



# VACANT LAND PAD SITE

N. Broadway St & NW 4th St, Oak Grove, MO

FOR SALE



## SALE PRICE: \$295,000 | 1.19 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,967	11,318	29,492
Avg. Household Income	\$87,301	\$104,506	\$110,597

- Corner lot with good access and visibility
- Next to T/A Truck Stop
- Good ingress and egress
- Level site with all utilities
- Good site for QSR



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agent

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PHOTOS





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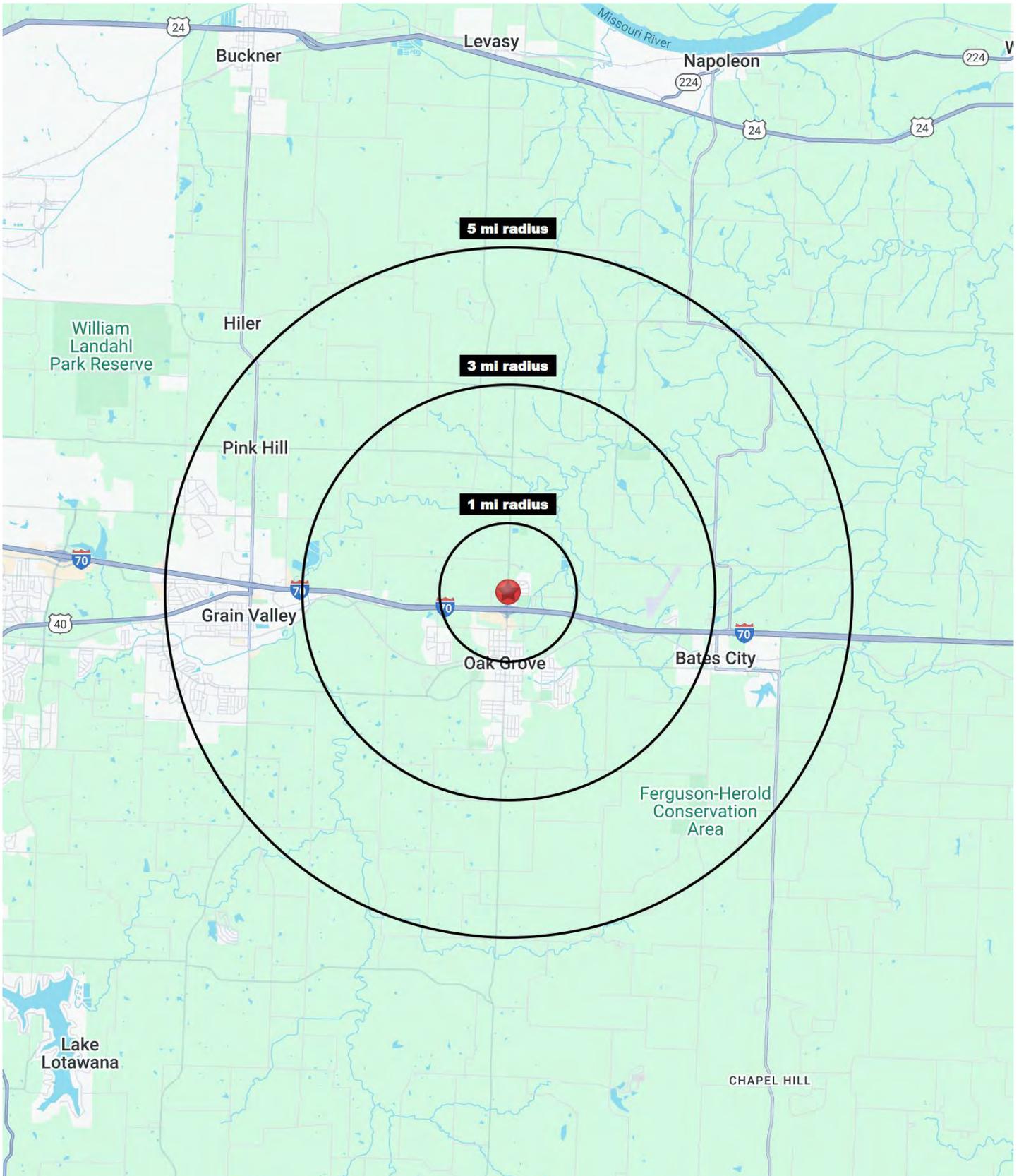
AERIAL





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## N. Broadway & NW 4th, Oak Grove, MO

N. Broadway & 4th Street (SWC) Oak Grove, Missouri	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	2,967	11,318	29,492
2030 Projected Population	3,517	12,414	31,802
2020 Census Population	2,309	10,109	26,741
2010 Census Population	2,272	9,885	24,232
Projected Annual Growth 2025 to 2030	3.7%	1.9%	1.6%
Historical Annual Growth 2010 to 2025	2.0%	1.0%	1.4%
2025 Median Age	36.6	37.9	37.1
<b>Households</b>			
2025 Estimated Households	1,196	4,236	10,802
2030 Projected Households	1,437	4,696	11,722
2020 Census Households	919	3,762	9,762
2010 Census Households	872	3,554	8,726
Projected Annual Growth 2025 to 2030	4.0%	2.2%	1.7%
Historical Annual Growth 2010 to 2025	2.5%	1.3%	1.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	87.9%	89.8%	87.7%
2025 Estimated Black or African American	4.4%	2.8%	4.0%
2025 Estimated Asian or Pacific Islander	1.0%	0.7%	0.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2025 Estimated Other Races	6.2%	6.3%	7.0%
2025 Estimated Hispanic	5.1%	5.1%	6.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$87,301	\$104,506	\$110,597
2025 Estimated Median Household Income	\$71,062	\$84,845	\$88,359
2025 Estimated Per Capita Income	\$35,258	\$39,165	\$40,543
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	6.4%	2.8%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	10.0%	8.0%	5.6%
2025 Estimated High School Graduate	34.6%	35.0%	34.4%
2025 Estimated Some College	19.1%	24.0%	22.4%
2025 Estimated Associates Degree Only	9.2%	10.5%	9.8%
2025 Estimated Bachelors Degree Only	16.7%	14.8%	17.2%
2025 Estimated Graduate Degree	4.0%	4.8%	8.3%
<b>Business</b>			
2025 Estimated Total Businesses	130	294	606
2025 Estimated Total Employees	1,132	2,319	4,440
2025 Estimated Employee Population per Business	8.7	7.9	7.3
2025 Estimated Residential Population per Business	22.8	38.4	48.6