

SALE PRICE: \$32,500 | 0.34 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,089	76,349	141,094
Avg. Household Income	\$55,120	\$62,354	\$64,236

- Corner lot on a busy street
- Existing sign board income
- Priced well below Jackson County valuation



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

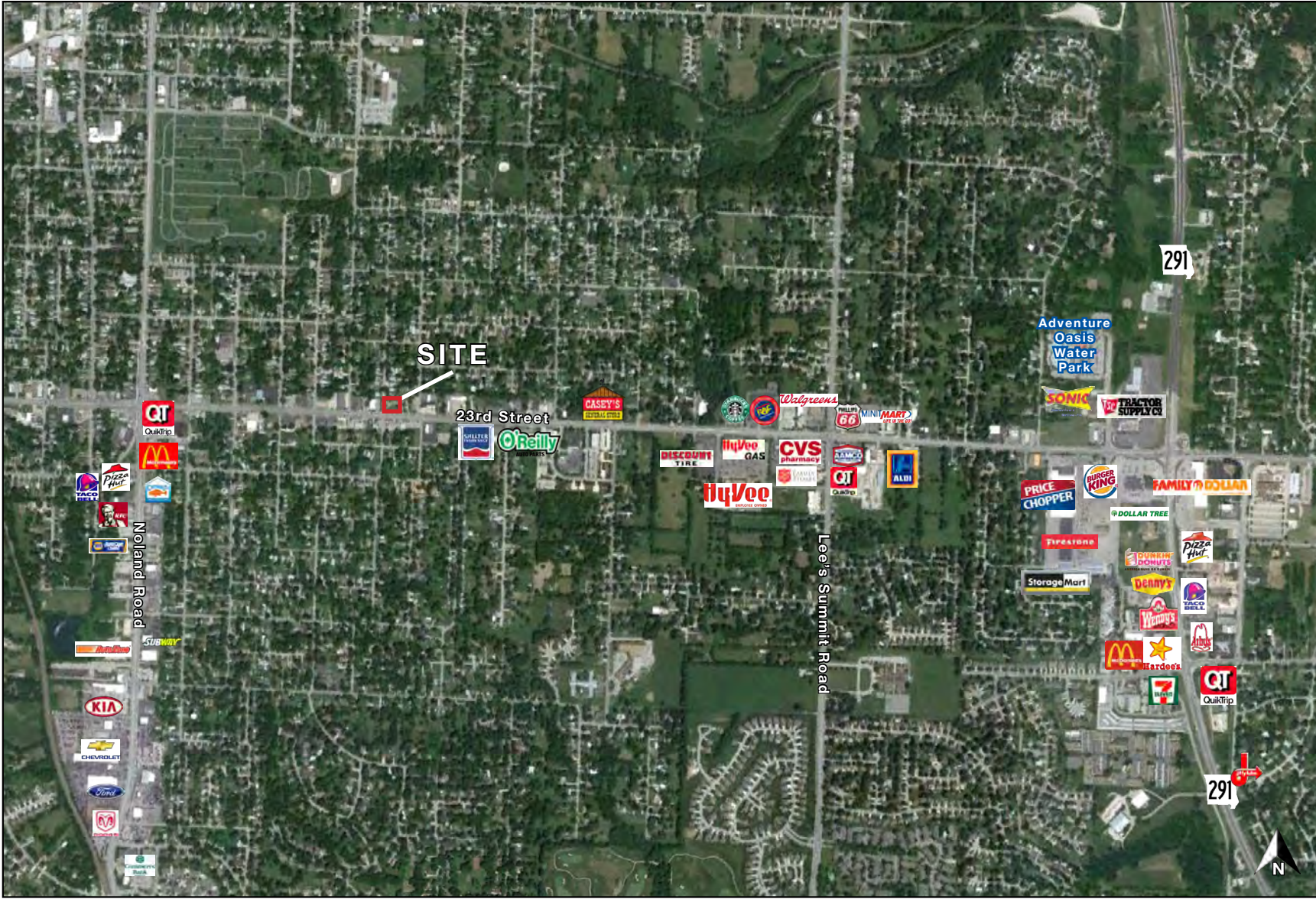
BOB JAEKEL | 816.412.7365 | bjael@blockandco.com

