



**SALE PRICE: \$24,000,000 | LEASE RATE: 150,000/MONTH**

**DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Estimated Population	48	601	1778
Avg. Household Income	\$130,372	\$112,726	\$96,032

- 13,413,SF Travel Plaza on 37 acres in the heart of the Flint Hills built in 2022
- Phillips 66 branded
- Businesses included: Sonic, Arbuckle Mountain Fried Pies and Alma Creamery
- New water well and well house
- CAT scale, souvenir shop, 16 automobile fuel dispensers, and 8 semi fuel dispensers
- Hotel pad and other pad sites available
- Visible to I-70 and over 25,000 cars per day

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

For More Information Contact: *Exclusive Agent*  
**GREG ROBERTS | 816.412.7384 | [groberts@blockandco.com](mailto:groberts@blockandco.com)**

## PHOTOS



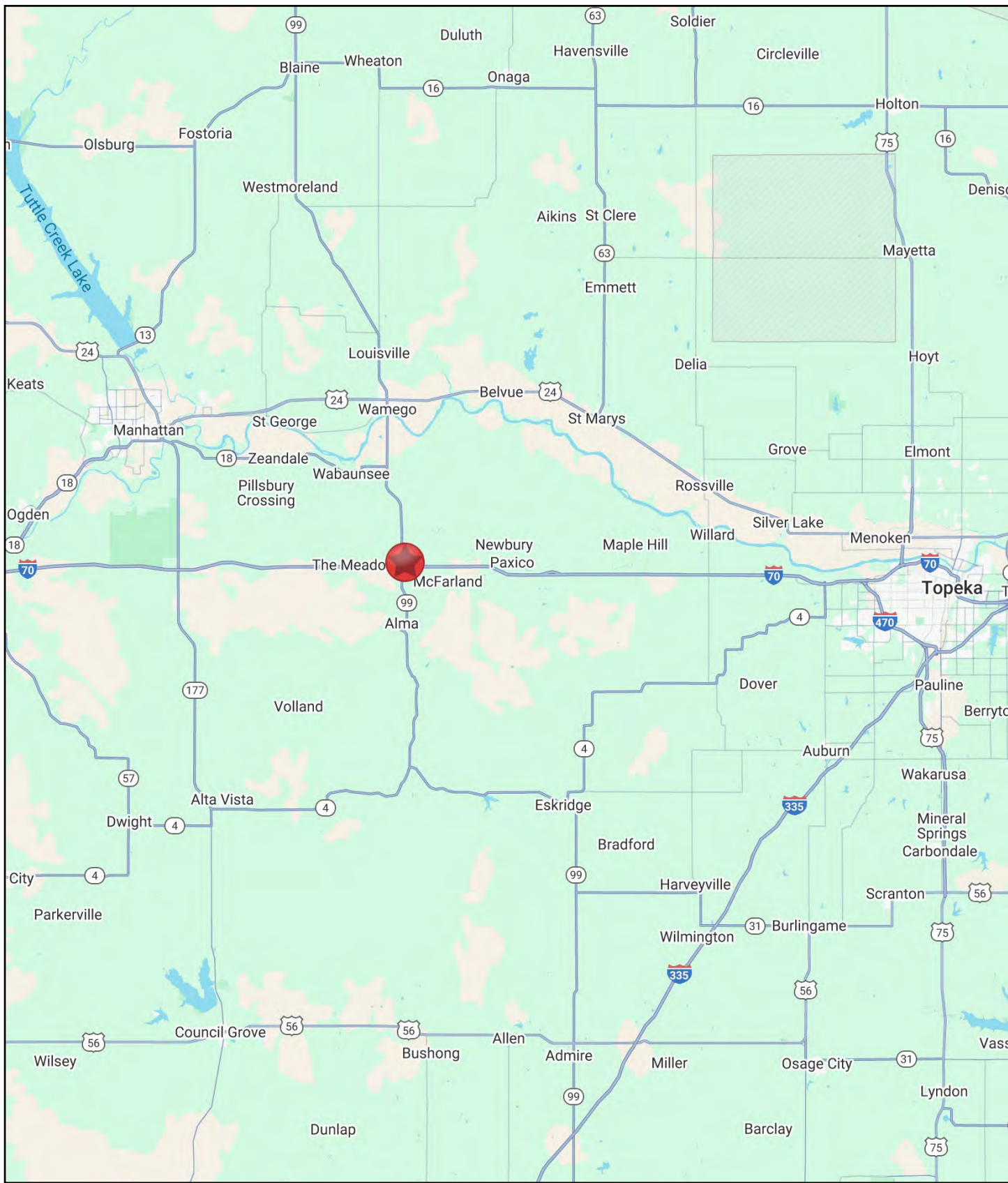
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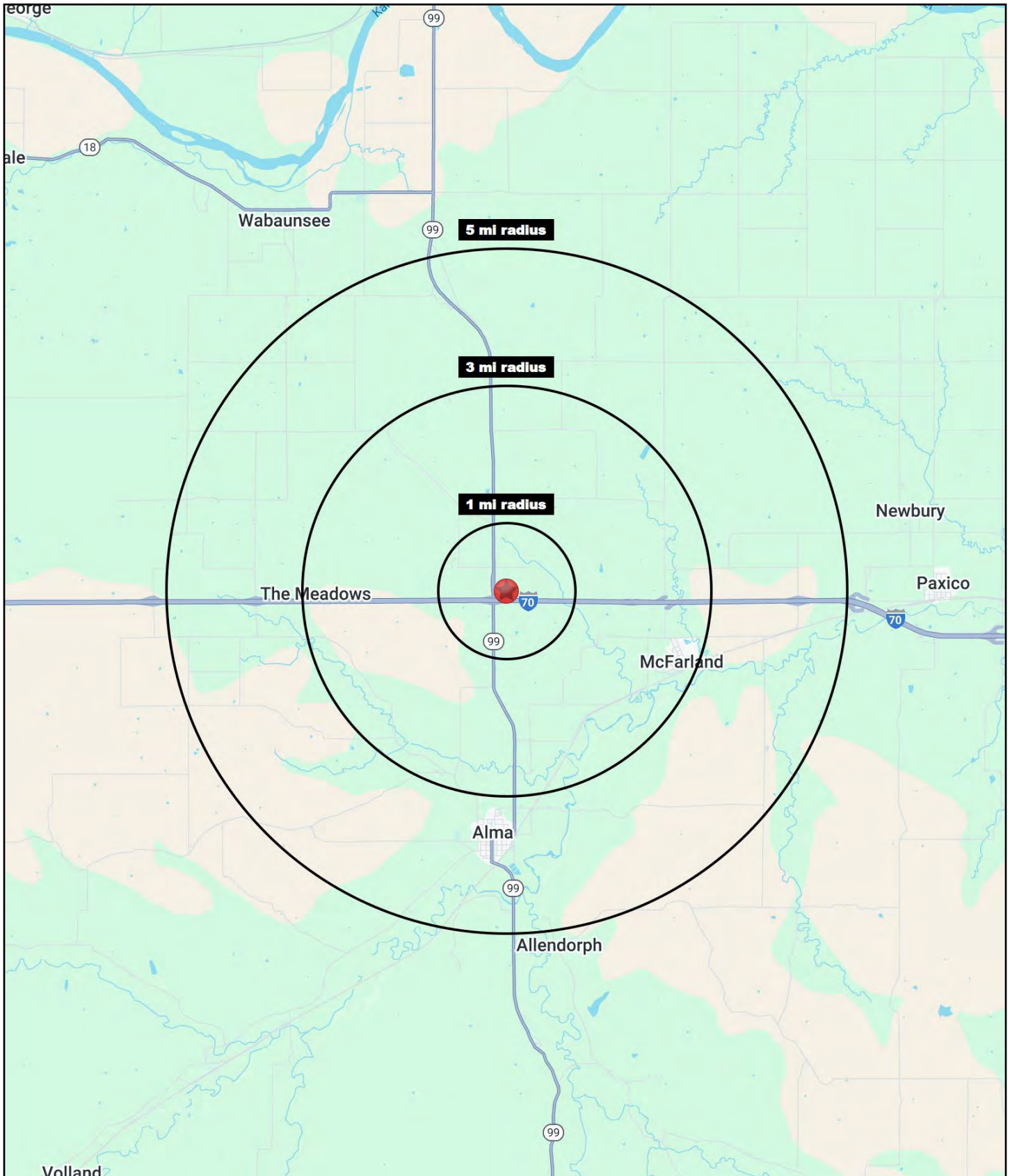




