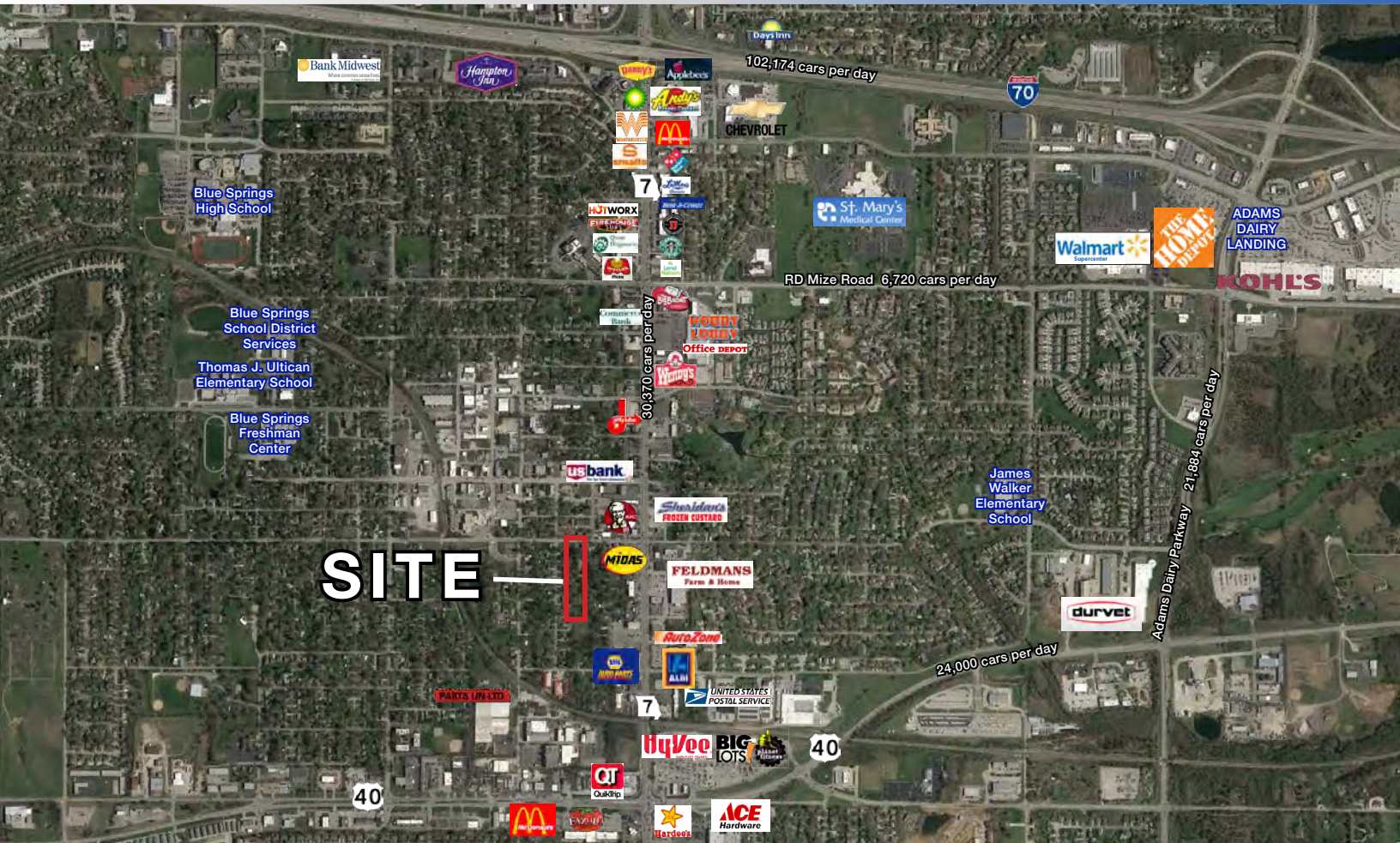




VACANT LAND FOR SALE

Infll Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015



SALE PRICE: \$325,000 | 4.42 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,223	58,628	93,978
Avg. Household Income	\$80,704	\$115,567	\$119,852

- 4.42 acres undeveloped / Infill Land Parcel
- Zoned T-3 within the Blue Springs, MO Downtown Zoning District
- One block west of 7 Highway, between I-70 (North) & 40 Highway (South)
- Established Residential Neighborhood
- Motivated Seller and Aggressively Priced - \$1.70 SF
- Convenient to All Commercial Services and Retail Amenities on 7 Highway



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BOB WALLEN | 816.412.7371 | bwallen@blockandco.com

