



PRIME DEVELOPMENT LAND FOR SALE

GATEWAY COMMONS | I-49 & 150 Hwy, Grandview, MO

TRACT	GROSS AC.	PRICE
3	2.99	\$5.00/SF
4	20.7	\$1.50/SF
5A	70.6	\$0.15/SF
5B	28.7	\$0.50/SF
TOTALS	122.99	\$3,090,146 total




BULK SALE PRICE
\$2,500,000

BULK SALE PRICE: \$2,500,000 | 122.99 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	6,843	35,552	89,087
Avg. HH Income	\$56,904	\$62,421	\$74,626

- Highly visible pad sites at I-49 & 150 Hwy, new access to 150 Hwy
- Pad sites with infrastructure in place, perfect for hotel, retail, multi-family
- Minutes from newly redeveloped Truman Corners and just west of the future Gateway Village Sports Complex, one of the world's largest soccer complexes which will include 7 million SF of retail, hotel, residential, office, water park, and dining
- Centrally located east and west along 150 Highway between Lee's Summit, MO and Overland Park, KS - two of the Metros biggest suburbs
- Intersection carries over 83,000 cars per day

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

For More Information Contact:
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122.99 +/-
ACRES
AVAILABLE

AERIAL



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.

AERIAL





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DRONE PHOTO





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SITE

RIVER
OAKS
GOLF
COURSE

GRAND SUMMIT
GOLF COURSE
& COUNTRY CLUB

BELVIDERE
PARK

New access road into property
from River Oaks Community
Subdivision

150

15,000 cars per day

150

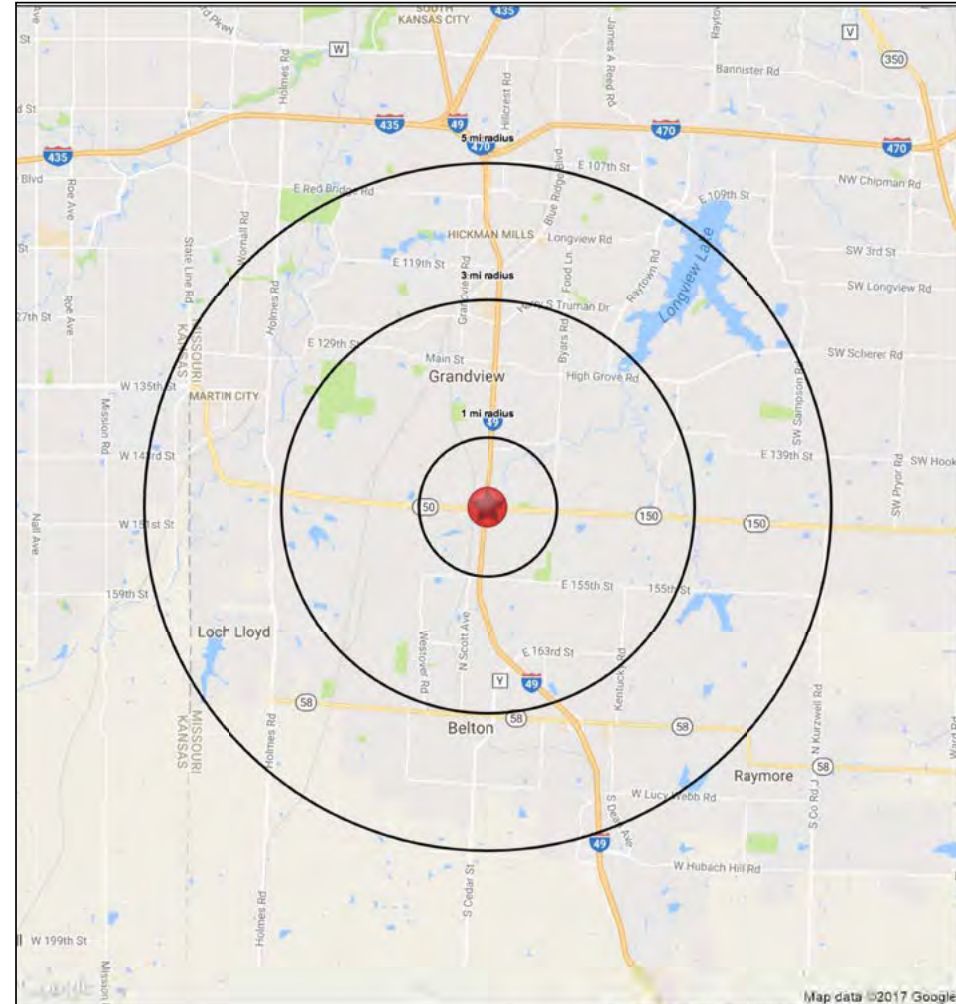
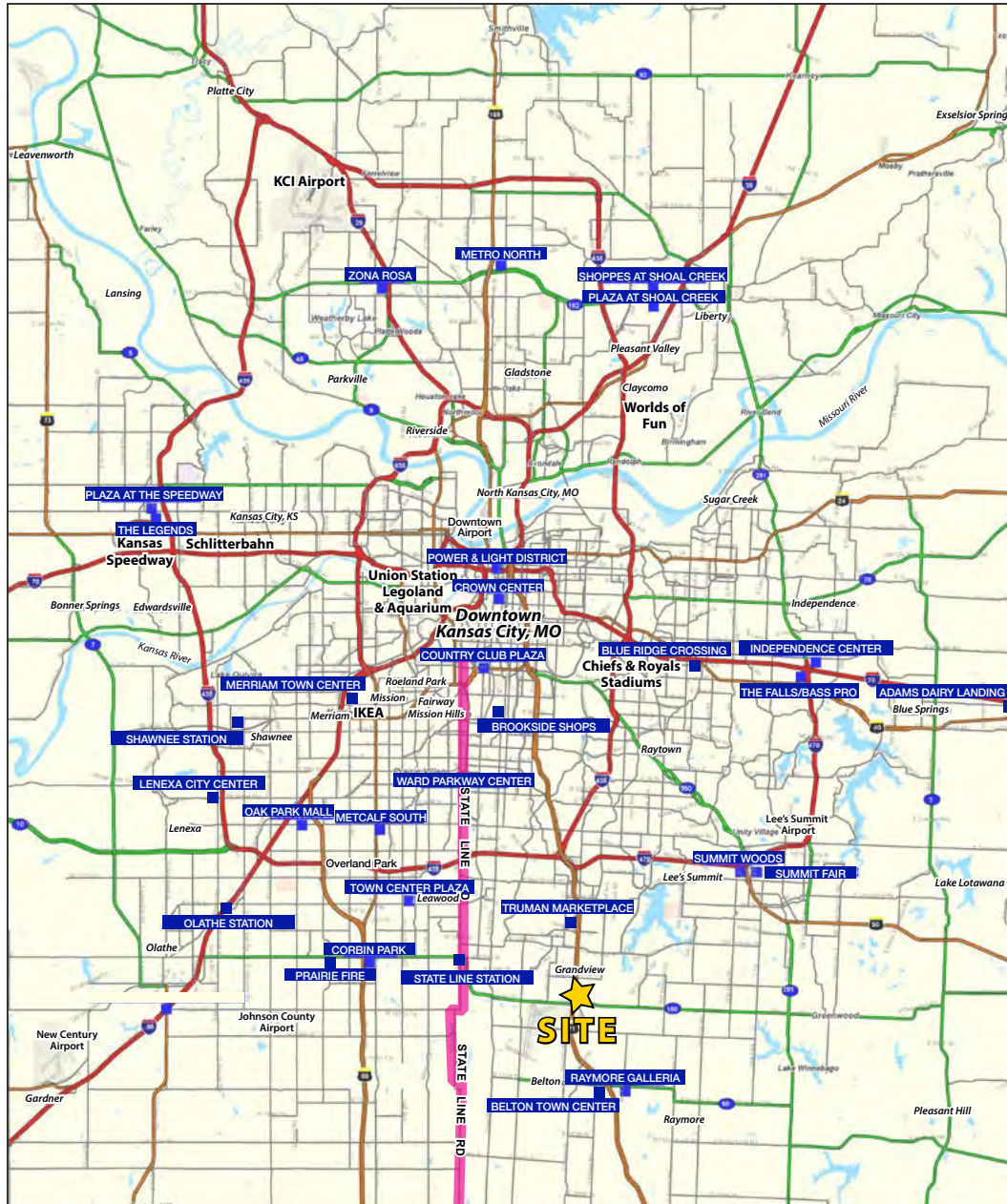




