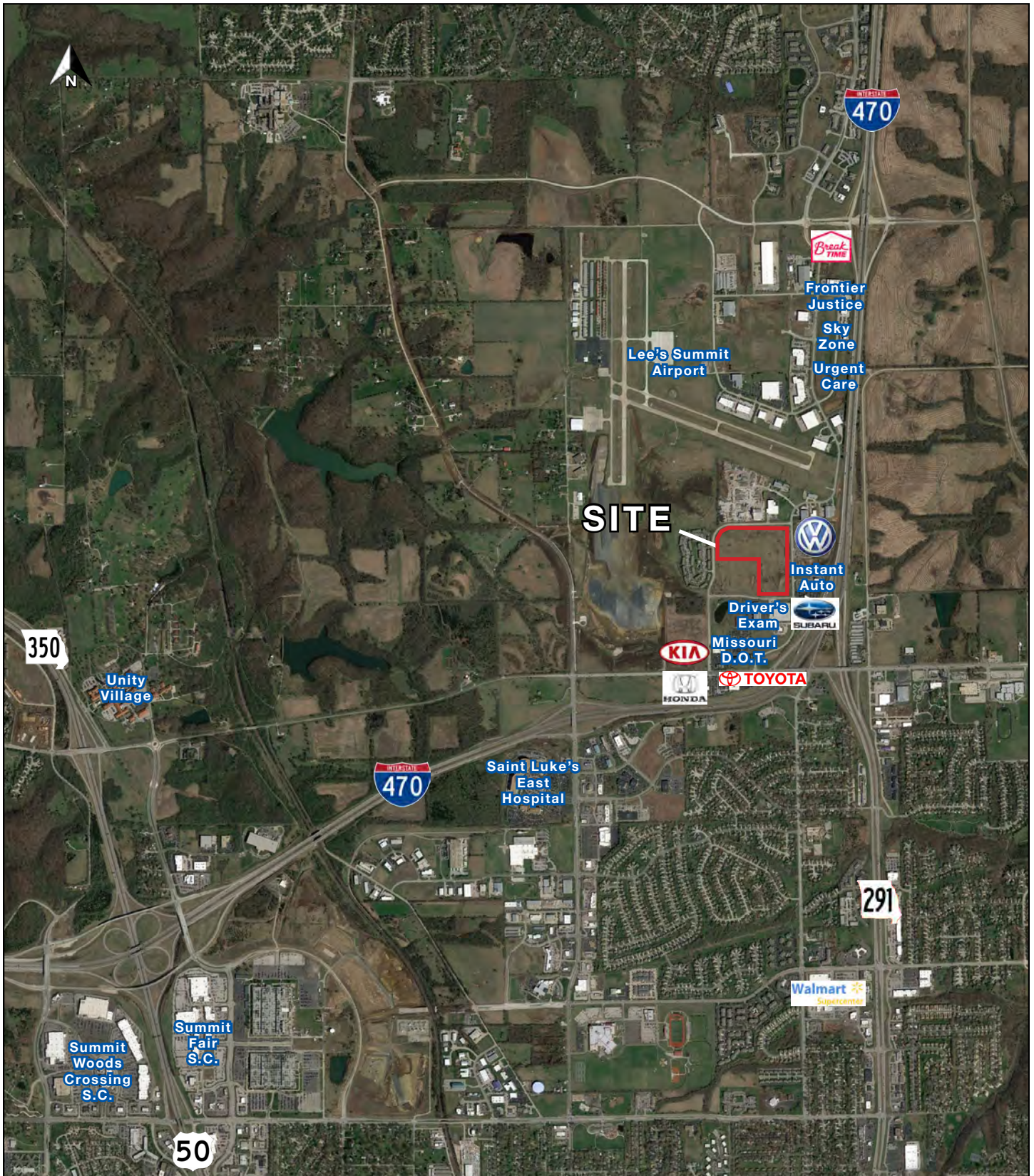
**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

