



SALE PRICE: \$767,470.10

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,531	21,161	66,454
Avg. Household Income	\$72,385	\$85,321	\$83,648

- Excellent 76,747 Sq Ft pad site across from the Owner-Operator Independent Drivers Association (OOIDA) World Headquarters
- Great visibility with super ingress and egress
- Fast growing community with new 60,000 sq ft Price Chopper (coming soon) and contemporary 8 screen movie theater
- Since 1973, OOIDA has been fighting for the rights of all professional truck drivers. Currently OOIDA has over 158,000 members



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

WILLIAM GLASGOW | 816.412.7394 | wglasgow@blockandco.com

Exclusive Agent



76,747 SF OF LAND
40 Highway & Buckner Tarsney Road (NWC)

**FOR
SALE**

ADJACENT OOIDA WORLD HEADQUARTERS BUILDING



OOIDA INFORMATION



OWNER-OPERATOR INDEPENDENT DRIVERS ASSOCIATION (OOIDA)

WHO WE ARE

The Owner-Operator Independent Drivers Association is the international trade association representing the interests of independent owner-operators and professional drivers on all issues that affect truckers. The over 158,000 members of OOIDA are men and women in all 50 states and Canada who collectively own and/or operate more than 240,000 individual heavy-duty trucks and small truck fleets.

OUR MISSION

The mission of the Owner-Operator Independent Drivers Association, Inc. is to serve owner-operators, small fleets and professional truckers; to work for a business climate where truckers are treated equally and fairly; to promote highway safety and responsibility among all highway users; and to promote a better business climate and efficiency for all truck operators.

WHAT WE DO

Since 1973, the Association has actively advocated the views of professional truckers through its interaction with state, provincial and federal government agencies, legislatures, the courts, other associations, and private businesses to advance an equitable environment for commercial drivers. OOIDA is active in all aspects of highway safety and transportation policy, and represents the positions of professional truckers on numerous committees and in various forums on the local, state, provincial, national and international levels. The Association participates in virtually every significant rulemaking affecting professional truckers, testifies at all major hearings on trucking issues, and participates in industry-wide organizations and conferences.

HISTORY

OOIDA was formed as a result of global trade and economic issues in the early 1970s. The Arab oil embargoes literally shut down the trucking industry and nearly crippled the nation. The association's founding members (which included OOIDA's president, Jim Johnston) traveled to Washington, DC to present the problems of the trucking industry before lawmakers. Fuel availability and pricing topped the list.

After a few weeks and many long meetings, the group left Washington very frustrated but none the less enlightened on what would need to be done. They understood that to accomplish anything in our nation's capital, they would need to be better informed, funded and unified. In 1975, Jim Johnston was elected as president of the association, a position he jokes about by saying there wasn't much competition because it involved "a lot of hard work, frustration and not much pay!" The first headquarters was located in the parking lot of a truck stop in Grain Valley, Mo. along Interstate 70, in a trailer chained to a light pole.

TODAY

Our national headquarters is still located on the outskirts of Kansas City, but now in Grain Valley, MO.

All OOIDA officers and directors are now or have been professional truckers, and are elected from the membership, by the membership. The 21-member board defines OOIDA's position on all major trucking issues.

OOIDA has a fully staffed Government Affairs office in Washington, D.C. that is dedicated to helping small business truckers and professional drivers participate in the legislative and regulatory process and to tell their story to lawmakers. OOIDA's Government Affairs office maintains an active grass-roots advocacy effort that alerts members whenever legislative or regulatory developments necessitate a call for action. Visit www.fightingfortruckers.com to find out more.

