



PRIME LAND ON I-70 | FOR SALE

19350 E. Valley View Pkwy, Independence, MO



SALE PRICE: \$14/SF | 2.87 ACRES

DEMOGRAPHICS

Drive Time	5 min.	10 min.	15 min.
Estimated Population	58,270	217,603	430,726
Avg. Household Income	\$85,438	\$75,700	\$68,733

- Across from Independence Events Center with over 2,000,000 visitors per year, near Independence Center Regional Mall and surrounded by major shopping/dining destination areas
- Great visibility to I-70 and 100,000 +/- cars per day
- Surrounding tenants include Costco, Lowe's, Carmax, Natural Grocers, Bass Pro Shop, Menard's, Macy's, Sears, Dillard's, Walmart Supercenter, Sam's Club, Target, JC Penny, Hobby Lobby, Best Buy, Petsmart, AMC Theaters, Panera Bread, Chipotle, Pie Five, Qdoba, Red Robin, QuikTrip, Outback Steakhouse, Hooters, Holiday Inn Express, Drury Inn & Suites, Comfort Inn, and more
- All utilities available

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

For More Information Contact: *Exclusive Agents*
 MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



AERIAL



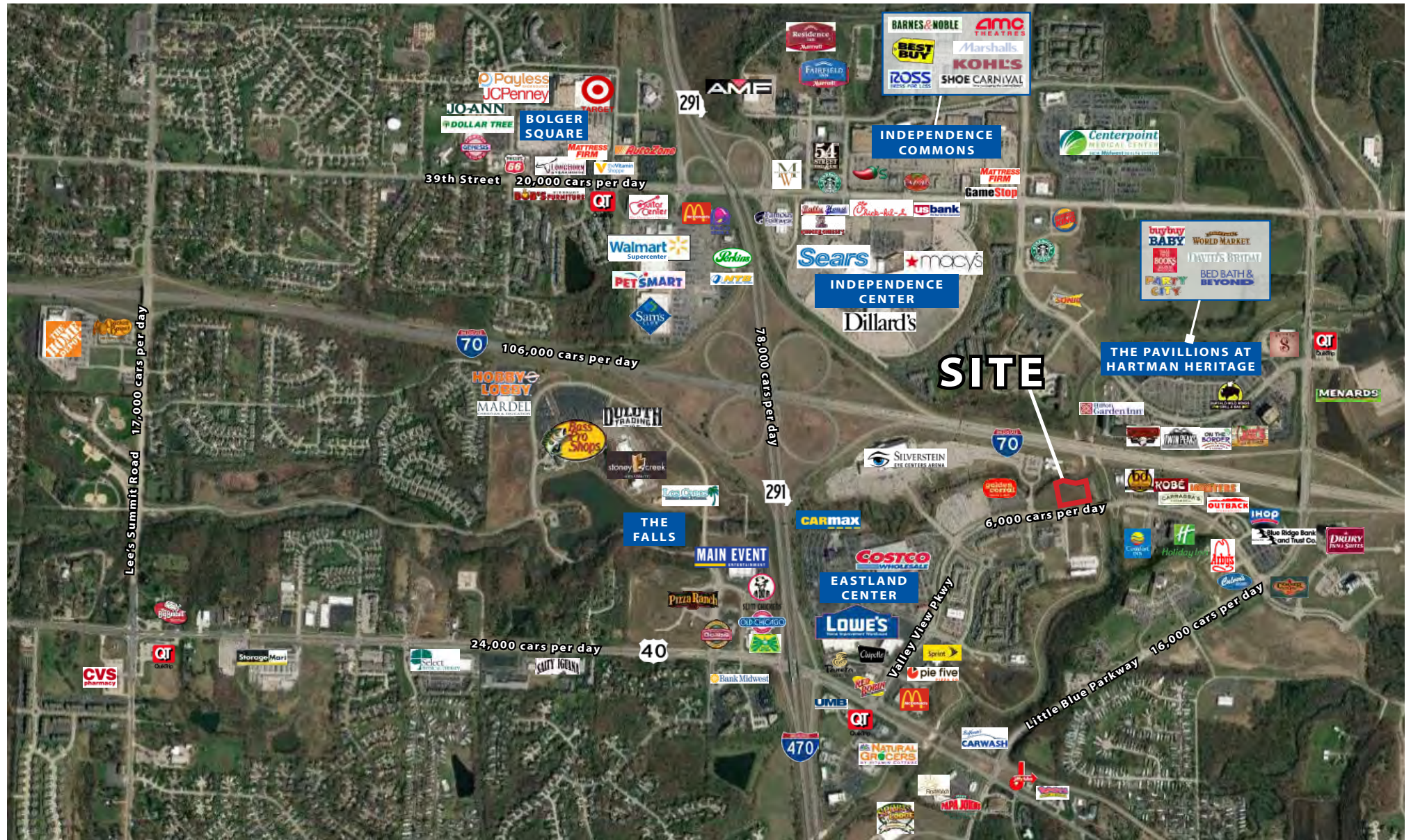


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2.87 ACRES
OF LAND
AVAILABLE