**DAVID BLOCK** | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

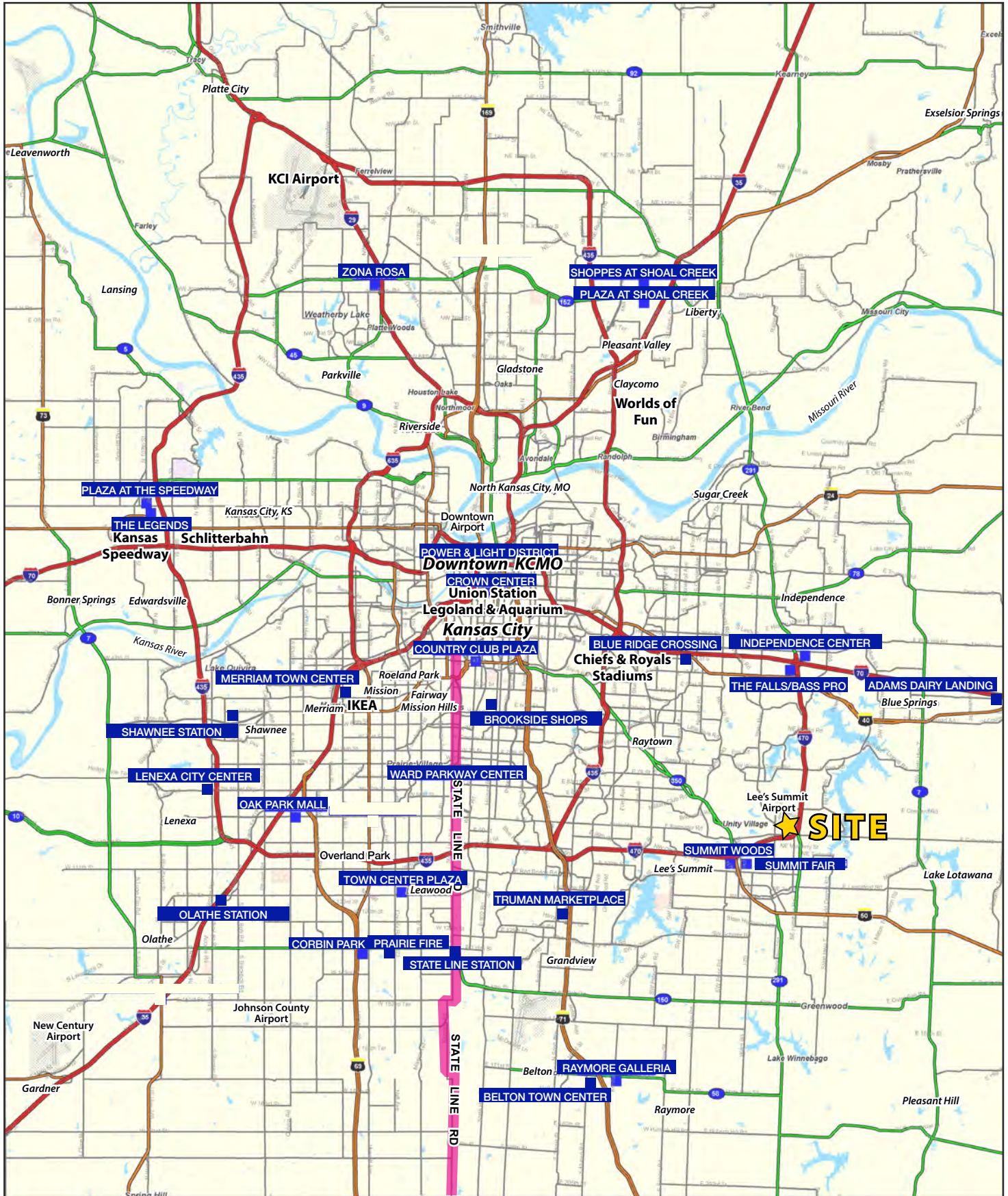




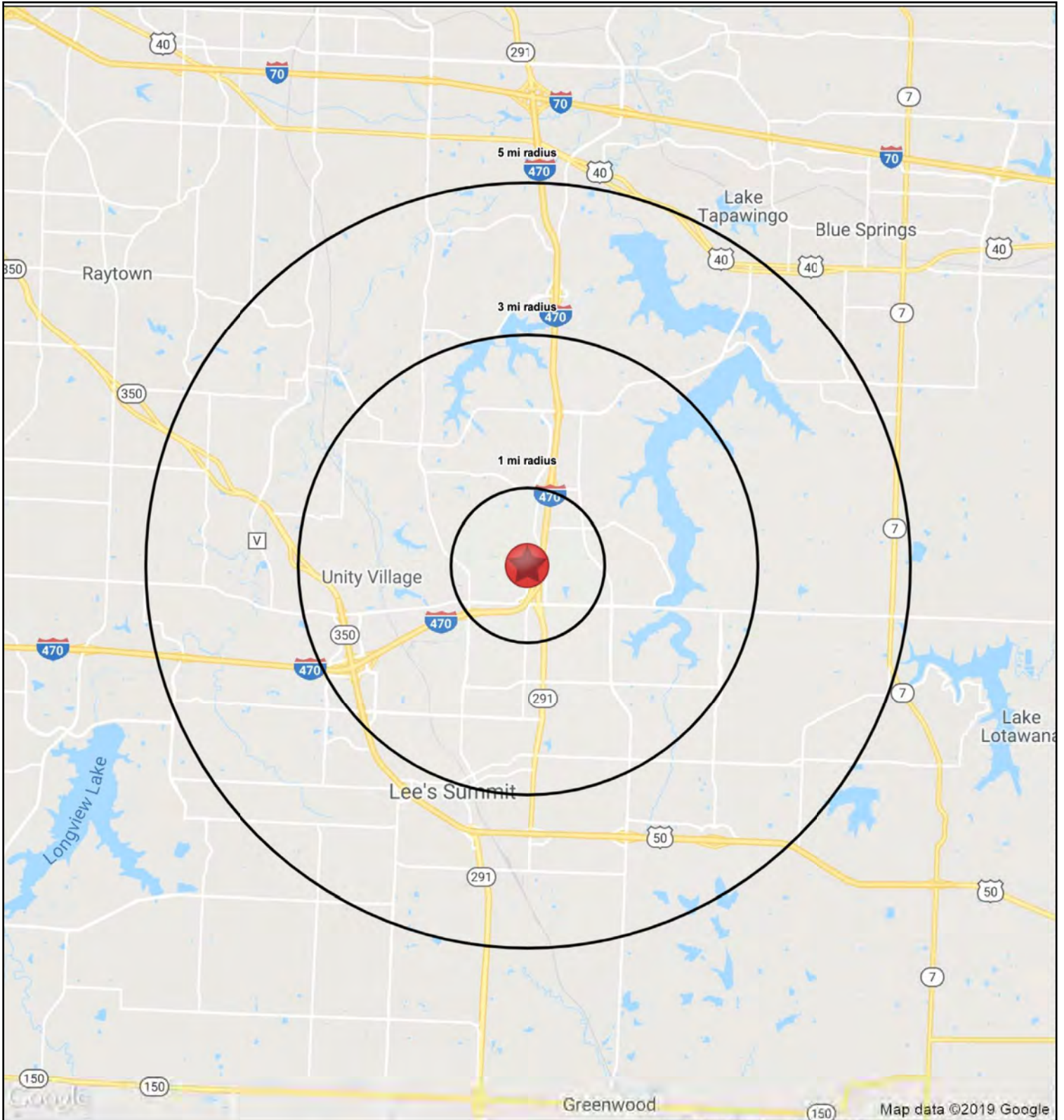
## SITE PLAN













# LEE'S SUMMIT TOWN CENTRE LAND

Town Centre Blvd & Independence Ave, Lee's Summit, MO

RS1

Town Centre Boulevard & Independence Avenue		1 mi radius	3 mi radius	5 mi radius
Lee's Summit, MO 64064				
POPULATION	2018 Estimated Population	1,683	39,240	88,600
	2023 Projected Population	1,739	40,425	91,537
	2010 Census Population	1,649	36,708	84,278
	2000 Census Population	1,673	32,881	72,982
	Projected Annual Growth 2018 to 2023	0.7%	0.6%	0.7%
	Historical Annual Growth 2000 to 2018	-	1.1%	1.2%
	2018 Median Age	36.0	36.6	38.9
HOUSEHOLDS	2018 Estimated Households	650	15,822	35,812
	2023 Projected Households	666	16,112	36,548
	2010 Census Households	607	14,128	32,399
	2000 Census Households	571	12,342	27,530
	Projected Annual Growth 2018 to 2023	0.5%	0.4%	0.4%
	Historical Annual Growth 2000 to 2018	0.8%	1.6%	1.7%
RACE AND ETHNICITY	2018 Estimated White	81.8%	83.7%	84.7%