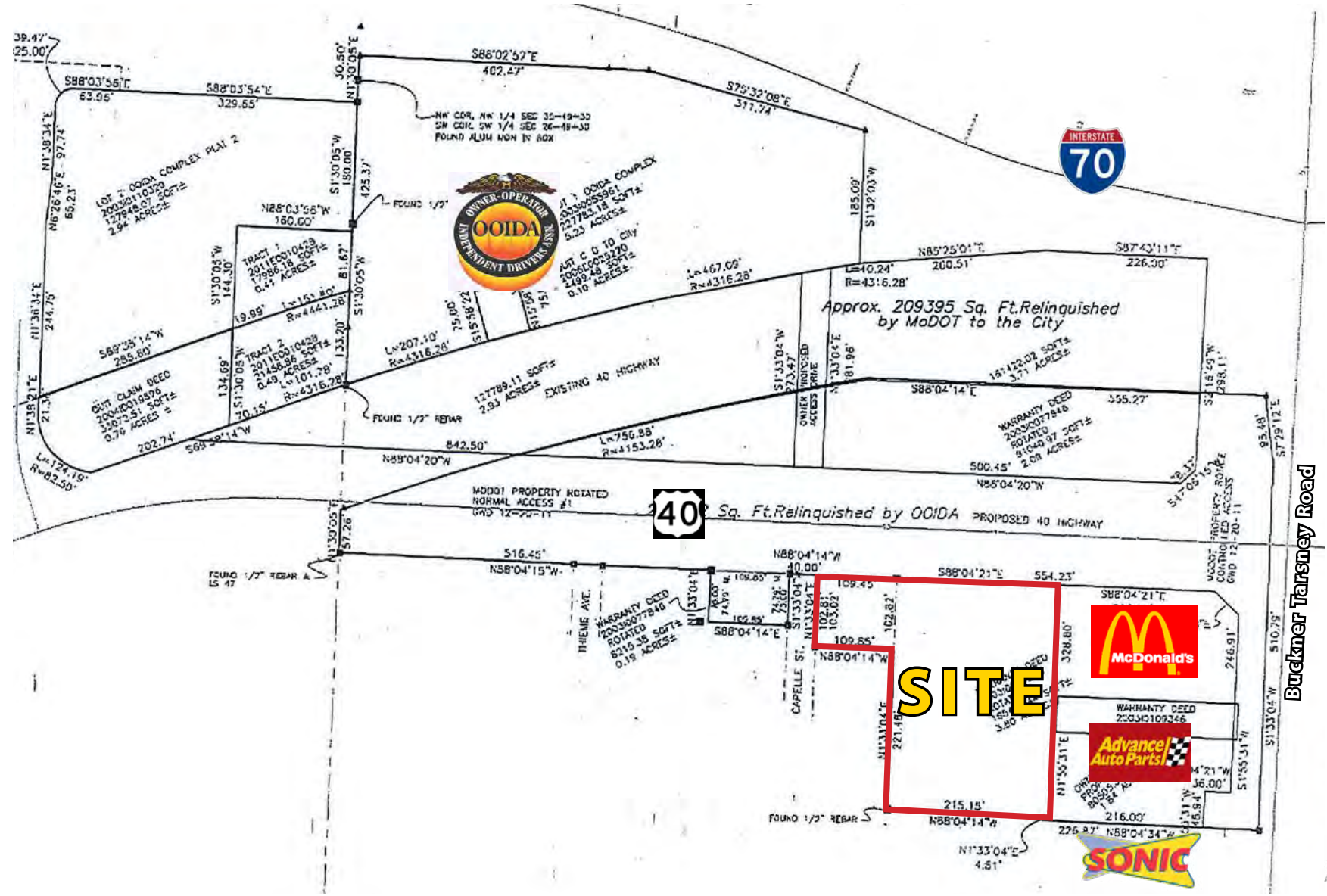
OTHER DIVISIONS

OOIDA publishes *Land Line Magazine*, the trade publication dedicated to keeping professional truckers informed of current legislation, trucking regulations, new products and services, and common interests.

OOIDA also produces Land Line Now for Sirius XM Satellite Radio's The Road Dog on Sirius XM Channel 106. Land Line Now is the first daily news and information program specifically designed for the trucking industry.

Through its subsidiary, Owner-Operator Services, the Association offers a wide variety of benefit programs to help members reduce costs, and operate more safely and efficiently.

