



SALE PRICE: \$240,000 | 33,350 SF LOT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,979	18,975	28,545
Avg. Household Income	\$51,574	\$58,477	\$57,671

- 145' of frontage on Westwood Avenue
- One block off West Broadway
- Good infill vacant lot
- Close to hotels, restaurants, and more
- All utilities to site

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

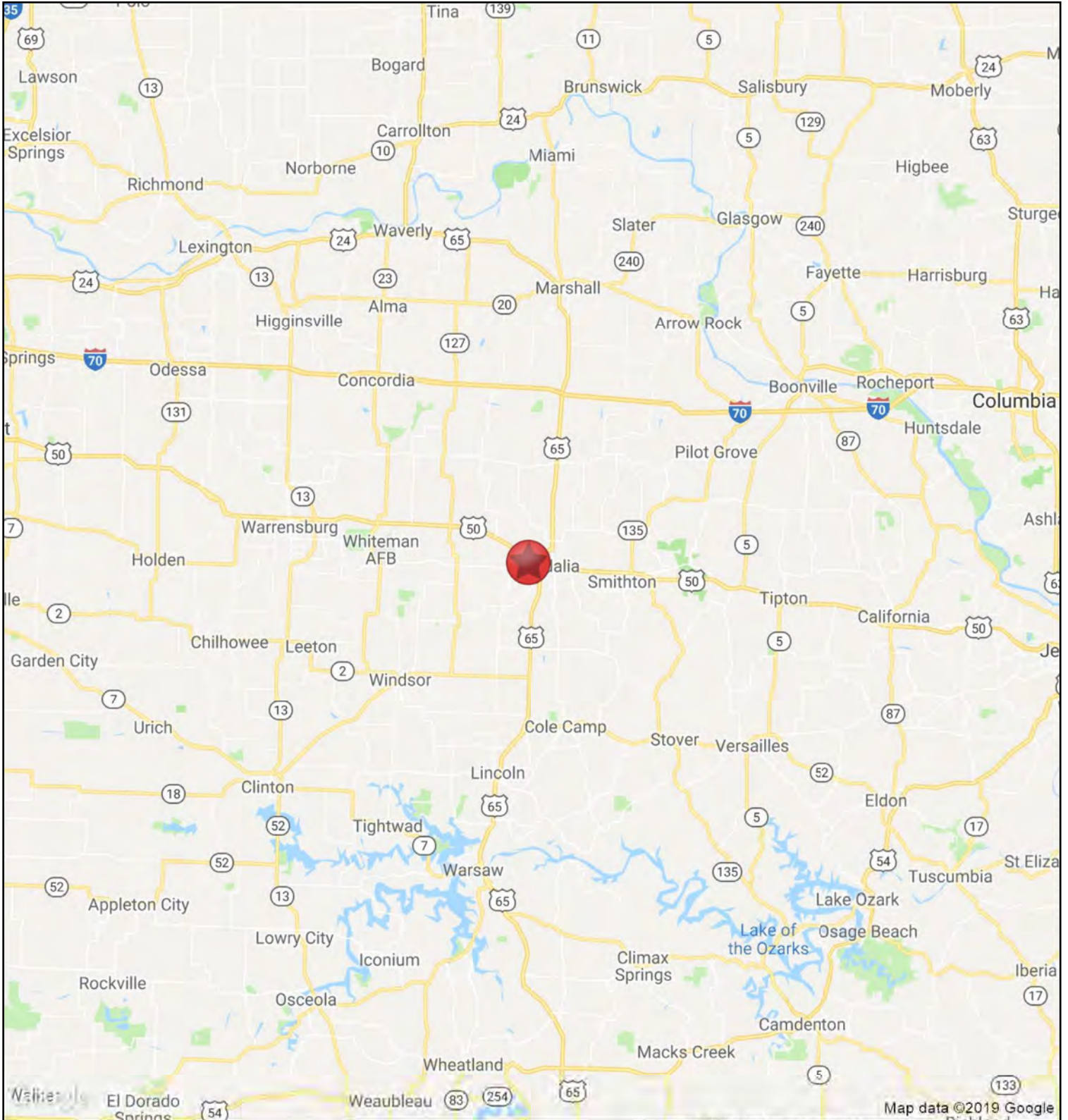
For More Information Contact: *Exclusive Agent*
BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com

