



# CARL RIDGE S.C. LAND FOR SALE

40 Highway & Noland Road (NEQ) Independence, MO



## SALE PRICE: \$1,400,000 | 6.1 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,531	61,214	153,263
Avg. Household Income	\$77,759	\$74,466	\$68,680

- Tract A - 61,069 SF - \$500,000  
Tract B - 31,570 SF - \$350,000  
Tracts C1, C2, C3 - 173,203 SF - \$550,000
- Great visibility
- Accessible to eastbound and westbound traffic
- Next to Shell, DQ, Subway, Sonic, and Valvoline
- Possible build-to-suit

[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)



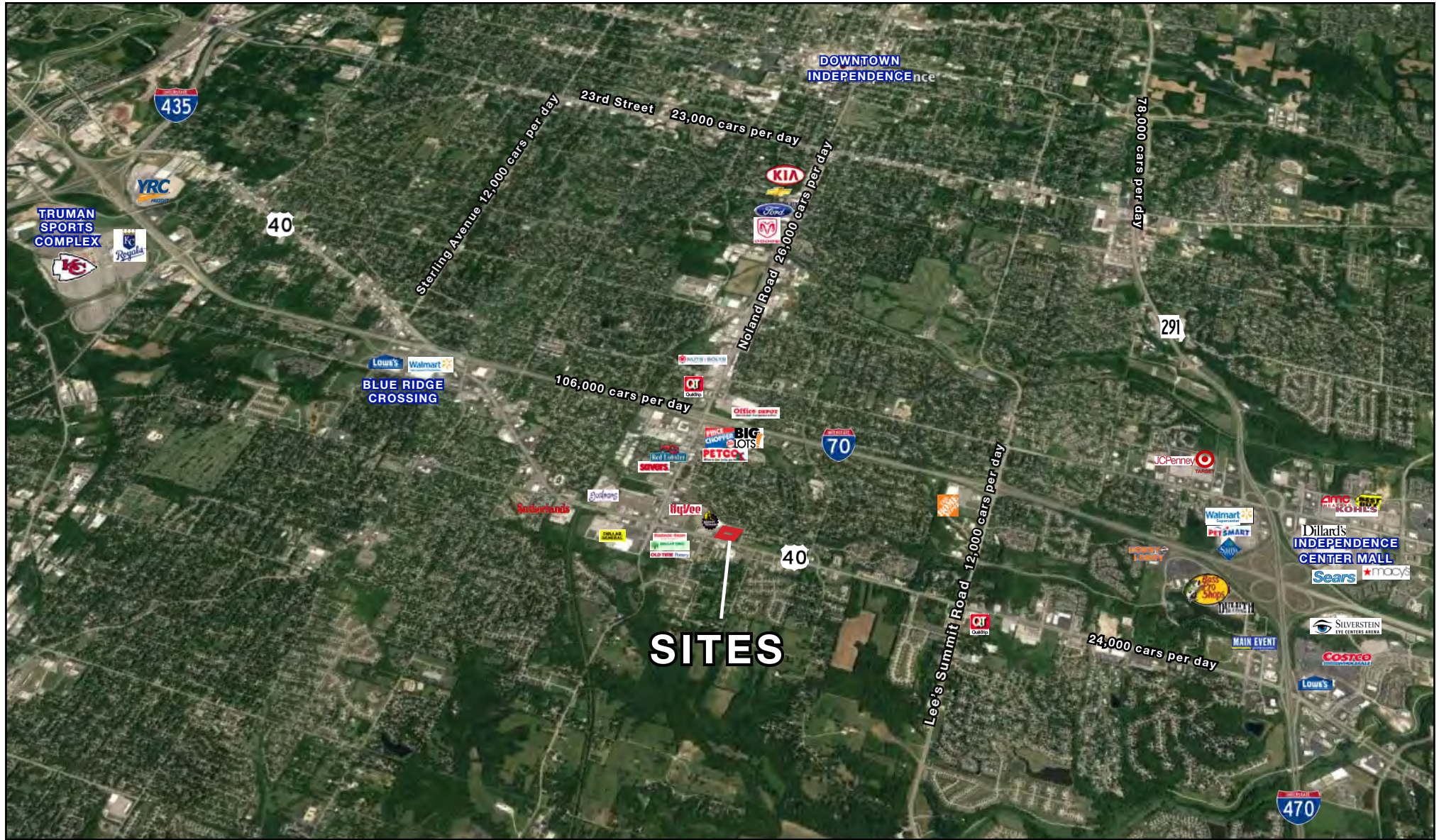
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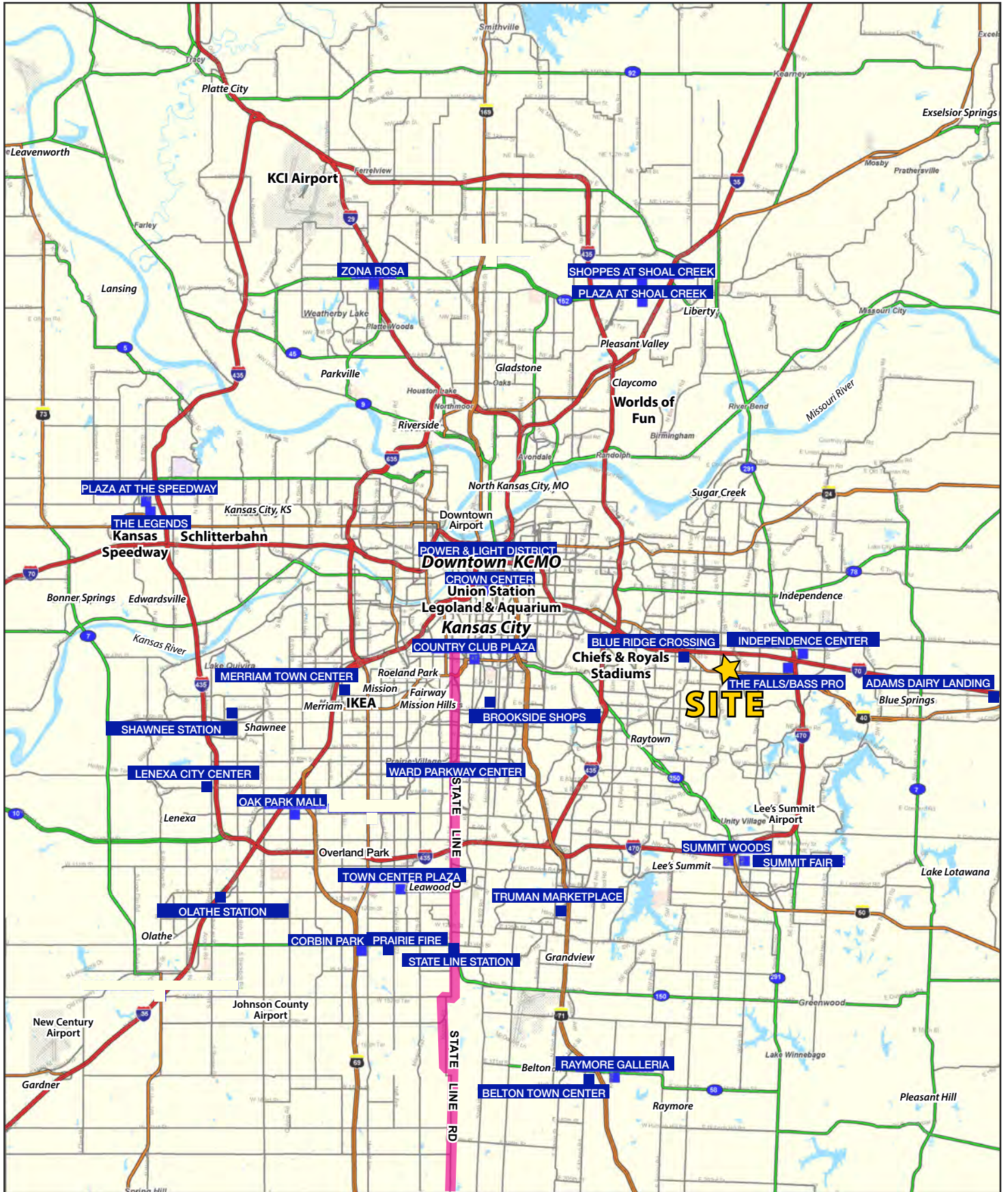
AERIAL





