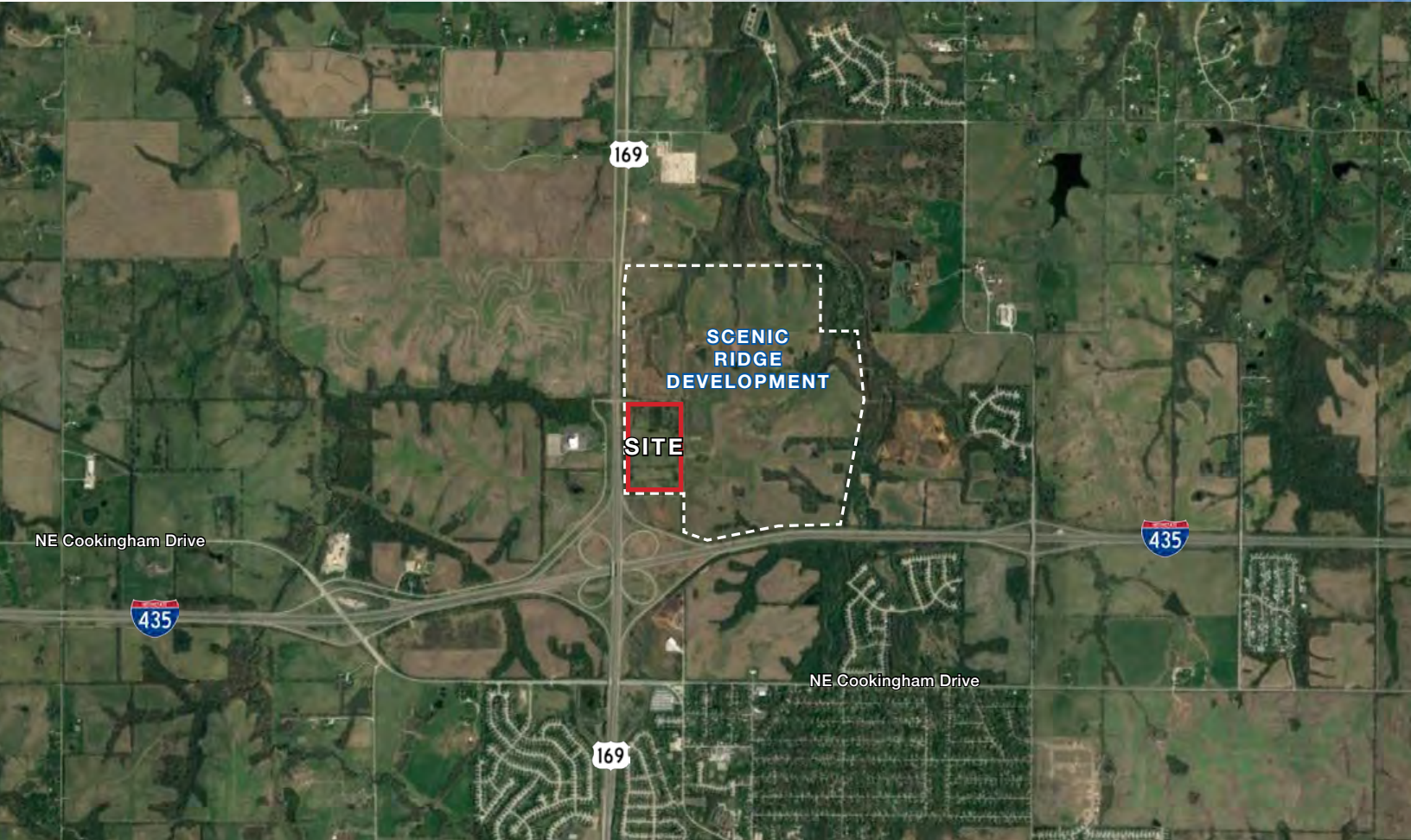




# SCENIC RIDGE DEVELOPMENT LAND

169 Highway & I-435 (NEC), Kansas City, Missouri



## SALE PRICE: \$2,400,000 | 43 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,147	17,050	47,319
Avg. Household Income	\$109,047	\$105,184	\$94,677

- Mixed zoning that allows for a variety of uses
- Zoned Commercial / Mixed-Use
- Full interchange location
- 2,256' of frontage along 169 Highway
- Excellent access and visibility
- Part of a planned 684 acre mixed-use development to include retail, office, multi-family and single-family developments with school and recreational center
- Utilities to the site



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | [ppeck@blockandco.com](mailto:ppeck@blockandco.com)

