



VACANT GROUND FOR SALE

9307 E. 23rd Street, Independence, Missouri



SALE PRICE: \$150,000 | 1.05 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,983	60,043	179,278
Avg. Household Income	\$51,260	\$43,983	\$50,403

- Great visibility
- Good access
- Former car wash site
- Financing available for qualified buyer
- Close to I-435 and I-70
- Level ground for development

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

For More Information Contact: *Exclusive Agent*
WILLIAM GLASGOW | 816.412.7394 | wglasgow@blockandco.com

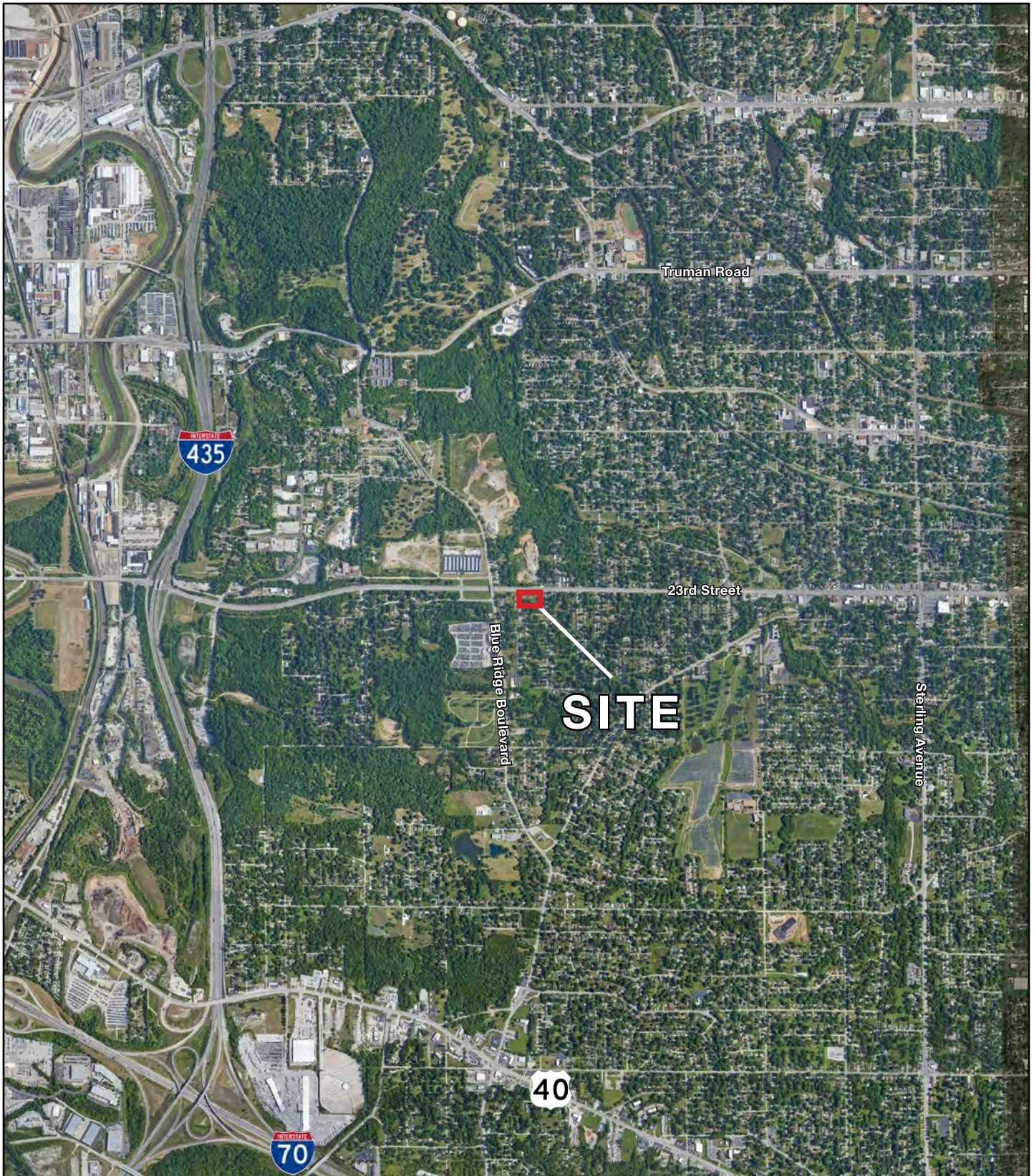




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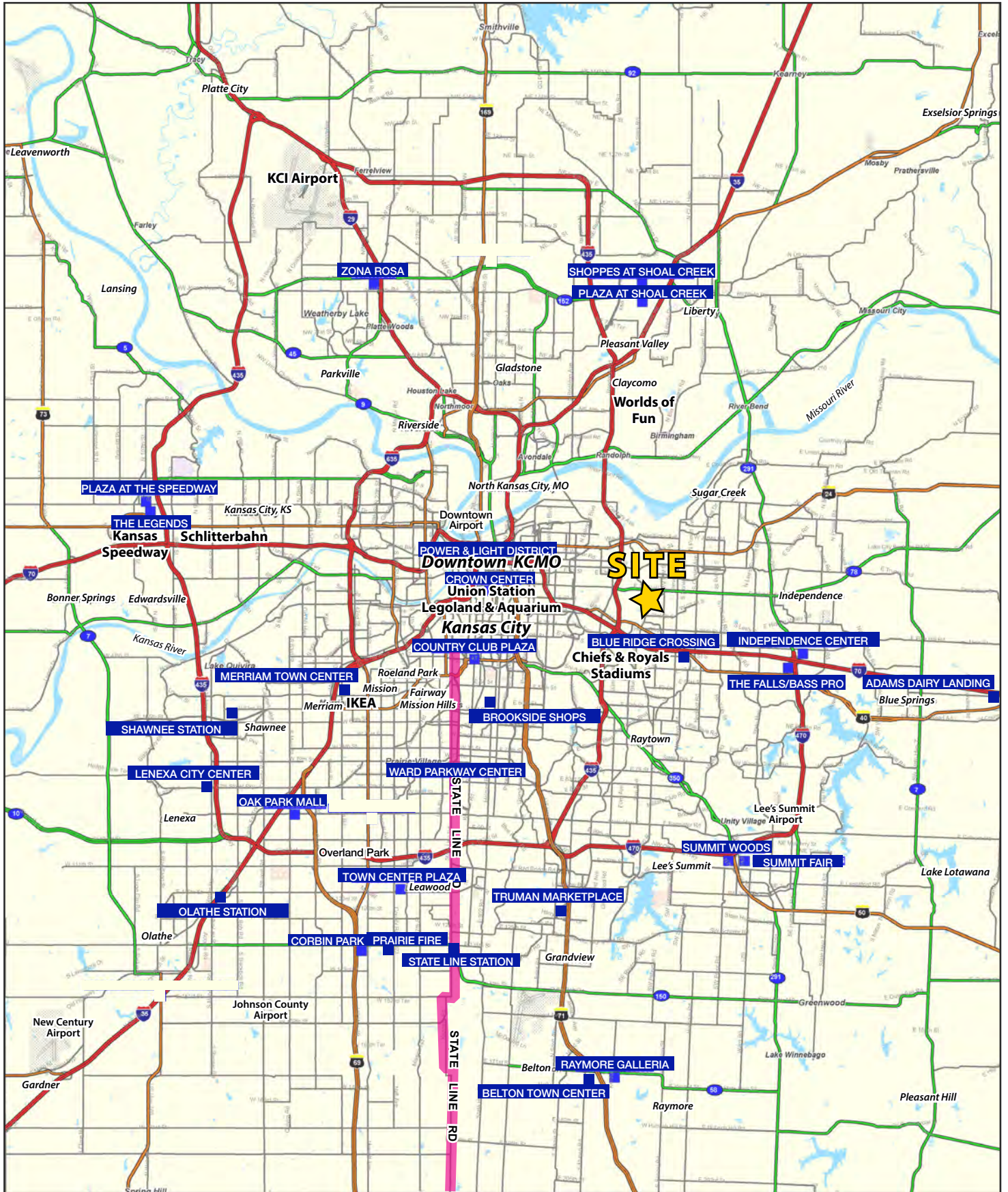
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AERIAL