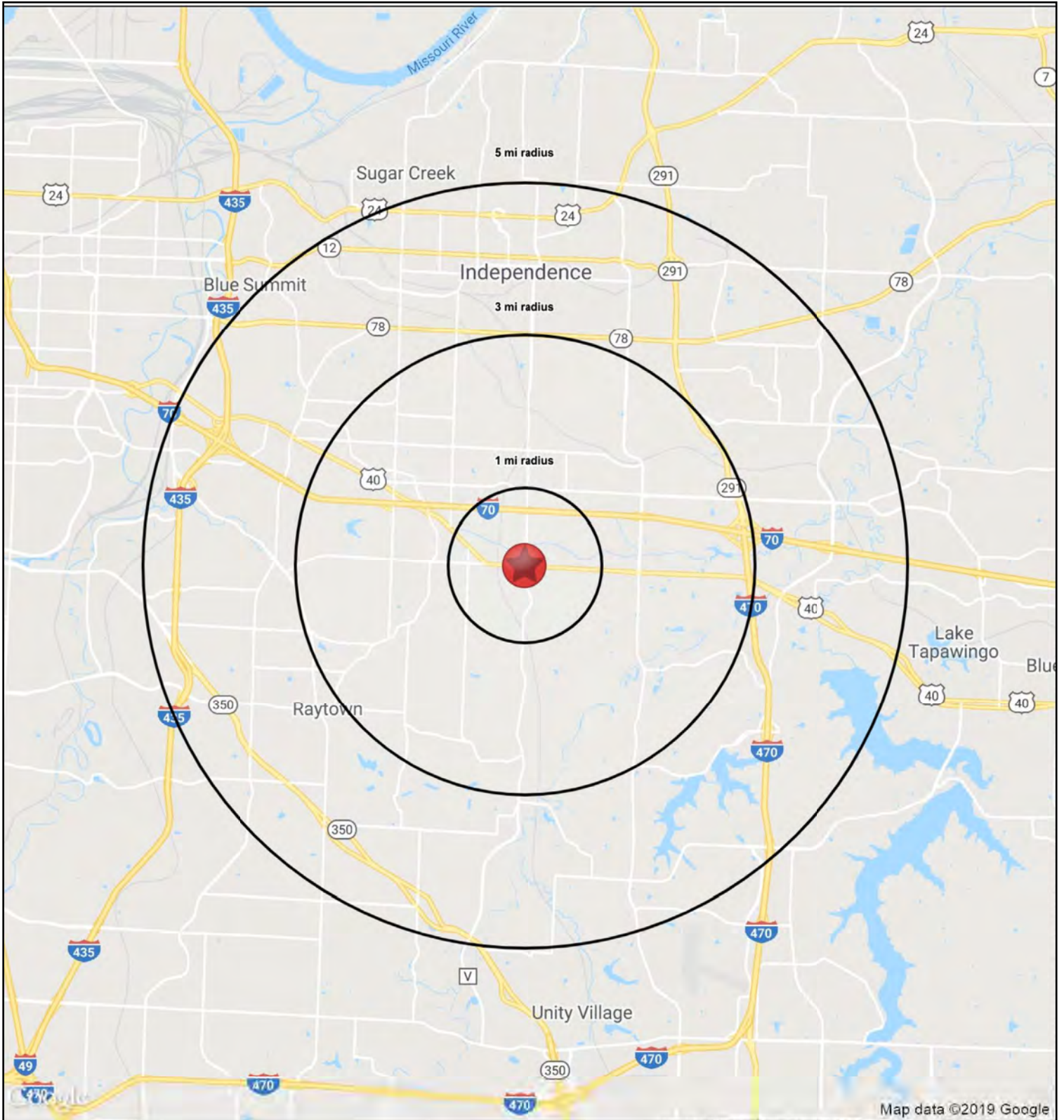
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## 40 Highway & Noland Road (NEQ) Independence, MO

