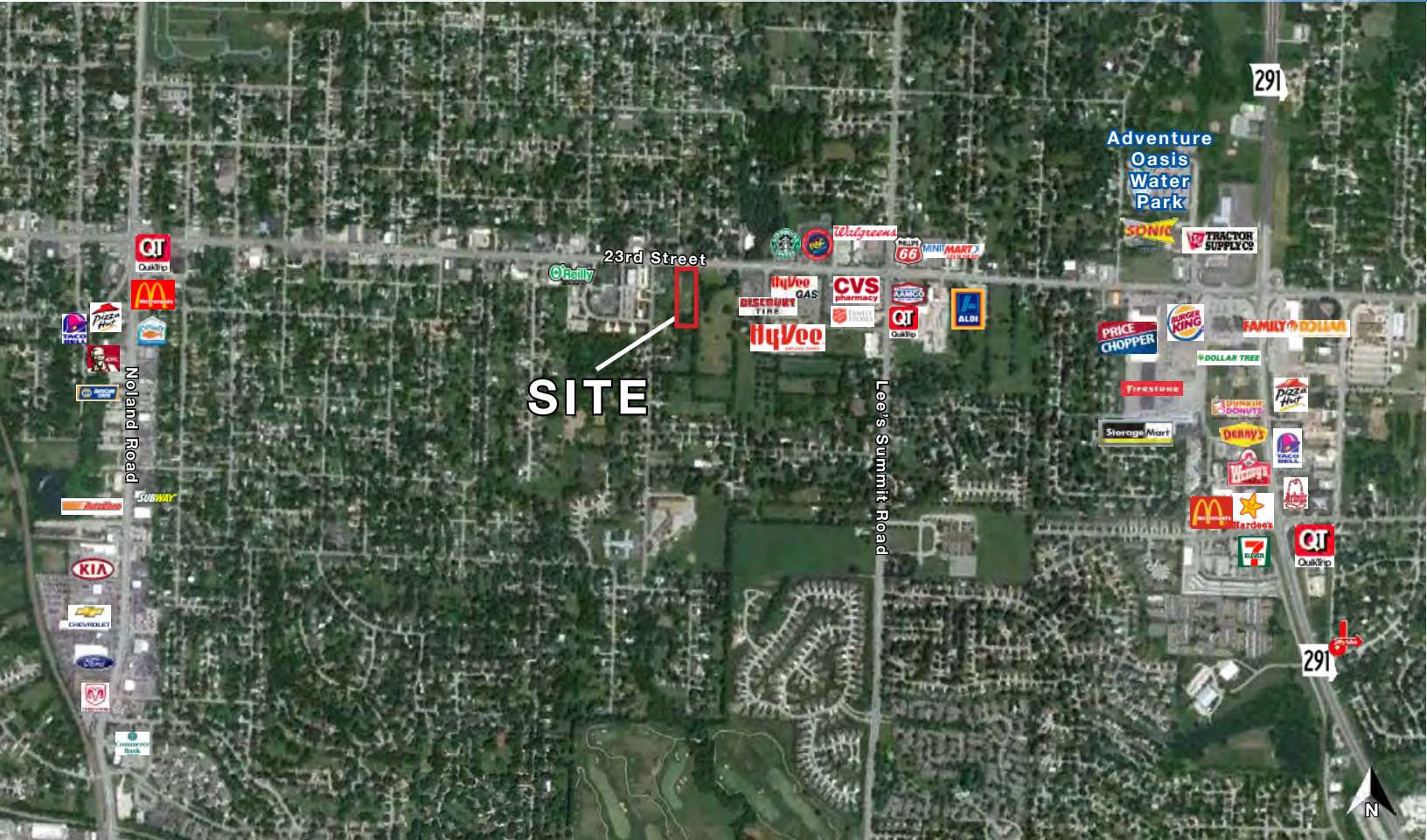




# VACANT LAND AVAILABLE FOR SALE

1507 E. 23rd Street, Independence, Missouri




## SALE PRICE: \$195,000 | 2.70 ACRES AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,076	74,066	143,424
Avg. Household Income	\$62,756	\$63,444	\$65,522

- Good visibility
- Good traffic count on 23rd Street
- Corner lot next to Casey's and O'Reilly's
- Perfect car lot location
- Contiguous to 10 additional acres
- Other nearby tenants include Hy-Vee, Discount Tire, Starbucks, Walgreens, CVS, Army Surplus Store, and Salvation Army, and more

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

For More Information Contact: *Exclusive Agent*  
**WILLIAM GLASGOW** | 816.412.7394 | [wglasgow@blockandco.com](mailto:wglasgow@blockandco.com)



