



Corner Lot on 24 Highway | FOR SALE

101 E. US 24 Highway, Independence, Missouri



AVAILABLE LOT

SALE PRICE: \$48,500 | .31 ACRES AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,622	61,117	129,063
Avg. Household Income	\$47,960	\$51,487	\$61,268

- Prime Independence, Missouri location
- High traffic area
- Great visibility to U.S. 24 Highway
- By William Chrisman High School
- Perfect for Car Lot or Retail/Restaurant location



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent





Corner Lot on 24 Highway | FOR SALE

101 E. US 24 Highway, Independence, Missouri

**.31 ACRES
OF LAND
AVAILABLE**

AERIAL

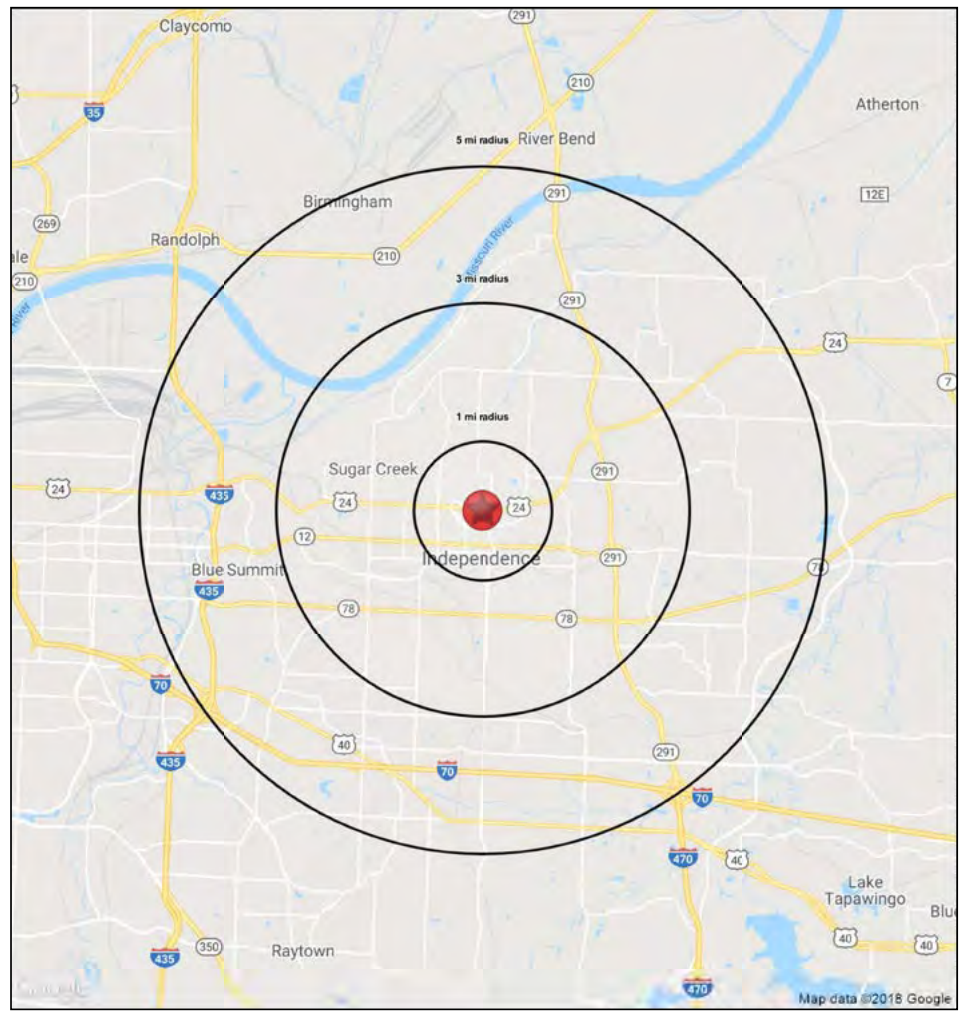
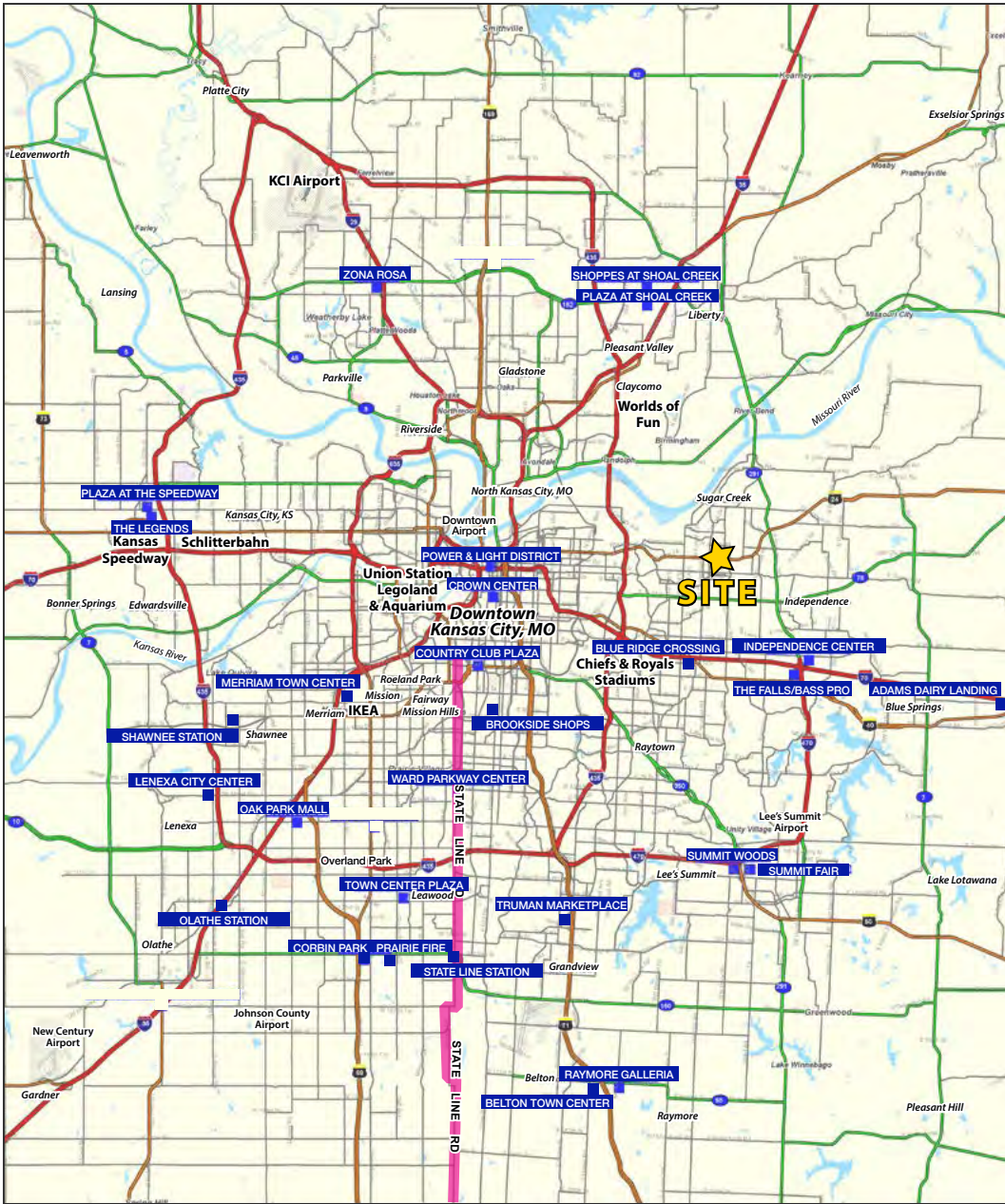




