



VALUE ADD FOURPLEX INVESTMENT

1009-1011 Brooklyn Avenue, Kansas City, Missouri



SALE PRICE: \$690,000 | 5,000 SF BUILDING ON 0.77 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,882	101,961	214,460
Avg. Household Income	\$52,795	\$72,654	\$76,131

- Four 1,250+/- SF, two bed, two bath units
- Two developable lots on either side of the property
- Four car garage
- Located in close proximity to 18th & Vine
- Two of the four units are currently rented as Section 8 Housing

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

For More Information Contact:

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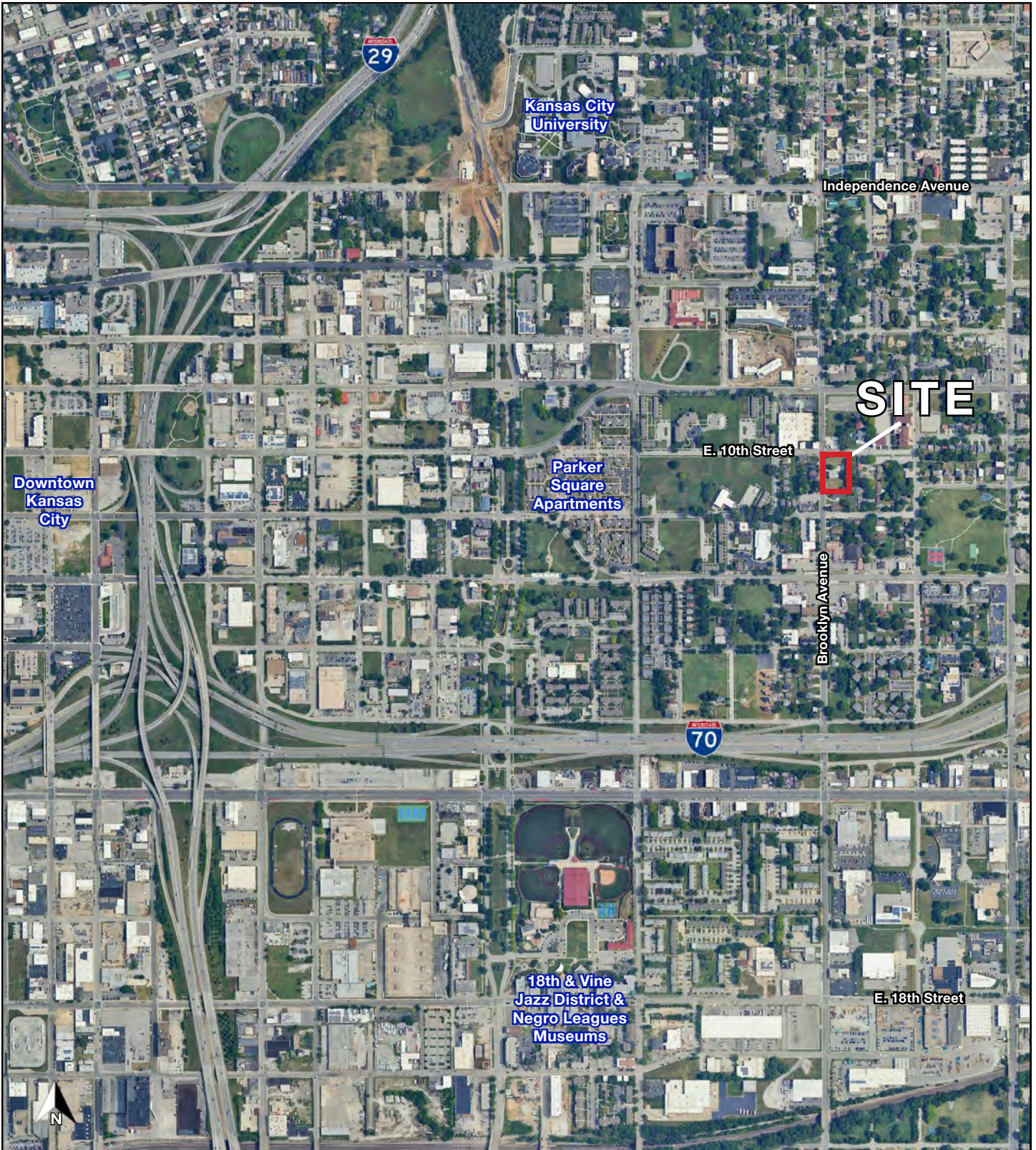
Exclusive Agents



PHOTOS



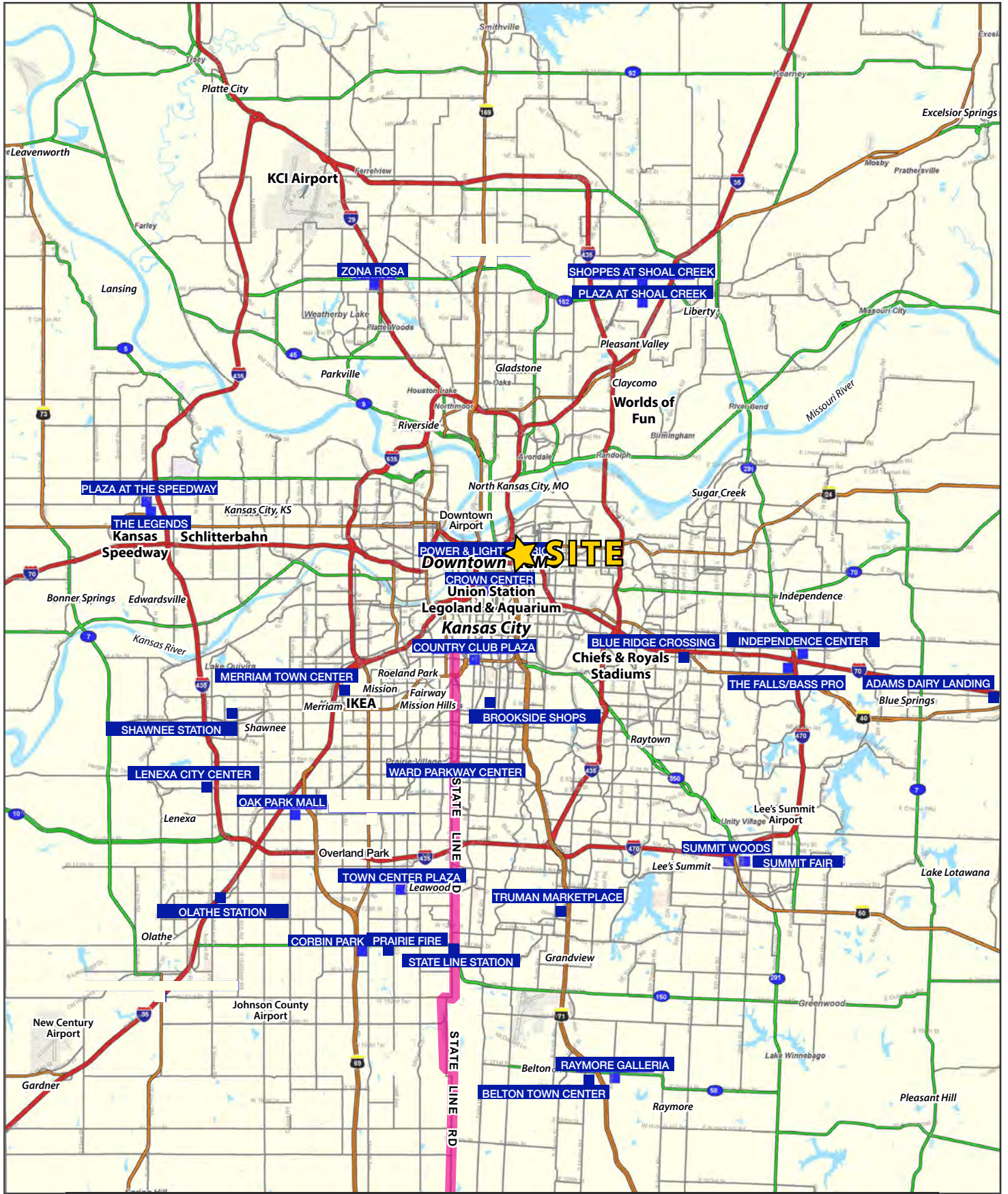
AERIAL





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1009-1011 Brooklyn Avenue Kansas City, MO 64127	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,882	101,961	214,460
2029 Projected Population	15,003	104,945	218,780
2020 Census Population	14,323	92,997	203,487
2010 Census Population	15,079	85,481	190,833
Projected Annual Growth 2024 to 2029	0.2%	0.6%	0.4%
Historical Annual Growth 2010 to 2024	-	1.4%	0.9%
2024 Median Age	31.7	32.1	33.2
Households			
2024 Estimated Households	5,838	45,991	97,825
2029 Projected Households	5,869	47,887	100,573
2020 Census Households	5,527	40,502	89,323
2010 Census Households	5,678	34,204	81,034
Projected Annual Growth 2024 to 2029	0.1%	0.8%	0.6%
Historical Annual Growth 2010 to 2024	0.2%	2.5%	1.5%
Race and Ethnicity			
2024 Estimated White	30.8%	41.6%	47.1%
2024 Estimated Black or African American	45.1%	32.3%	29.0%
2024 Estimated Asian or Pacific Islander	6.7%	4.7%	4.3%
2024 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2024 Estimated Other Races	16.8%	20.6%	18.9%
2024 Estimated Hispanic	17.7%	22.6%	20.9%
Income			
2024 Estimated Average Household Income	\$52,795	\$72,654	\$76,131
2024 Estimated Median Household Income	\$33,019	\$52,712	\$55,415
2024 Estimated Per Capita Income	\$21,167	\$32,932	\$34,933
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	10.2%	8.0%	6.6%
2024 Estimated Some High School (Grade Level 9 to 11)	11.1%	8.8%	7.7%
2024 Estimated High School Graduate	29.6%	27.2%	27.4%
2024 Estimated Some College	24.9%	18.4%	18.5%
2024 Estimated Associates Degree Only	5.4%	6.3%	6.7%
2024 Estimated Bachelors Degree Only	11.2%	19.6%	20.6%
2024 Estimated Graduate Degree	7.6%	11.6%	12.5%
Business			
2024 Estimated Total Businesses	689	7,502	13,998
2024 Estimated Total Employees	8,869	113,040	201,581
2024 Estimated Employee Population per Business	12.9	15.1	14.4
2024 Estimated Residential Population per Business	21.6	13.6	15.3

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