Exclusive Agent



VACANT LAND FOR SALE

Infill Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015

AERIAL



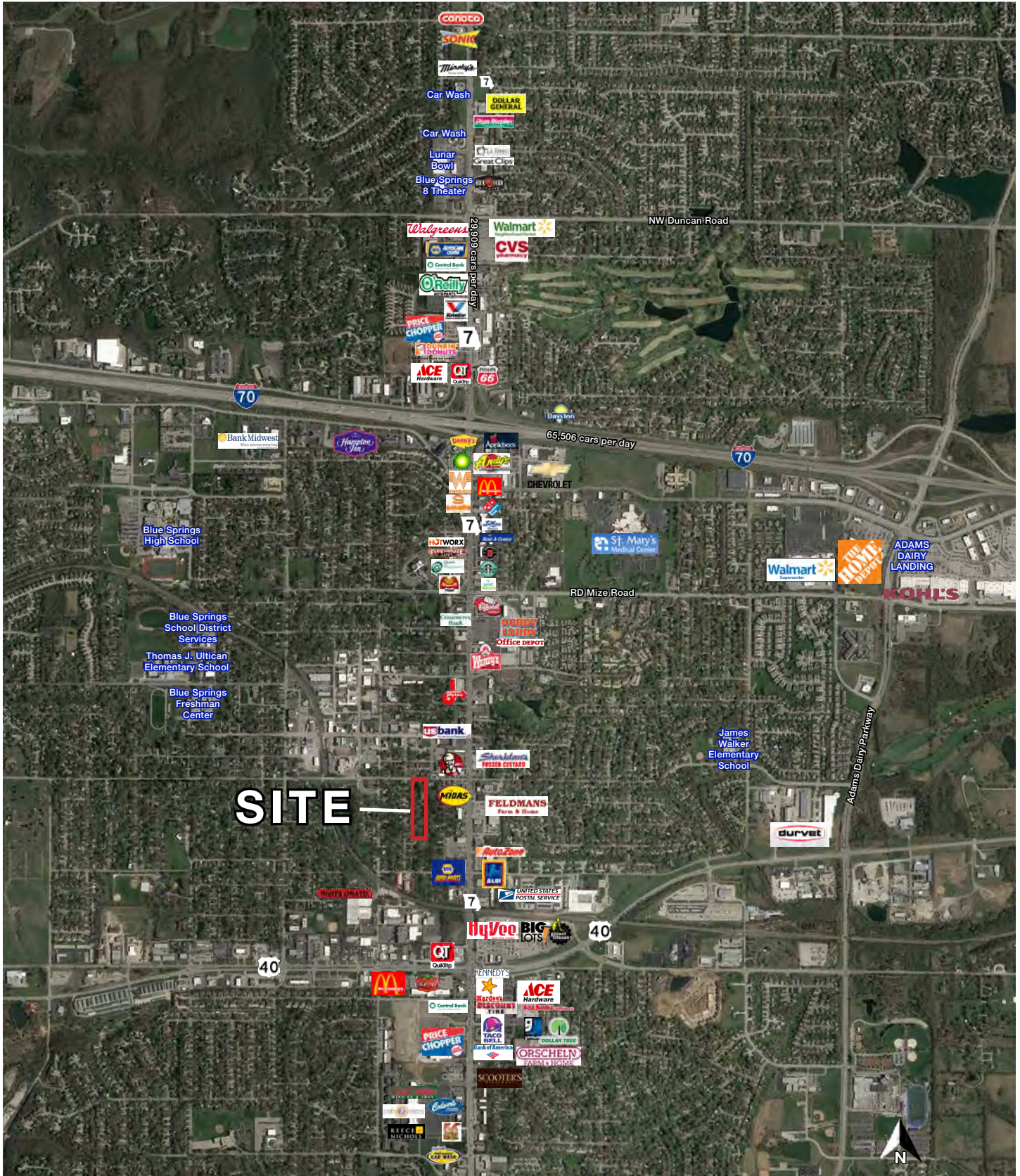


VACANT LAND FOR SALE

Infll Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015

AERIAL

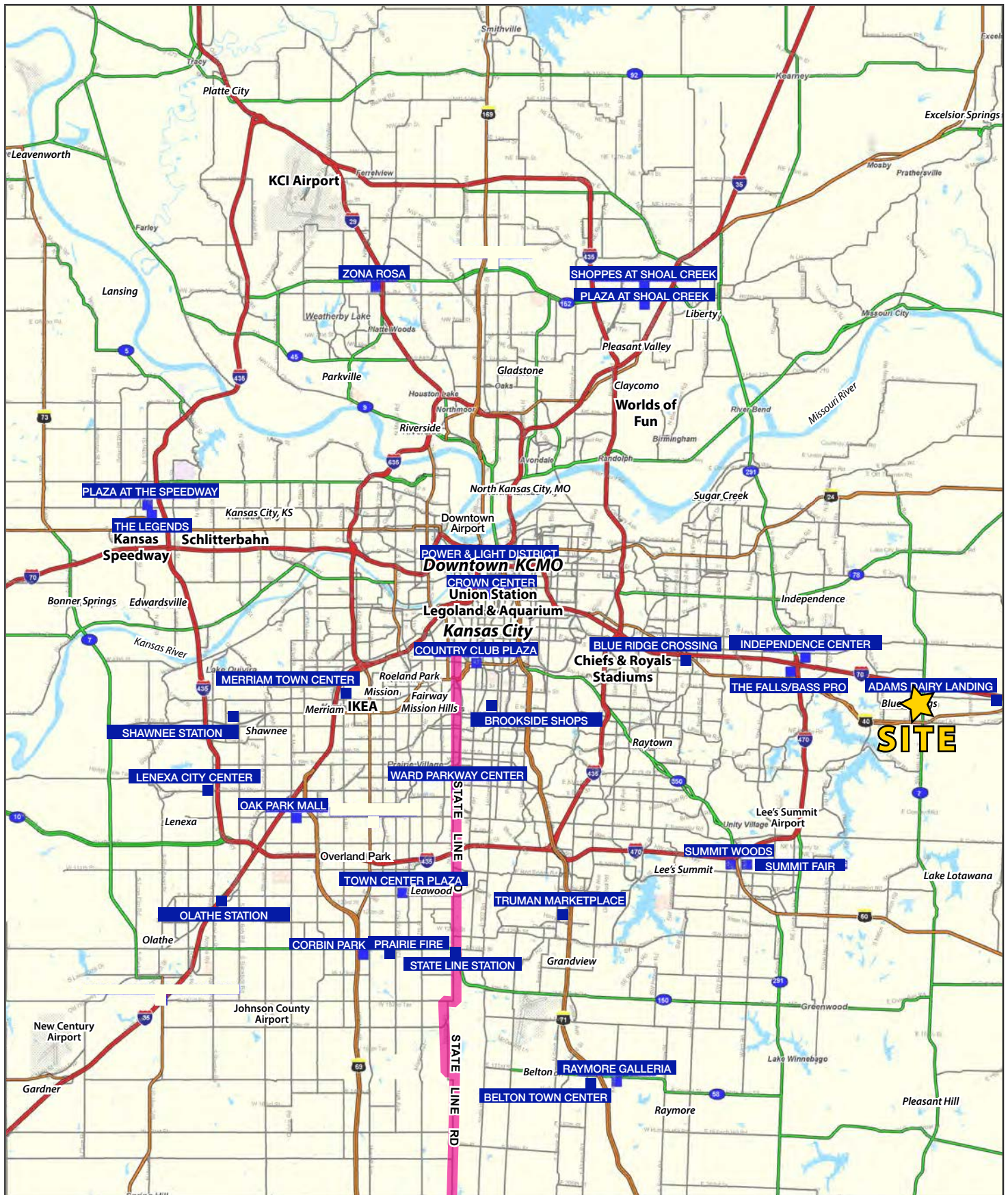




VACANT LAND FOR SALE

Infll Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015

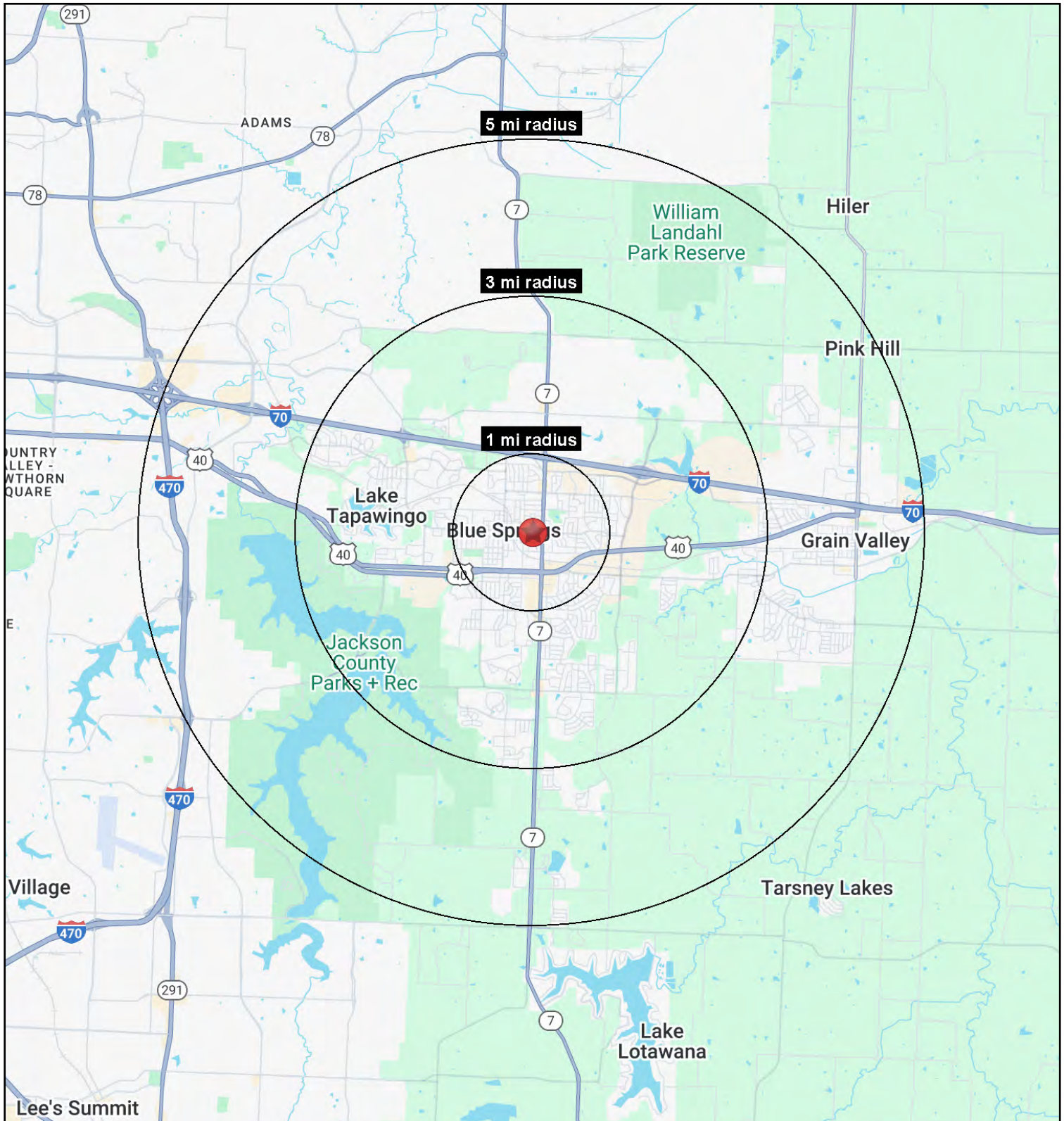




VACANT LAND FOR SALE

Infll Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015





VACANT LAND FOR SALE

Infill Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015

804 SW Walnut St Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,223	58,628	93,978
2029 Projected Population	10,546	59,180	96,793
2020 Census Population	10,096	60,849	93,577
2010 Census Population	9,674	55,455	81,537