AERIAL



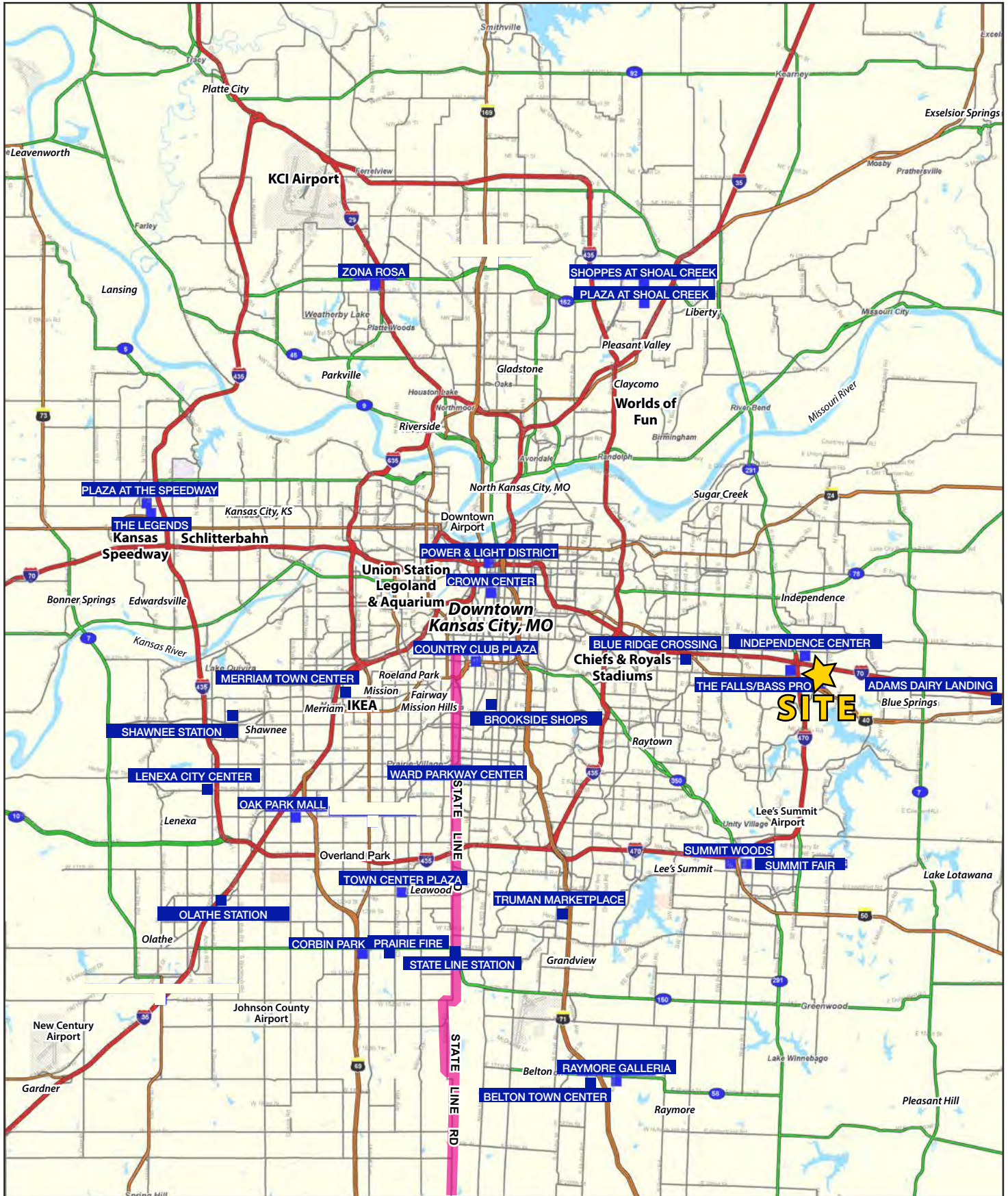
SURROUNDING TENANTS





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19350 E Valley View Pkwy Independence, MO 64055		5 min drivetime	10 min drivetime	15 min drivetime
POPULATION	2018 Estimated Population	58,270	217,603	430,726
	2023 Projected Population	59,947	222,322	450,476
	2010 Census Population	57,494	212,096	415,937
	2000 Census Population	49,840	192,971	401,792
	Projected Annual Growth 2018 to 2023	0.6%	0.4%	0.9%
	Historical Annual Growth 2000 to 2018	0.9%	0.7%	0.4%
	2018 Median Age	41.2	38.6	37.5
HOUSEHOLDS	2018 Estimated Households	25,340	91,347	177,662
	2023 Projected Households	25,733	92,278	183,622
	2010 Census Households	23,833	85,039	163,444
	2000 Census Households	20,026	76,749	156,955
	Projected Annual Growth 2018 to 2023	0.3%	0.2%	0.7%
	Historical Annual Growth 2000 to 2018	1.5%	1.1%	0.7%
RACE AND ETHNICITY	2018 Estimated White	84.9%	82.9%	70.0%
	2018 Estimated Black or African American	7.0%	8.7%	19.0%
	2018 Estimated Asian or Pacific Islander	2.5%	2.0%	2.1%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2018 Estimated Other Races	5.2%	6.0%	8.4%
	2018 Estimated Hispanic	6.3%	6.9%	10.5%
INCOME	2018 Estimated Average Household Income	\$85,438	\$75,700	\$68,733
	2018 Estimated Median Household Income	\$67,815	\$62,640	\$57,249
	2018 Estimated Per Capita Income	\$37,187	\$31,828	\$28,461
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.1%	3.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.7%	7.4%
	2018 Estimated High School Graduate	28.4%	31.3%	31.8%
	2018 Estimated Some College	24.9%	24.4%	23.8%
	2018 Estimated Associates Degree Only	8.0%	8.1%	7.7%
	2018 Estimated Bachelors Degree Only	20.5%	18.5%	16.8%
	2018 Estimated Graduate Degree	12.3%	9.9%	9.1%
BUSINESS	2018 Estimated Total Businesses	2,655	7,987	15,403
	2018 Estimated Total Employees	30,454	90,801	218,102
	2018 Estimated Employee Population per Business	11.5	11.4	14.2
	2018 Estimated Residential Population per Business	22.0	27.2	28.0