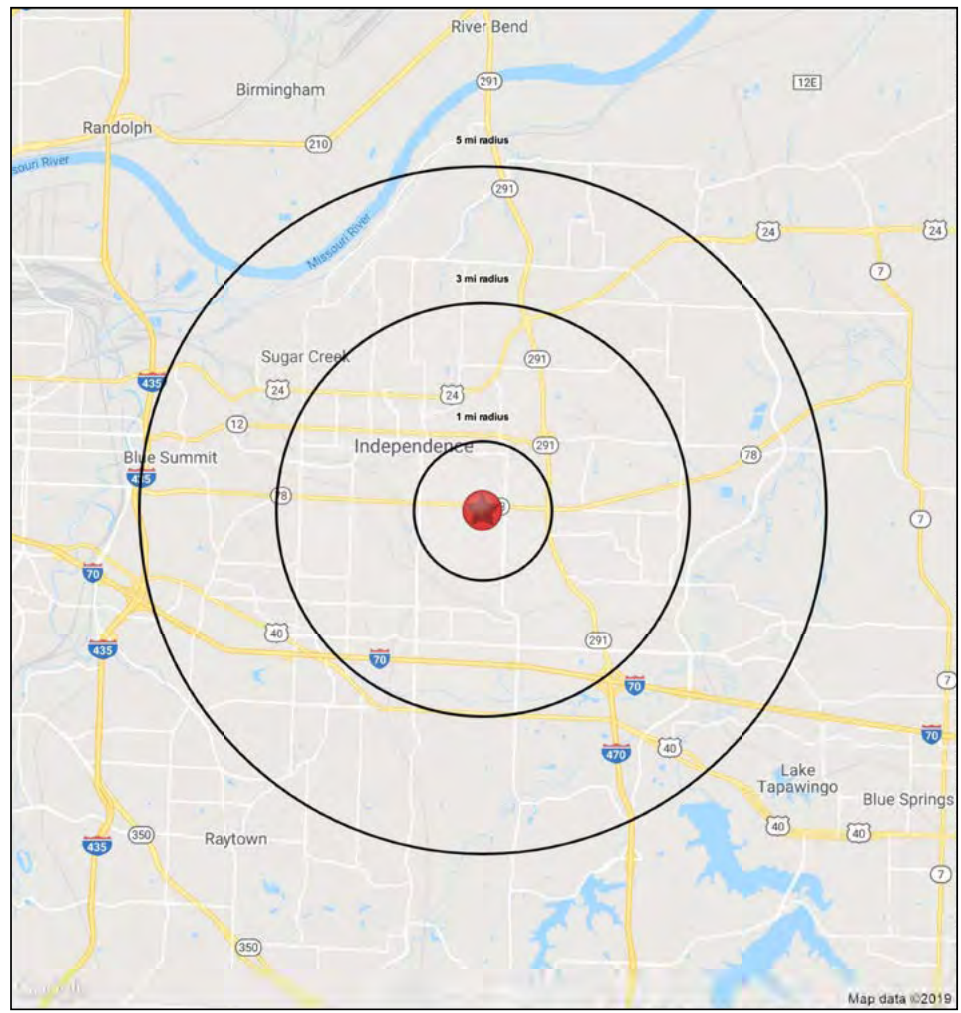
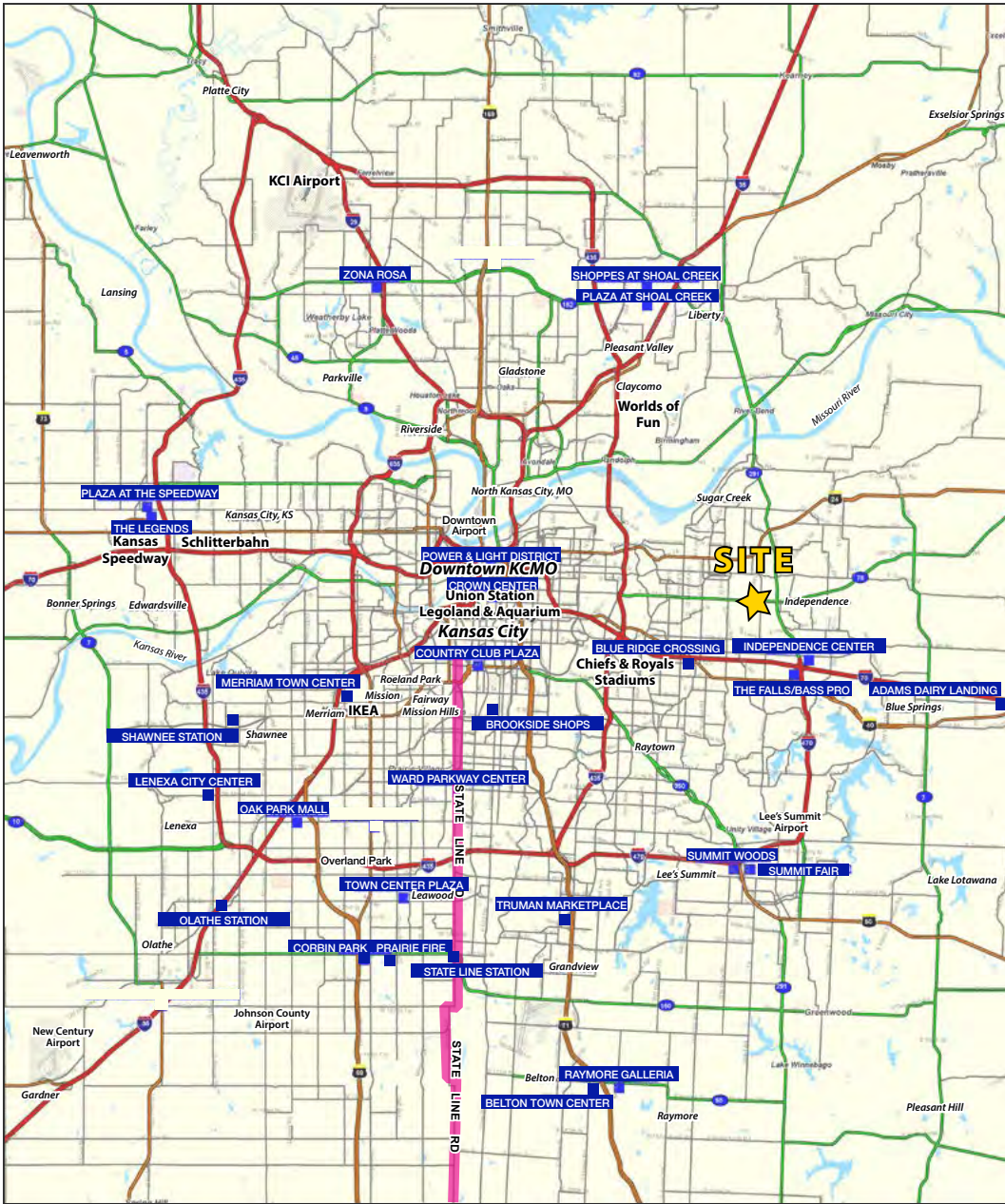
All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