# TRAVEL PLAZA OF THE FLINT HILLS

## 32691 K-99 Highway, Alma, Kansas







# TRAVEL PLAZA OF THE FLINT HILLS

## 32691 K-99 Highway, Alma, Kansas

32691 KS-99 Highway Alma, KS 66401	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	48	601	1,778
2029 Projected Population	49	611	1,824
2020 Census Population	61	617	1,764
2010 Census Population	60	595	1,778
Projected Annual Growth 2024 to 2029	0.4%	0.3%	0.5%
Historical Annual Growth 2010 to 2024	-1.5%	-	-
2024 Median Age	41.9	41.0	42.1
<b>Households</b>			
2024 Estimated Households	19	236	723
2029 Projected Households	19	238	729
2020 Census Households	24	232	693
2010 Census Households	23	227	708
Projected Annual Growth 2024 to 2029	-	-	0.1%
Historical Annual Growth 2010 to 2024	-1.2%	0.3%	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	93.1%	92.3%	93.3%
2024 Estimated Black or African American	1.6%	1.4%	0.9%
2024 Estimated Asian or Pacific Islander	0.1%	0.3%	0.5%
2024 Estimated American Indian or Native Alaskan	0.7%	0.3%	0.3%
2024 Estimated Other Races	4.5%	5.6%	4.9%
2024 Estimated Hispanic	3.9%	4.8%	5.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$130,372	\$112,726	\$96,032
2024 Estimated Median Household Income	\$107,499	\$88,325	\$69,645
2024 Estimated Per Capita Income	\$52,326	\$44,357	\$39,318
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.3%	0.4%	0.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.5%	1.8%
2024 Estimated High School Graduate	32.7%	31.8%	35.6%
2024 Estimated Some College	15.6%	22.9%	21.4%
2024 Estimated Associates Degree Only	8.3%	13.0%	12.3%
2024 Estimated Bachelors Degree Only	26.8%	21.1%	19.3%
2024 Estimated Graduate Degree	15.3%	9.3%	8.8%
<b>Business</b>			
2024 Estimated Total Businesses	-	17	58
2024 Estimated Total Employees	2	87	570
2024 Estimated Employee Population per Business	5.3	5.1	9.8
2024 Estimated Residential Population per Business	129.7	35.0	30.6

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