AERIAL

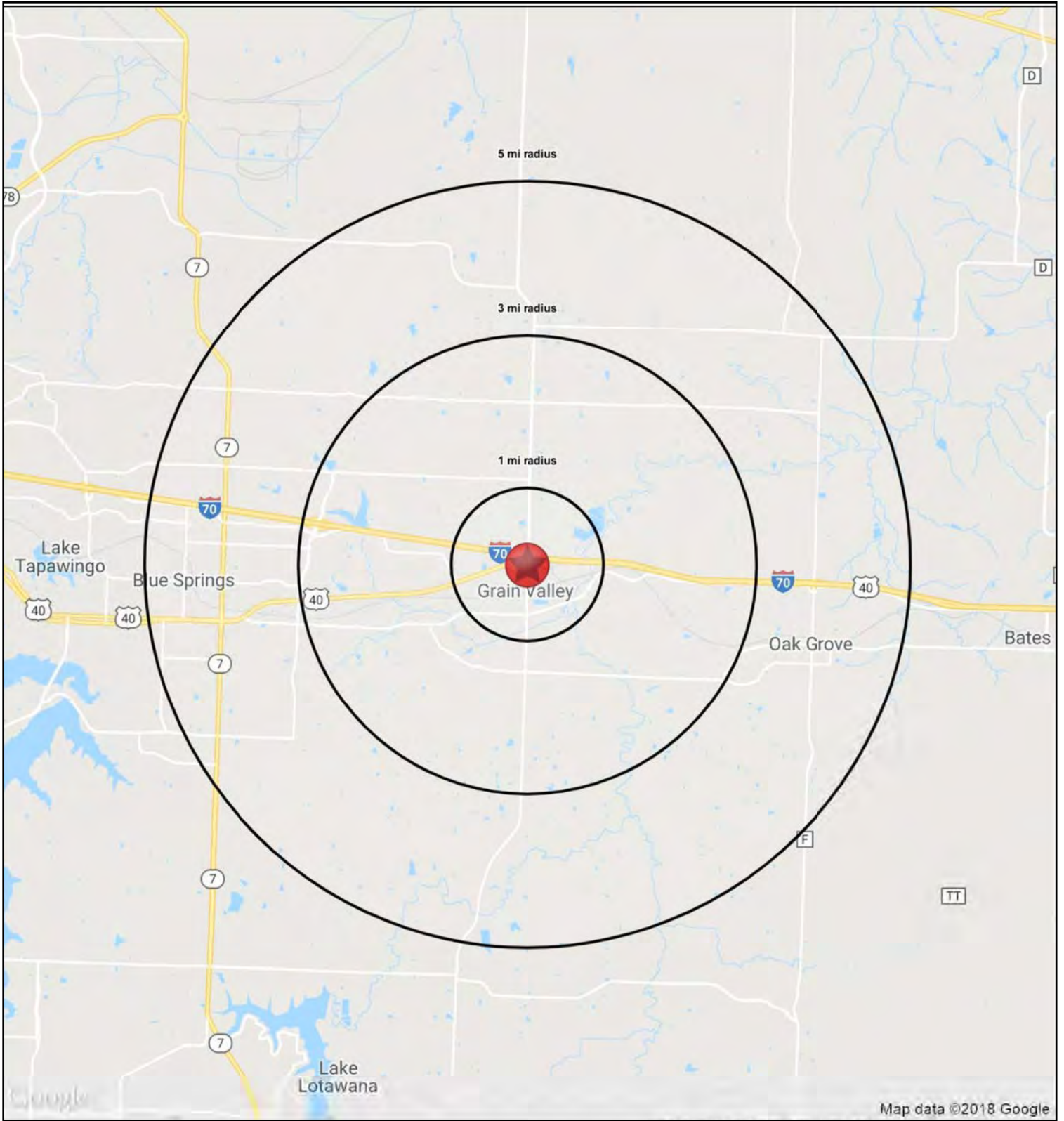




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FOR SALE





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40 Highway & Buckner Tarsney Road		1 mi radius	3 mi radius	5 mi radius
Grain Valley, MO 64029				
POPULATION	2018 Estimated Population	4,531	21,161	66,454
	2023 Projected Population	4,594	21,619	68,034
	2010 Census Population	3,825	19,285	62,573
	2000 Census Population	1,877	10,341	49,268
	Projected Annual Growth 2018 to 2023	0.3%	0.4%	0.5%
	Historical Annual Growth 2000 to 2018	7.9%	5.8%	1.9%
	2018 Median Age	30.9	33.6	34.9
HOUSEHOLDS	2018 Estimated Households	1,755	7,869	25,542
	2023 Projected Households	1,758	7,952	25,856
	2010 Census Households	1,416	6,838	22,948
	2000 Census Households	696	3,663	17,792
	Projected Annual Growth 2018 to 2023	-	0.2%	0.2%
	Historical Annual Growth 2000 to 2018	8.4%	6.4%	2.4%
RACE AND ETHNICITY	2018 Estimated White	91.5%	91.9%	89.4%
	2018 Estimated Black or African American	3.1%	2.8%	4.5%
	2018 Estimated Asian or Pacific Islander	0.7%	1.1%	1.4%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	4.2%	3.7%	4.3%
	2018 Estimated Hispanic	5.3%	5.0%	5.1%
INCOME	2018 Estimated Average Household Income	\$72,385	\$85,321	\$83,648
	2018 Estimated Median Household Income	\$57,291	\$72,458	\$71,154
	2018 Estimated Per Capita Income	\$28,051	\$31,748	\$32,176
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.9%	5.7%	4.6%
	2018 Estimated High School Graduate	36.0%	31.7%	29.6%
	2018 Estimated Some College	24.2%	24.1%	25.5%
	2018 Estimated Associates Degree Only	6.3%	7.5%	8.5%
	2018 Estimated Bachelors Degree Only	14.9%	19.0%	20.1%
	2018 Estimated Graduate Degree	10.4%	10.5%	10.6%
BUSINESS	2018 Estimated Total Businesses	258	491	2,292
	2018 Estimated Total Employees	2,242	5,430	24,052
	2018 Estimated Employee Population per Business	8.7	11.1	10.5
	2018 Estimated Residential Population per Business	17.6	43.1	29.0