# VACANT LAND AVAILABLE FOR SALE

1507 E. 23rd Street, Independence, Missouri

**2.70 ACRES  
OF LAND  
AVAILABLE**





# VACANT LAND AVAILABLE FOR SALE

## 1507 E. 23rd Street, Independence, Missouri

1507 East 23rd St S		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2019 Estimated Population	10,076	74,066	143,424
	2024 Projected Population	10,276	75,645	146,912
	2010 Census Population	10,066	74,769	144,362
	2000 Census Population	10,181	73,675	137,202
	Projected Annual Growth 2019 to 2024	0.4%	0.4%	0.5%
	Historical Annual Growth 2000 to 2019	-	-	0.2%
	2019 Median Age	39.8	40.4	39.8
HOUSEHOLDS	2019 Estimated Households	4,641	33,205	62,738
	2024 Projected Households	4,671	33,537	63,617
	2010 Census Households	4,379	31,726	59,796
	2000 Census Households	4,437	31,347	57,102
	Projected Annual Growth 2019 to 2024	0.1%	0.2%	0.3%
	Historical Annual Growth 2000 to 2019	0.2%	0.3%	0.5%
RACE AND ETHNICITY	2019 Estimated White	85.0%	84.0%	81.8%
	2019 Estimated Black or African American	5.6%	6.0%	8.5%
	2019 Estimated Asian or Pacific Islander	2.0%	2.0%	2.0%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2019 Estimated Other Races	6.9%	7.5%	7.1%
	2019 Estimated Hispanic	7.4%	8.5%	8.5%
INCOME	2019 Estimated Average Household Income	\$62,756	\$63,444	\$65,522
	2019 Estimated Median Household Income	\$42,515	\$50,618	\$54,584
	2019 Estimated Per Capita Income	\$29,005	\$28,501	\$28,713
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	5.2%	3.3%	3.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	8.5%	7.4%	7.5%
	2019 Estimated High School Graduate	38.0%	36.7%	36.2%
	2019 Estimated Some College	23.4%	24.3%	24.7%
	2019 Estimated Associates Degree Only	7.1%	7.8%	7.2%
	2019 Estimated Bachelors Degree Only	11.4%	14.0%	14.4%
	2019 Estimated Graduate Degree	6.5%	6.6%	7.0%
BUSINESS	2019 Estimated Total Businesses	363	2,551	4,335
	2019 Estimated Total Employees	3,403	26,268	46,274
	2019 Estimated Employee Population per Business	9.4	10.3	10.7
	2019 Estimated Residential Population per Business	27.8	29.0	33.1

