

Outstanding Development Site For Sale

1001 & 1009 SW US 40 Highway, Blue Springs, MO



SALE PRICE: \$1,725,000 | 1.84 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,205	56,877	96,562
Avg. Household Income	\$83,676	\$113,066	\$121,864

- Former Ben's Lawn & Garden Center and Nursery
- Commercial Development Land Opportunity
- Highly visible/signalized intersection at the northwest corner of 40 Highway & 10th Street
- 385 +/- feet of frontage on 40 Highway and 210 +/- feet of lot depth
- