



# EXCELLENT VALUE ADD OPPORTUNITY

2801 Holmes Street, Kansas City, Missouri



## SALE PRICE: \$450,000 | 4,600 SF PROPERTY

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,225	122,590	250,214
Avg. Household Income	\$85,554	\$85,133	\$91,495

- Two tenant retail building and apartment building
- Retail building approximately 2,200 SF
- Two story apartment building (1,200 SF per floor) with basement for storage
- Located in an opportunity zone
- Multiple redevelopment projects in the area
- Less than 10 Minutes to Downtown KCMO



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agent



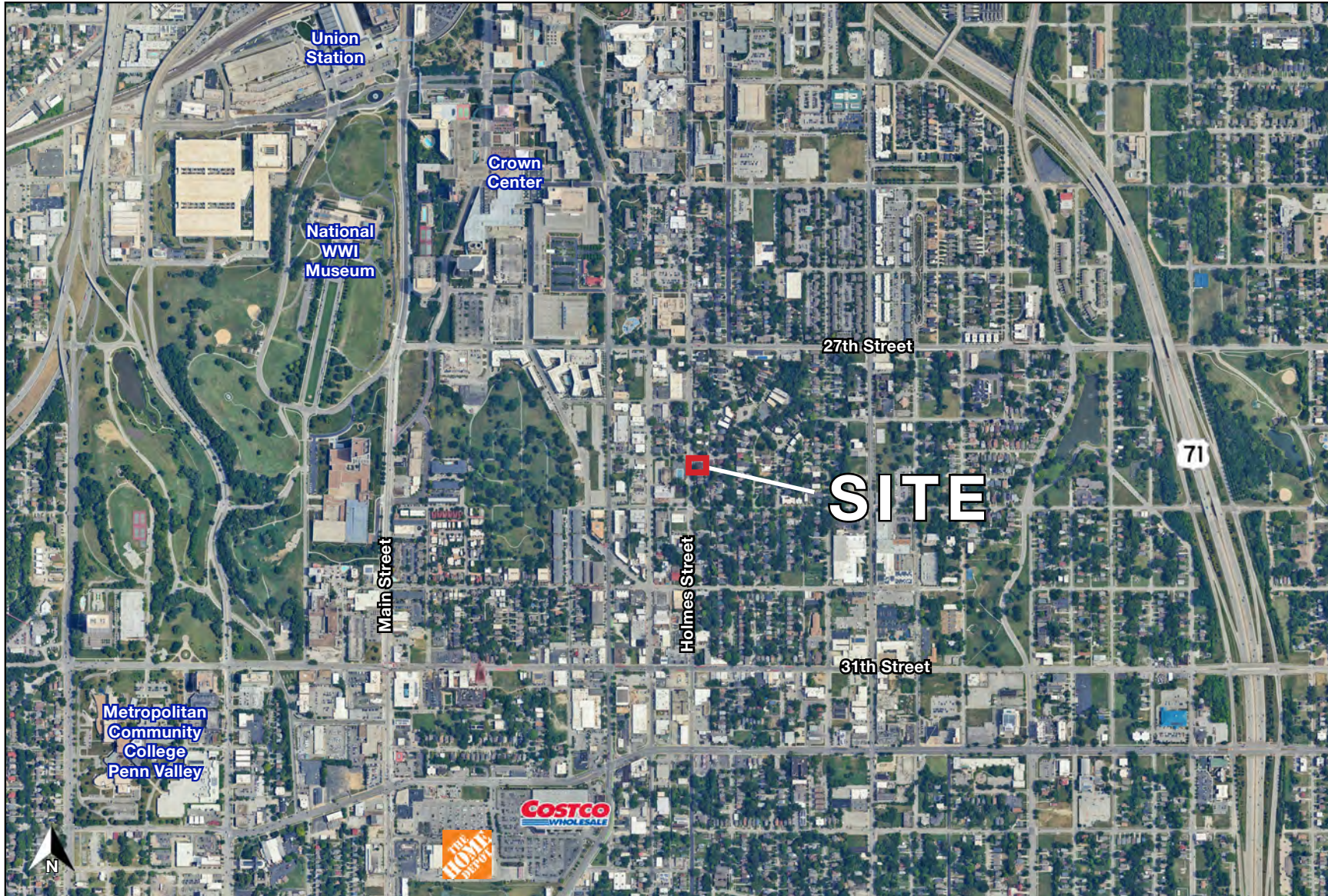




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## 2801 Holmes Street, Kansas City, Missouri

AERIAL





PHOTOS

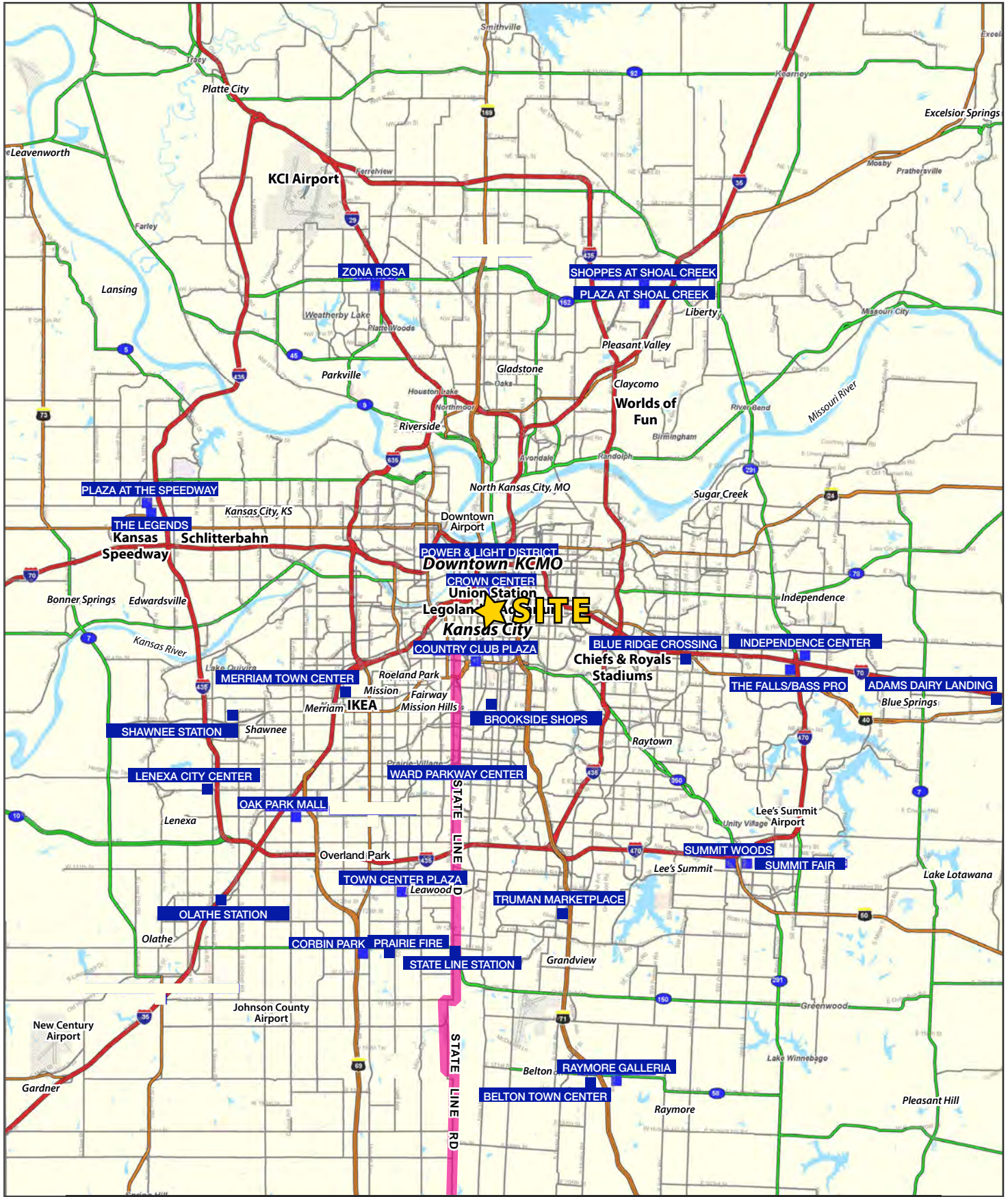




PHOTOS





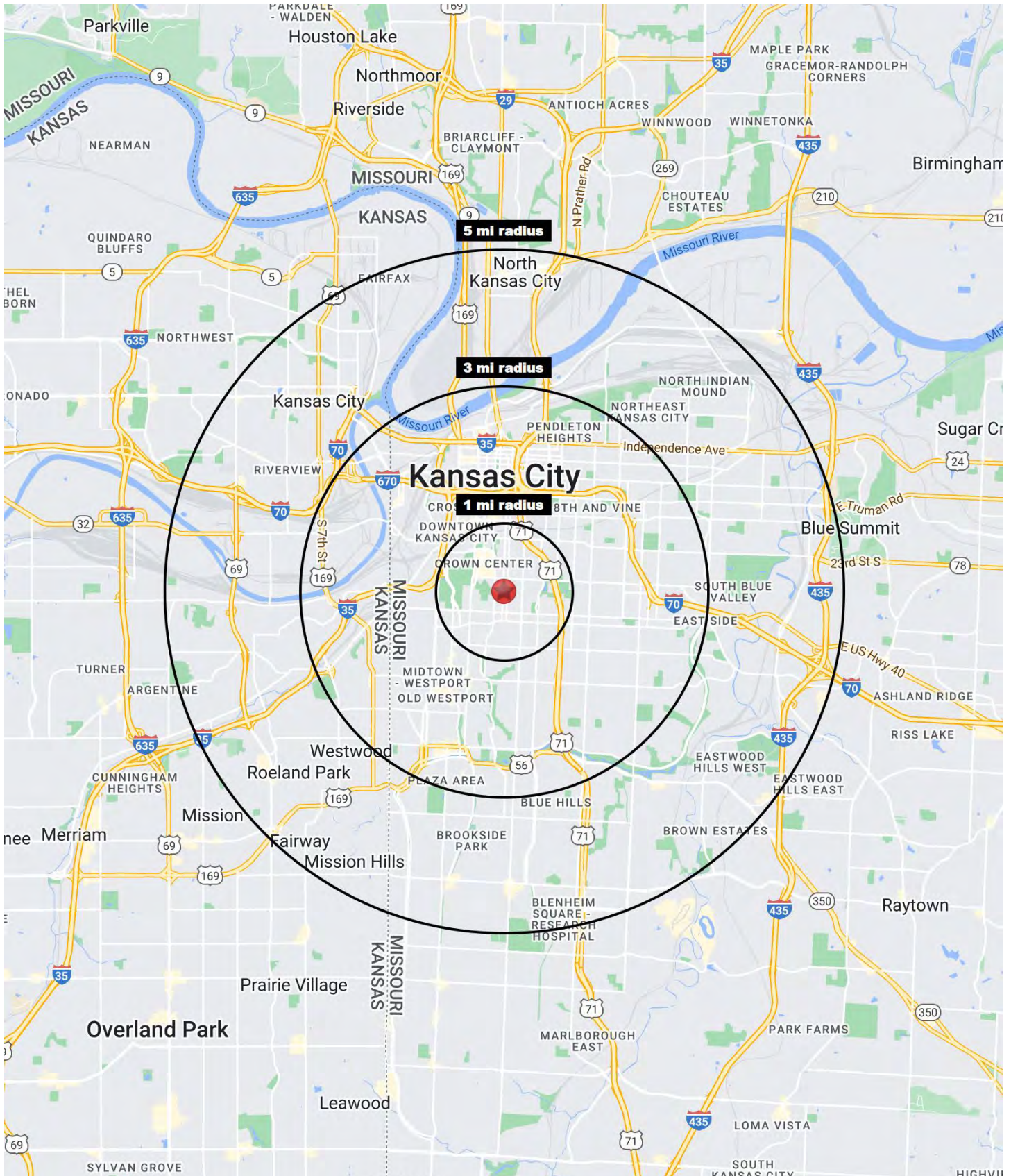






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2801 Holmes Street Kansas City, MO 64109	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	14,225	122,590	250,214
2029 Projected Population	15,015	124,779	252,245
2020 Census Population	12,477	116,156	242,311
2010 Census Population	9,696	105,553	229,171
Projected Annual Growth 2024 to 2029	1.1%	0.4%	0.2%
Historical Annual Growth 2010 to 2024	3.3%	1.2%	0.7%
2024 Median Age	32.8	33.4	33.8
<b>Households</b>			
2024 Estimated Households	8,081	62,247	112,057
2029 Projected Households	8,548	63,640	113,570
2020 Census Households	6,662	56,856	104,267
2010 Census Households	5,118	49,243	95,877
Projected Annual Growth 2024 to 2029	1.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	4.1%	1.9%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	57.0%	49.5%	48.6%
2024 Estimated Black or African American	30.5%	33.6%	28.7%
2024 Estimated Asian or Pacific Islander	3.6%	3.6%	3.9%
2024 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2024 Estimated Other Races	8.4%	12.8%	18.1%
2024 Estimated Hispanic	8.2%	13.6%	20.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$85,554	\$85,133	\$91,495
2024 Estimated Median Household Income	\$56,230	\$60,684	\$65,964
2024 Estimated Per Capita Income	\$49,002	\$43,459	\$41,162
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	4.2%	5.9%
2024 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.2%	6.9%
2024 Estimated High School Graduate	19.8%	24.1%	25.3%
2024 Estimated Some College	17.1%	17.3%	18.0%
2024 Estimated Associates Degree Only	5.6%	5.7%	6.3%
2024 Estimated Bachelors Degree Only	29.6%	25.9%	22.5%
2024 Estimated Graduate Degree	19.5%	16.5%	15.2%
<b>Business</b>			
2024 Estimated Total Businesses	1,637	9,922	15,089
2024 Estimated Total Employees	31,431	136,933	203,128
2024 Estimated Employee Population per Business	19.2	13.8	13.5
2024 Estimated Residential Population per Business	8.7	12.4	16.6

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