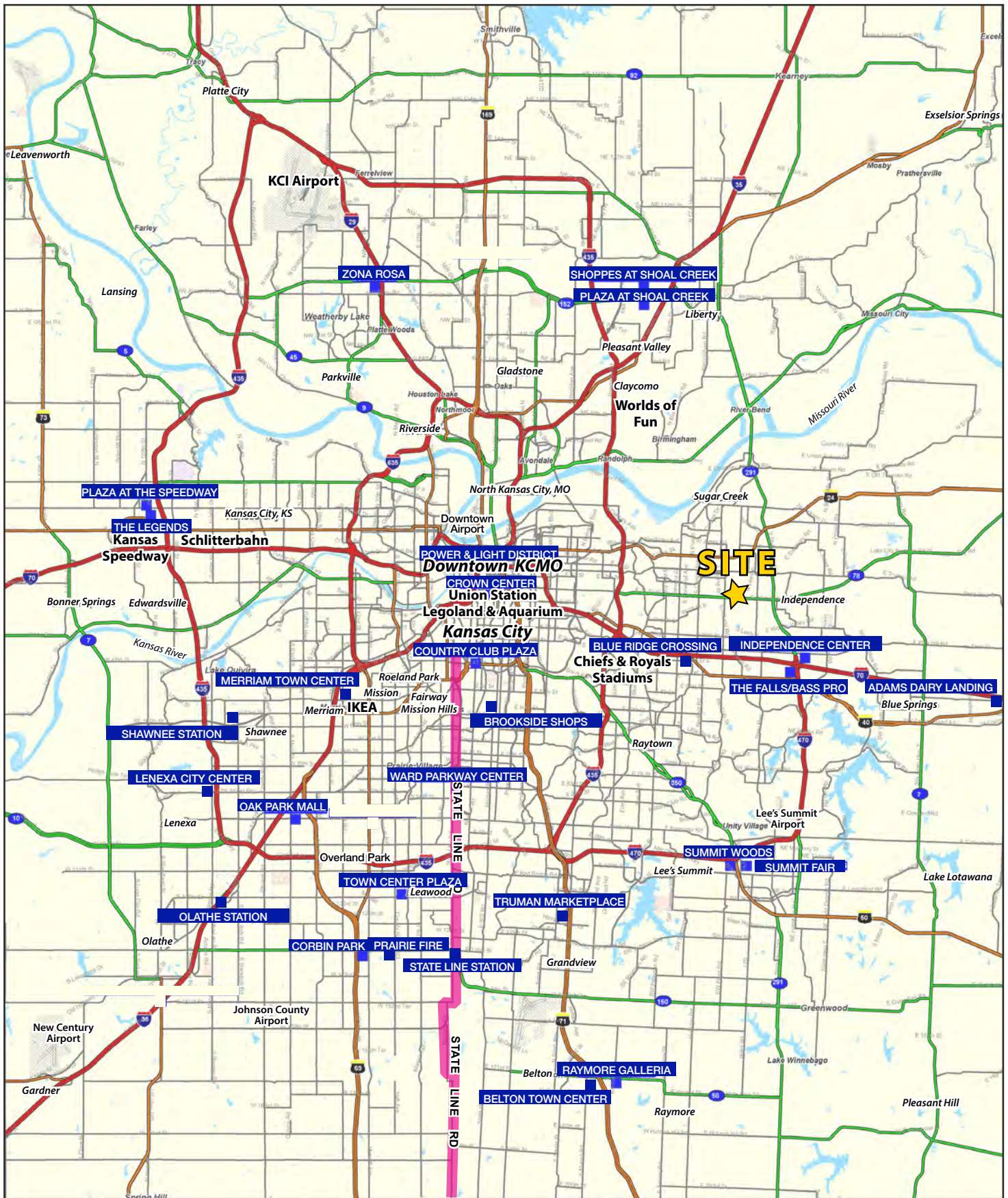
Exclusive Agent

PHOTOS



AERIAL



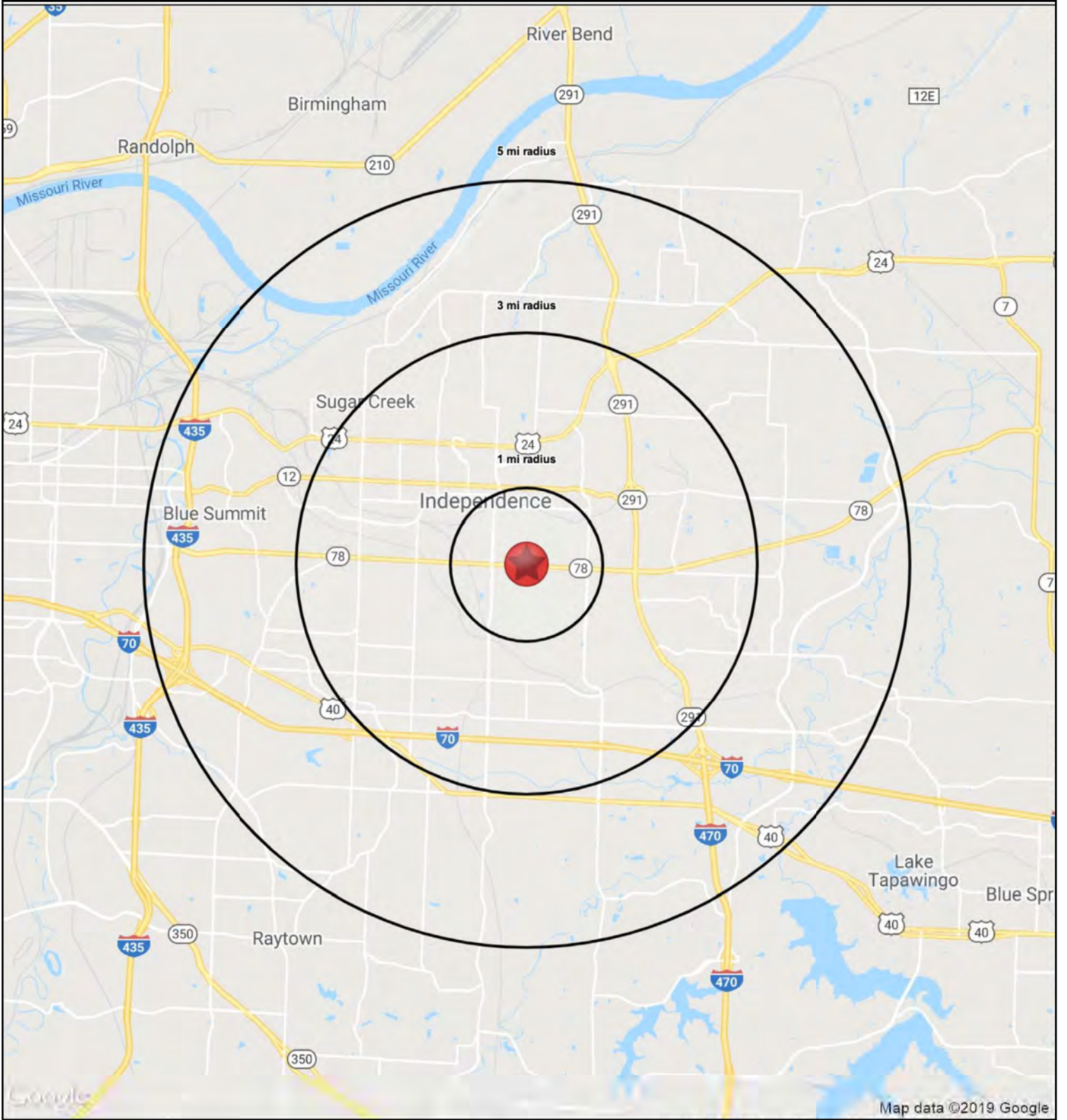




PAD SITE AVAILABLE

800-802 E. 23rd Street, Independence, MO

FOR SALE



HS1

800-802 E. 23rd Street		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2019 Estimated Population	9,089	76,349	141,094
	2024 Projected Population	9,175	78,000	144,544
	2010 Census Population	9,183	77,153	142,088
	2000 Census Population	9,350	77,065	136,056
	Projected Annual Growth 2019 to 2024	0.2%	0.4%	0.5%
	Historical Annual Growth 2000 to 2019	-0.1%	-	0.2%
	2019 Median Age	39.3	40.6	39.7
HOUSEHOLDS	2019 Estimated Households	3,975	34,296	61,895
	2024 Projected Households	3,983	34,674	62,769
	2010 Census Households	3,808	32,816	59,024
	2000 Census Households	3,958	33,023	56,813
	Projected Annual Growth 2019 to 2024	-	0.2%	0.3%
	Historical Annual Growth 2000 to 2019	-	0.2%	0.5%
RACE AND ETHNICITY	2019 Estimated White	86.6%	84.1%	81.5%
	2019 Estimated Black or African American	4.4%	5.8%	8.7%
	2019 Estimated Asian or Pacific Islander	1.7%	1.9%	1.9%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2019 Estimated Other Races	6.7%	7.6%	7.3%
	2019 Estimated Hispanic	7.4%	8.7%	8.7%
INCOME	2019 Estimated Average Household Income	\$55,120	\$62,354	\$64,236
	2019 Estimated Median Household Income	\$42,964	\$49,749	\$53,349
	2019 Estimated Per Capita Income	\$24,234	\$28,064	\$28,231
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	5.8%	3.5%	3.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	8.3%	8.0%	7.7%
	2019 Estimated High School Graduate	38.0%	37.1%	36.5%
	2019 Estimated Some College	22.1%	23.9%	24.7%
	2019 Estimated Associates Degree Only	8.7%	7.7%	7.3%
	2019 Estimated Bachelors Degree Only	9.8%	13.6%	14.1%
	2019 Estimated Graduate Degree	7.2%	6.3%	6.7%
BUSINESS	2019 Estimated Total Businesses	316	2,425	4,457
	2019 Estimated Total Employees	3,041	23,204	48,652
	2019 Estimated Employee Population per Business	9.6	9.6	10.9
	2019 Estimated Residential Population per Business	28.7	31.5	31.7