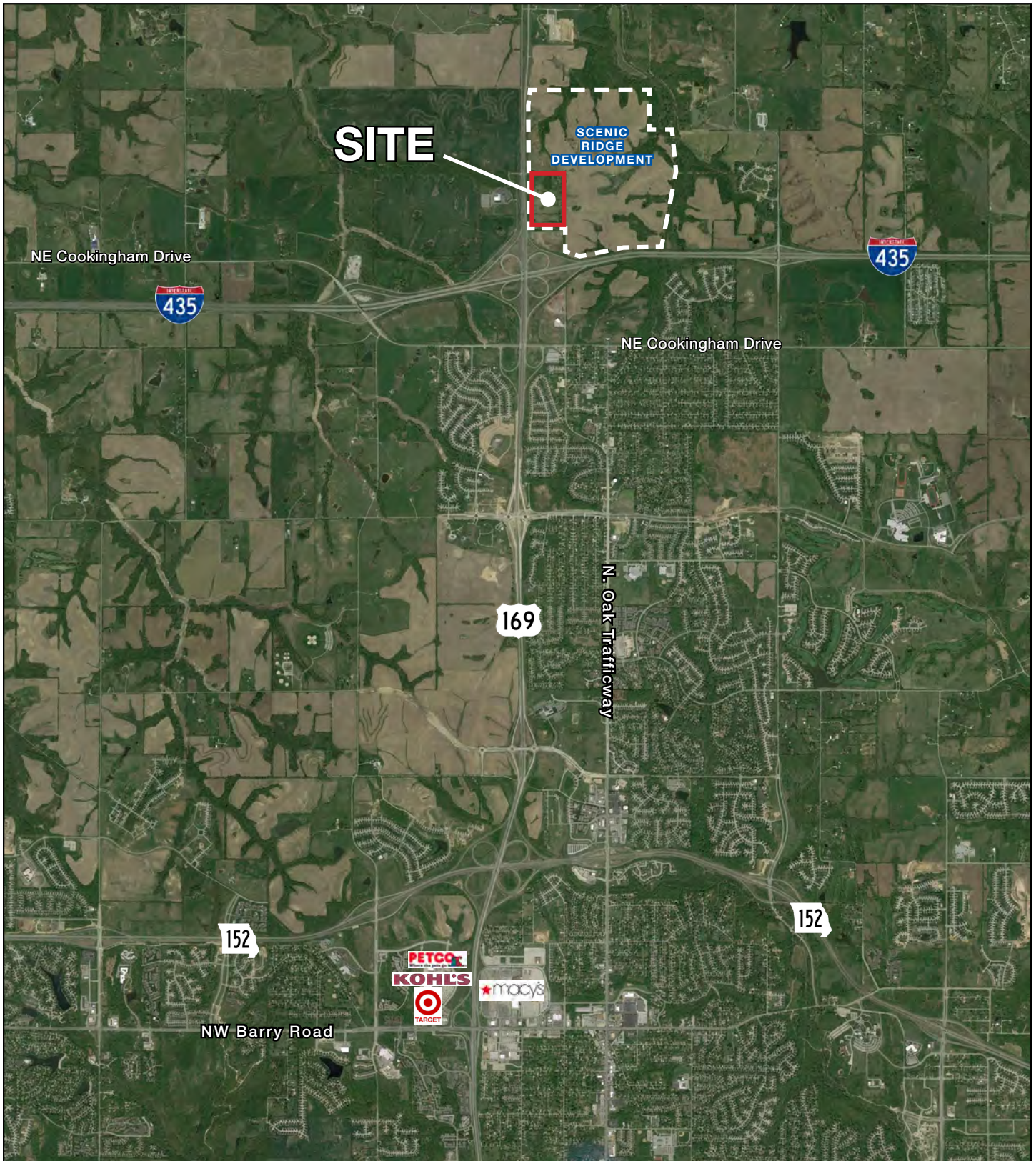
GREG ROBERTS | 816.412.7384 | [groberts@blockandco.com](mailto:groberts@blockandco.com)

Exclusive Agents





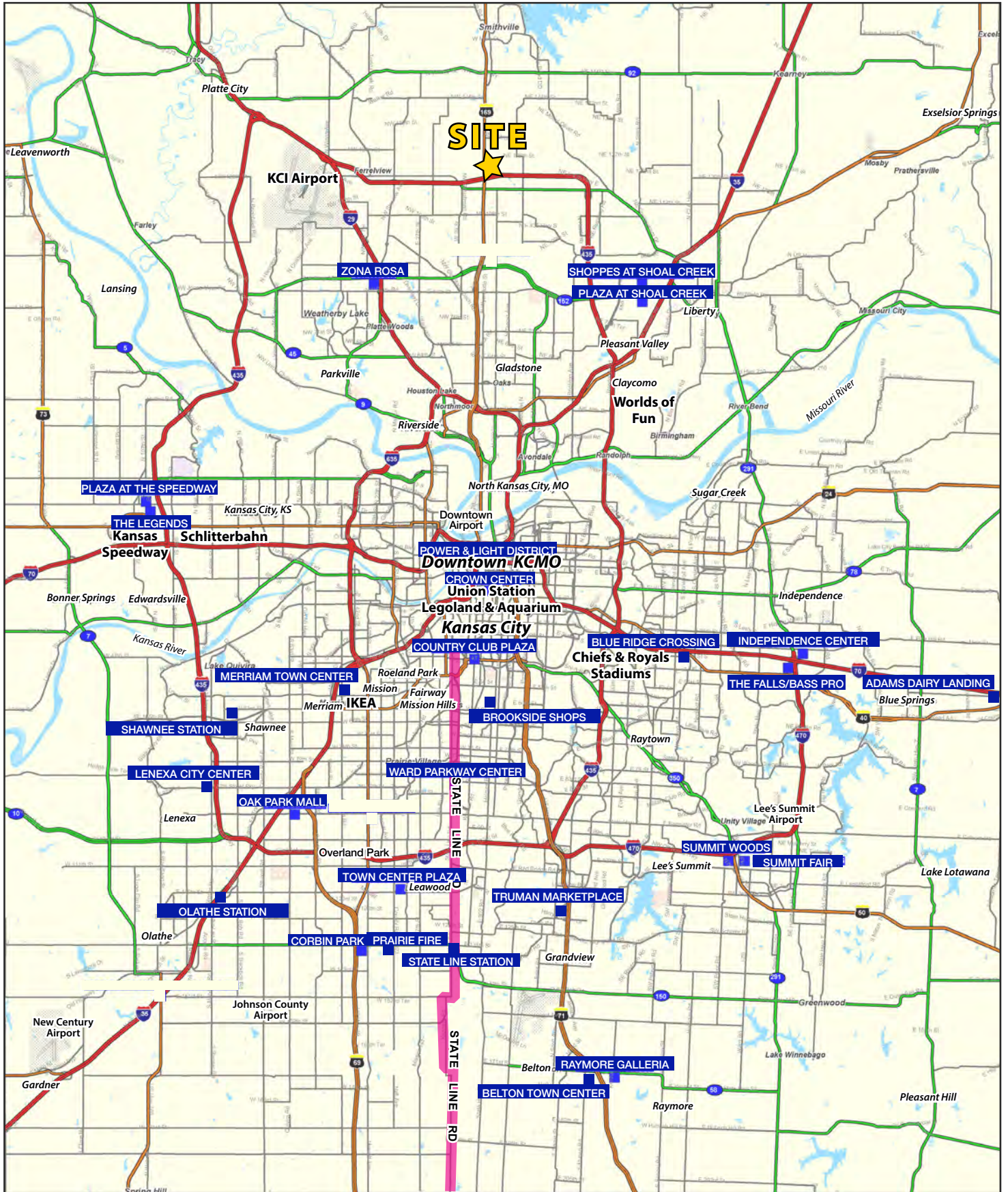
## AERIAL



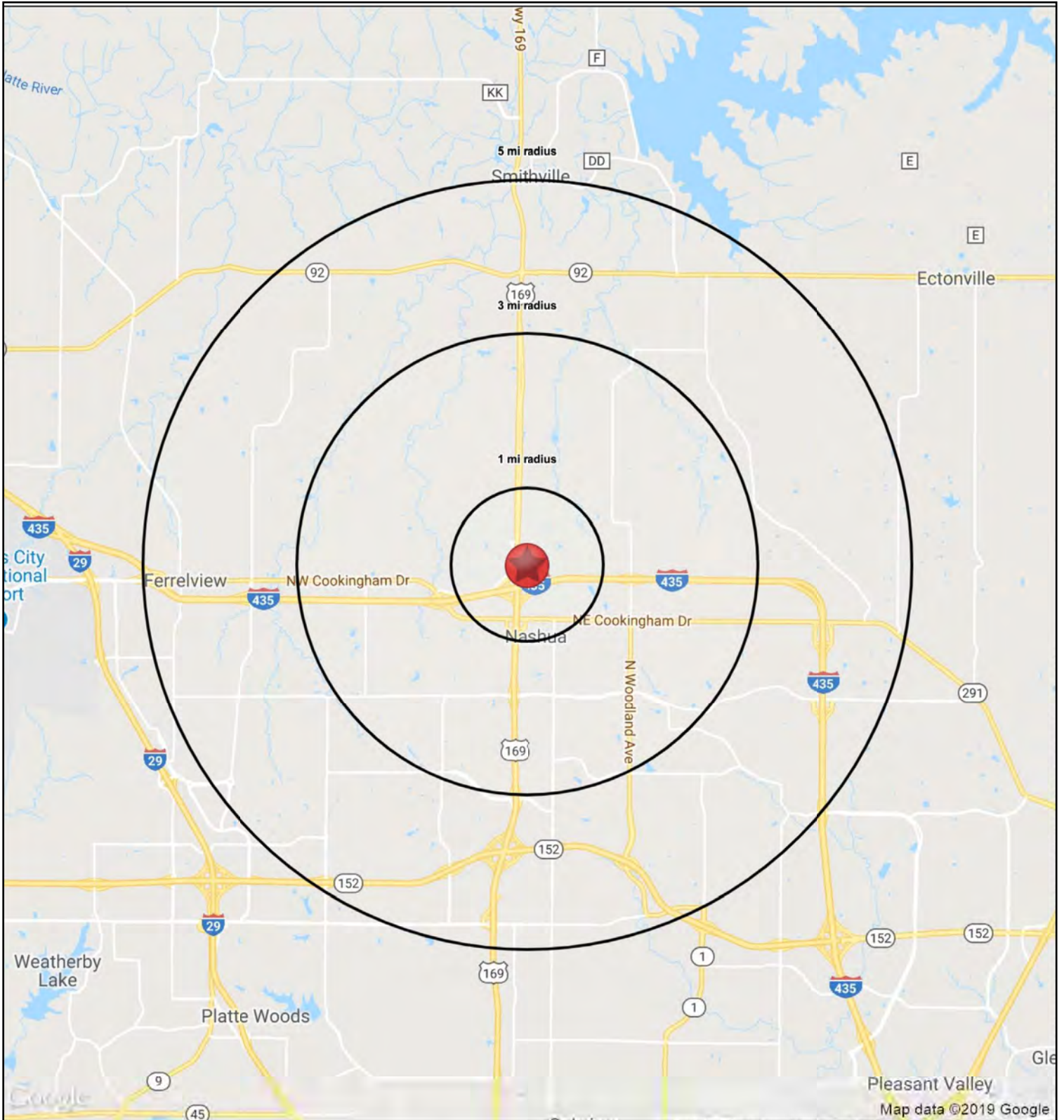


# SCENIC RIDGE DEVELOPMENT LAND

169 Highway & I-435 (NEC), Kansas City, Missouri









# SCENIC RIDGE DEVELOPMENT LAND

169 Highway & I-435 (NEC), Kansas City, Missouri

RS1

12130-12140 N. Main Street		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64165				
POPULATION	2018 Estimated Population	1,147	17,050	47,319
	2023 Projected Population	1,233	18,416	51,567
	2010 Census Population	1,169	15,577	39,648
	2000 Census Population	818	11,608	26,344
	Projected Annual Growth 2018 to 2023	1.5%	1.6%	1.8%
	Historical Annual Growth 2000 to 2018	2.2%	2.6%	4.4%
	2018 Median Age	35.1	36.0	35.7
HOUSEHOLDS	2018 Estimated Households	396	6,195	18,207
	2023 Projected Households	412	6,452	19,048
	2010 Census Households	400	5,596	15,091
	2000 Census Households	270	4,047	9,729
	Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2018	2.6%	2.9%	4.8%
RACE AND ETHNICITY	2018 Estimated White	88.7%	88.8%	86.4%
	2018 Estimated Black or African American	5.2%	4.9%	6.5%
	2018 Estimated Asian or Pacific Islander	1.6%	1.8%	2.2%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.4%
	2018 Estimated Other Races	4.2%	4.1%	4.4%
	2018 Estimated Hispanic	7.6%	6.2%	6.2%
INCOME	2018 Estimated Average Household Income	\$109,047	\$105,184	\$94,677
	2018 Estimated Median Household Income	\$92,841	\$90,767	\$88,230
	2018 Estimated Per Capita Income	\$37,794	\$38,265	\$36,473
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.0%	1.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.4%	3.5%	3.5%
	2018 Estimated High School Graduate	22.9%	23.3%	23.0%
	2018 Estimated Some College	24.0%	23.7%	22.9%
	2018 Estimated Associates Degree Only	12.4%	9.7%	9.5%
	2018 Estimated Bachelors Degree Only	27.0%	27.9%	27.3%
	2018 Estimated Graduate Degree	8.7%	10.9%	12.6%
BUSINESS	2018 Estimated Total Businesses	23	212	881
	2018 Estimated Total Employees	164	2,361	10,148
	2018 Estimated Employee Population per Business	7.0	11.1	11.5
	2018 Estimated Residential Population per Business	49.0	80.3	53.7