Projected Annual Growth 2024 to 2029	0.6%	0.2%	0.6%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	1.1%
2024 Median Age	36.3	37.3	37.9
Households			
2024 Estimated Households	4,335	22,462	35,918
2029 Projected Households	4,489	22,840	37,139
2020 Census Households	4,117	22,551	34,960
2010 Census Households	3,953	20,620	30,318
Projected Annual Growth 2024 to 2029	0.7%	0.3%	0.7%
Historical Annual Growth 2010 to 2024	0.7%	0.6%	1.3%
Race and Ethnicity			
2024 Estimated White	78.2%	80.3%	81.1%
2024 Estimated Black or African American	10.4%	9.5%	9.0%
2024 Estimated Asian or Pacific Islander	1.6%	1.5%	1.7%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2024 Estimated Other Races	9.3%	8.3%	7.9%
2024 Estimated Hispanic	8.6%	7.4%	7.2%
Income			
2024 Estimated Average Household Income	\$80,704	\$115,567	\$119,852
2024 Estimated Median Household Income	\$64,594	\$88,207	\$93,407
2024 Estimated Per Capita Income	\$34,246	\$44,300	\$45,845
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.0%	1.2%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	3.2%	2.9%
2024 Estimated High School Graduate	32.9%	28.1%	28.3%
2024 Estimated Some College	23.8%	24.4%	23.3%
2024 Estimated Associates Degree Only	7.4%	8.5%	8.3%
2024 Estimated Bachelors Degree Only	17.9%	22.1%	22.8%
2024 Estimated Graduate Degree	11.7%	12.7%	13.3%
Business			
2024 Estimated Total Businesses	642	1,955	3,092
2024 Estimated Total Employees	4,611	14,165	30,292
2024 Estimated Employee Population per Business	7.2	7.2	9.8
2024 Estimated Residential Population per Business	15.9	30.0	30.4

©2025. Sites USA. Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024. TIGER Geographv - RS1



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.