HS1

40 Highway & Noland Road Independence, MO 64055		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	7,531	61,214	153,263
	2024 Projected Population	7,660	61,820	156,397
	2010 Census Population	7,658	62,223	152,889
	2000 Census Population	7,176	58,238	145,599
	Projected Annual Growth 2019 to 2024	0.3%	0.2%	0.4%
	Historical Annual Growth 2000 to 2019	0.3%	0.3%	0.3%
	2019 Median Age	43.6	42.2	40.9
<b>HOUSEHOLDS</b>	2019 Estimated Households	3,491	27,651	67,907
	2024 Projected Households	3,511	27,670	68,595
	2010 Census Households	3,364	26,613	64,170
	2000 Census Households	3,150	24,976	61,495
	Projected Annual Growth 2019 to 2024	0.1%	-	0.2%
	Historical Annual Growth 2000 to 2019	0.6%	0.6%	0.5%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	79.2%	78.1%	77.4%
	2019 Estimated Black or African American	12.8%	13.1%	13.5%
	2019 Estimated Asian or Pacific Islander	1.7%	2.0%	2.0%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2019 Estimated Other Races	5.9%	6.4%	6.7%
	2019 Estimated Hispanic	7.5%	7.7%	7.6%
<b>INCOME</b>	2019 Estimated Average Household Income	\$77,759	\$74,466	\$68,680
	2019 Estimated Median Household Income	\$57,670	\$58,089	\$57,456
	2019 Estimated Per Capita Income	\$36,079	\$33,669	\$30,512
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.3%	2.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.4%	5.8%	6.5%
	2019 Estimated High School Graduate	33.2%	34.1%	33.1%
	2019 Estimated Some College	28.7%	25.4%	24.8%
	2019 Estimated Associates Degree Only	5.8%	7.4%	7.5%
	2019 Estimated Bachelors Degree Only	16.0%	16.5%	16.3%
	2019 Estimated Graduate Degree	7.2%	8.5%	9.1%
<b>BUSINESS</b>	2019 Estimated Total Businesses	451	1,747	5,523
	2019 Estimated Total Employees	4,549	18,479	61,872
	2019 Estimated Employee Population per Business	10.1	10.6	11.2
	2019 Estimated Residential Population per Business	16.7	35.0	27.7