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I-49 & 150 Highway		1 mi radius	3 mi radius	5 mi radius
Grandview, MO 64030				
POPULATION	2018 Estimated Population	6,843	35,552	89,087
	2023 Projected Population	6,899	36,687	92,573
	2010 Census Population	6,190	34,410	85,068
	2000 Census Population	5,507	34,656	77,940
	Projected Annual Growth 2018 to 2023	0.2%	0.6%	0.8%
	Historical Annual Growth 2000 to 2018	1.3%	0.1%	0.8%
	2018 Median Age	29.6	34.3	36.1
HOUSEHOLDS	2018 Estimated Households	2,783	13,907	35,239
	2023 Projected Households	2,793	14,194	36,253
	2010 Census Households	2,413	13,072	32,757
	2000 Census Households	2,030	13,136	29,990
	Projected Annual Growth 2018 to 2023	0.1%	0.4%	0.6%
	Historical Annual Growth 2000 to 2018	2.1%	0.3%	1.0%
RACE AND ETHNICITY	2018 Estimated White	55.3%	62.6%	64.4%
	2018 Estimated Black or African American	33.4%	26.2%	26.0%
	2018 Estimated Asian or Pacific Islander	1.5%	1.5%	1.8%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
	2018 Estimated Other Races	9.2%	9.1%	7.3%
	2018 Estimated Hispanic	9.9%	9.9%	7.9%
INCOME	2018 Estimated Average Household Income	\$56,904	\$62,421	\$74,626
	2018 Estimated Median Household Income	\$48,337	\$55,610	\$63,663
	2018 Estimated Per Capita Income	\$23,181	\$24,482	\$29,593
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.3%	2.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.8%	7.5%	6.1%
	2018 Estimated High School Graduate	29.6%	31.9%	30.2%
	2018 Estimated Some College	26.1%	27.2%	26.5%
	2018 Estimated Associates Degree Only	9.0%	7.7%	7.3%
	2018 Estimated Bachelors Degree Only	15.2%	15.2%	17.2%
	2018 Estimated Graduate Degree	9.6%	7.1%	9.9%
BUSINESS	2018 Estimated Total Businesses	61	1,042	2,797
	2018 Estimated Total Employees	1,378	18,891	38,329
	2018 Estimated Employee Population per Business	22.5	18.1	13.7
	2018 Estimated Residential Population per Business	111.7	34.1	31.8