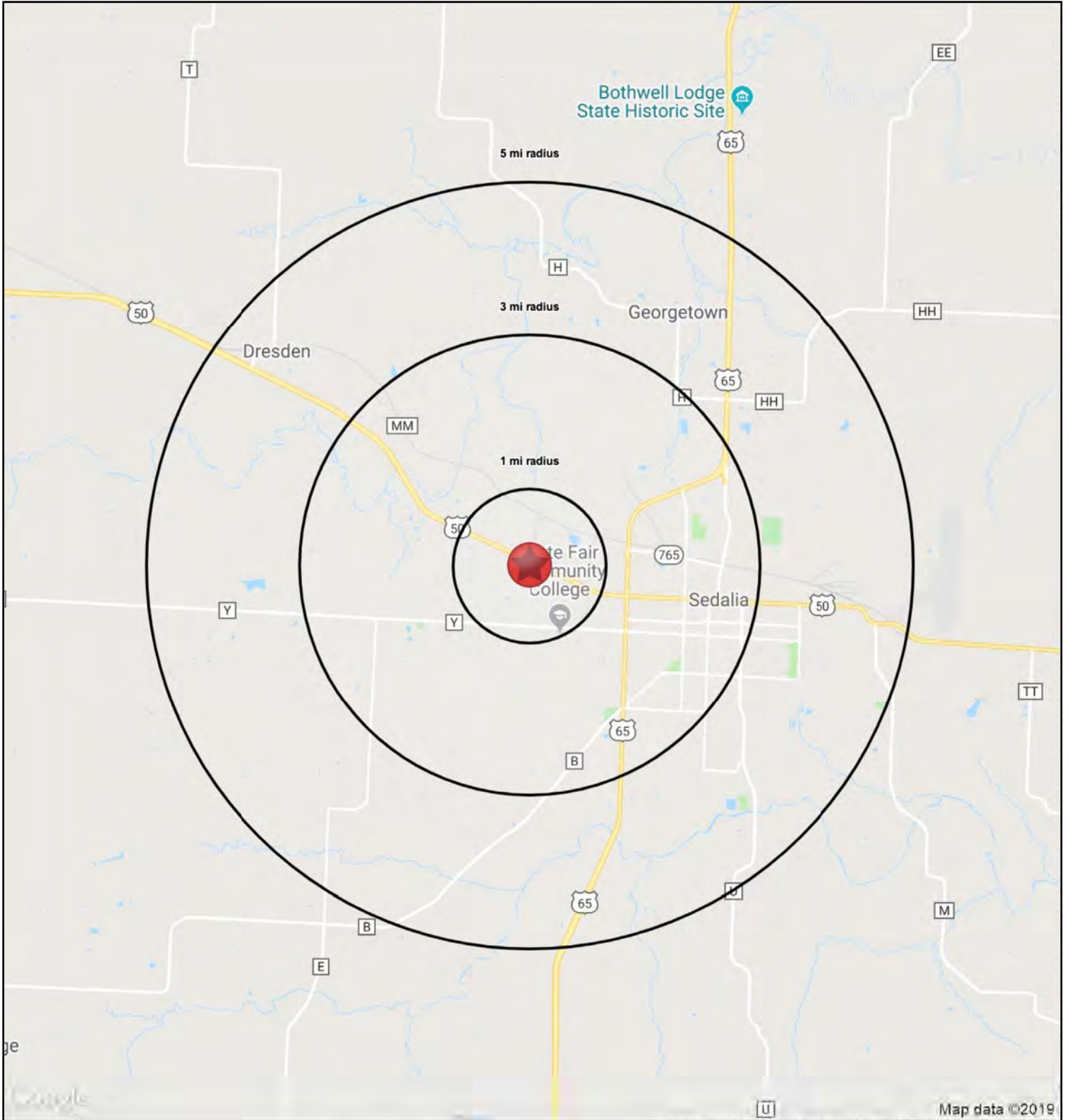


PAD SITE AVAILABLE

W. Broadway Blvd & Westwood Ave, Sedalia, MO

FOR SALE







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**FOR
SALE**

HS1

W. Broadway Boulevard & Westwood Avenue		1 mi radius	3 mi radius	5 mi radius
Sedalia, MO 65301				
POPULATION	2019 Estimated Population	2,979	18,975	28,545
	2024 Projected Population	3,047	19,767	29,672
	2010 Census Population	2,845	18,906	28,337
	2000 Census Population	2,376	17,572	26,252
	Projected Annual Growth 2019 to 2024	0.5%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	1.3%	0.4%	0.5%
	2019 Median Age	40.9	35.7	36.1
HOUSEHOLDS	2019 Estimated Households	1,451	8,065	11,941
	2024 Projected Households	1,454	8,231	12,171
	2010 Census Households	1,325	7,707	11,380
	2000 Census Households	1,106	7,324	10,816
	Projected Annual Growth 2019 to 2024	-	0.4%	0.4%
	Historical Annual Growth 2000 to 2019	1.6%	0.5%	0.5%
RACE AND ETHNICITY	2019 Estimated White	88.3%	82.3%	84.5%
	2019 Estimated Black or African American	3.6%	5.7%	4.8%
	2019 Estimated Asian or Pacific Islander	2.0%	1.5%	1.3%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.6%	0.6%
	2019 Estimated Other Races	5.9%	9.9%	8.9%
	2019 Estimated Hispanic	8.5%	11.8%	10.5%
INCOME	2019 Estimated Average Household Income	\$51,574	\$58,477	\$57,671
	2019 Estimated Median Household Income	\$42,713	\$47,657	\$46,251
	2019 Estimated Per Capita Income	\$25,253	\$25,035	\$24,265
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.6%	5.3%	5.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	10.3%	10.3%	10.4%
	2019 Estimated High School Graduate	34.6%	29.9%	31.9%
	2019 Estimated Some College	24.1%	23.7%	23.3%
	2019 Estimated Associates Degree Only	10.6%	10.5%	9.9%
	2019 Estimated Bachelors Degree Only	10.6%	12.9%	12.4%
	2019 Estimated Graduate Degree	6.2%	7.4%	6.8%
BUSINESS	2019 Estimated Total Businesses	416	1,386	1,529
	2019 Estimated Total Employees	6,776	20,201	23,189
	2019 Estimated Employee Population per Business	16.3	14.6	15.2
	2019 Estimated Residential Population per Business	7.2	13.7	18.7