Corner Lot on 24 Highway | FOR SALE

101 E. US 24 Highway, Independence, Missouri

**.31 ACRES
OF LAND
AVAILABLE**



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



Corner Lot on 24 Highway | FOR SALE

101 E. US 24 Highway, Independence, Missouri

101 E. US 24 Highway Independence, MO 64050		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	9,622	61,117	129,063
	2023 Projected Population	9,875	62,486	132,109
	2010 Census Population	9,518	60,843	128,918
	2000 Census Population	10,269	62,366	125,987
	Projected Annual Growth 2018 to 2023	0.5%	0.4%	0.5%
	Historical Annual Growth 2000 to 2018	-0.4%	-0.1%	0.1%
	2018 Median Age	38.5	38.2	39.2
HOUSEHOLDS	2018 Estimated Households	4,276	26,948	55,883
	2023 Projected Households	4,336	27,275	56,581
	2010 Census Households	4,040	25,582	53,236
	2000 Census Households	4,423	26,718	52,525
	Projected Annual Growth 2018 to 2023	0.3%	0.2%	0.2%
	Historical Annual Growth 2000 to 2018	-0.2%	-	0.4%
RACE AND ETHNICITY	2018 Estimated White	83.8%	83.4%	81.6%
	2018 Estimated Black or African American	6.2%	5.8%	7.5%
	2018 Estimated Asian or Pacific Islander	1.3%	1.7%	2.0%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2018 Estimated Other Races	8.1%	8.4%	8.3%
	2018 Estimated Hispanic	8.0%	9.3%	10.2%
INCOME	2018 Estimated Average Household Income	\$47,960	\$51,487	\$61,268
	2018 Estimated Median Household Income	\$40,473	\$41,595	\$49,344
	2018 Estimated Per Capita Income	\$21,425	\$22,766	\$26,578
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.8%	4.1%	3.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.9%	9.4%	8.0%
	2018 Estimated High School Graduate	38.9%	39.4%	38.0%
	2018 Estimated Some College	25.4%	23.3%	24.0%
	2018 Estimated Associates Degree Only	6.5%	8.3%	7.6%
	2018 Estimated Bachelors Degree Only	9.5%	10.7%	13.0%
	2018 Estimated Graduate Degree	5.1%	4.8%	6.0%
BUSINESS	2018 Estimated Total Businesses	547	1,911	3,988
	2018 Estimated Total Employees	4,630	17,440	44,082
	2018 Estimated Employee Population per Business	8.5	9.1	11.1
	2018 Estimated Residential Population per Business	17.6	32.0	32.4