	2018 Estimated Black or African American	12.2%	9.2%	8.7%
	2018 Estimated Asian or Pacific Islander	1.7%	2.1%	2.3%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
	2018 Estimated Other Races	3.9%	4.7%	4.0%
	2018 Estimated Hispanic	4.2%	5.0%	4.5%
INCOME	2018 Estimated Average Household Income	\$71,740	\$85,758	\$97,018
	2018 Estimated Median Household Income	\$76,295	\$76,640	\$83,999
	2018 Estimated Per Capita Income	\$27,798	\$34,651	\$39,278
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.1%	1.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.0%	3.2%	3.0%
	2018 Estimated High School Graduate	20.7%	22.2%	22.0%
	2018 Estimated Some College	28.3%	25.1%	23.9%
	2018 Estimated Associates Degree Only	8.8%	8.6%	8.8%
	2018 Estimated Bachelors Degree Only	25.6%	25.2%	26.0%
	2018 Estimated Graduate Degree	11.7%	14.5%	15.2%
BUSINESS	2018 Estimated Total Businesses	268	2,151	3,820
	2018 Estimated Total Employees	2,694	28,133	51,451
	2018 Estimated Employee Population per Business	10.1	13.1	13.5
	2018 Estimated Residential Population per Business	6.3	18.2	23.2