VACANT GROUND FOR SALE

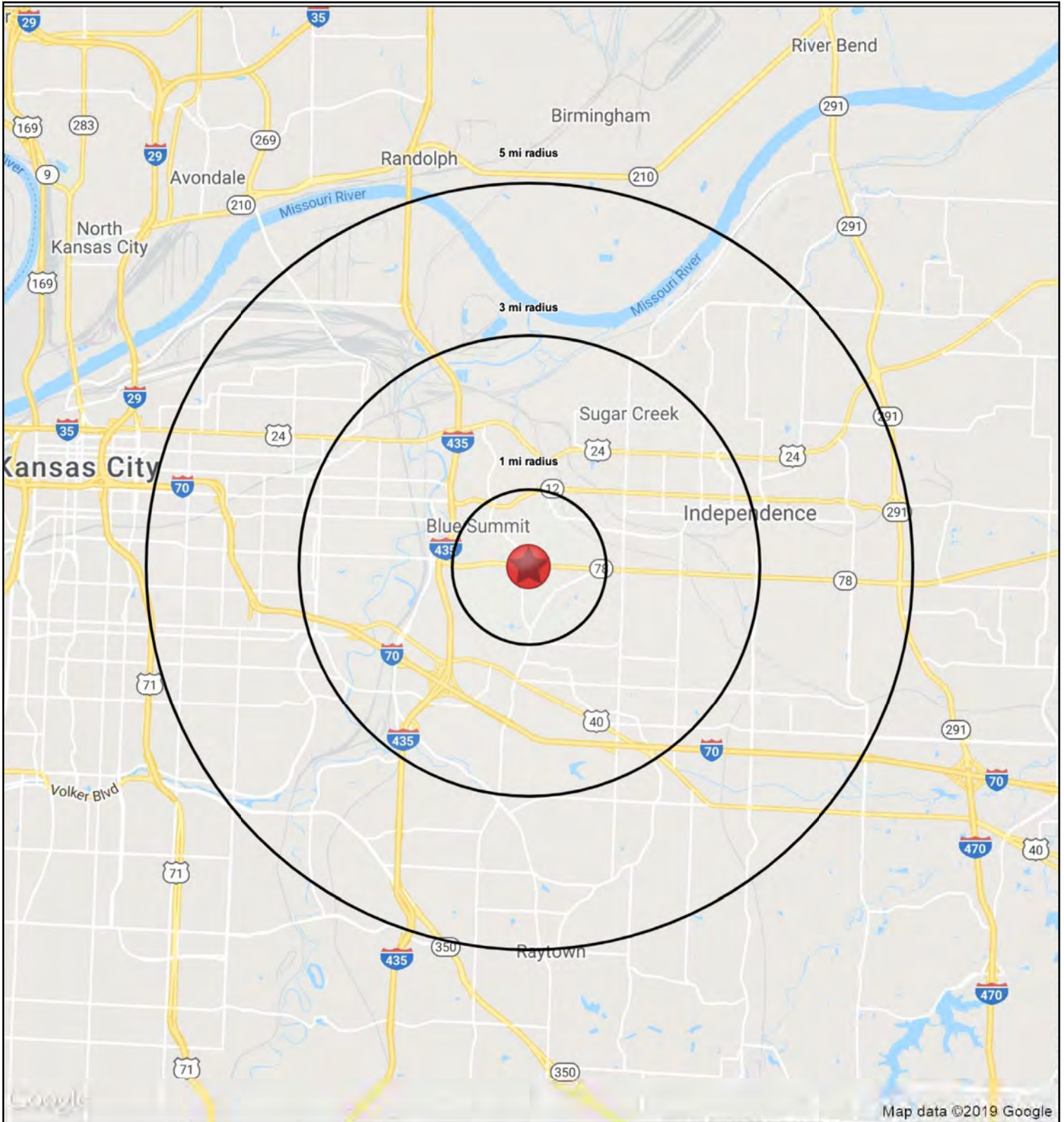
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HS1

9307 E. 23rd Street		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64052				
POPULATION	2019 Estimated Population	6,983	60,043	179,278
	2024 Projected Population	7,225	63,078	191,431
	2010 Census Population	6,992	58,766	175,843
	2000 Census Population	7,153	61,862	188,686
	Projected Annual Growth 2019 to 2024	0.7%	1.0%	1.4%
	Historical Annual Growth 2000 to 2019	-0.1%	-0.2%	-0.3%
	2019 Median Age	38.5	36.8	37.4
HOUSEHOLDS	2019 Estimated Households	3,108	26,112	75,591
	2024 Projected Households	3,202	27,106	79,738
	2010 Census Households	2,950	24,313	70,374
	2000 Census Households	3,202	26,490	76,615
	Projected Annual Growth 2019 to 2024	0.6%	0.8%	1.1%
	Historical Annual Growth 2000 to 2019	-0.2%	-	-
RACE AND ETHNICITY	2019 Estimated White	80.5%	70.1%	56.7%
	2019 Estimated Black or African American	7.3%	13.0%	26.6%
	2019 Estimated Asian or Pacific Islander	1.7%	2.2%	2.5%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.6%
	2019 Estimated Other Races	9.7%	14.0%	13.6%
	2019 Estimated Hispanic	13.6%	19.2%	17.9%
INCOME	2019 Estimated Average Household Income	\$51,260	\$43,983	\$50,403
	2019 Estimated Median Household Income	\$45,360	\$39,479	\$42,229
	2019 Estimated Per Capita Income	\$22,852	\$19,169	\$21,330
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	4.7%	6.2%	6.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	10.9%	12.3%	11.5%
	2019 Estimated High School Graduate	35.3%	36.2%	35.7%
	2019 Estimated Some College	23.2%	23.3%	23.7%
	2019 Estimated Associates Degree Only	7.0%	6.9%	6.6%
	2019 Estimated Bachelors Degree Only	15.6%	10.6%	10.9%
	2019 Estimated Graduate Degree	3.5%	4.5%	5.2%
BUSINESS	2019 Estimated Total Businesses	76	1,804	5,306
	2019 Estimated Total Employees	1,215	21,000	66,316
	2019 Estimated Employee Population per Business	16.0	11.6	12.5
	2019 Estimated Residential Population per Business	92.0	33.3	33.8

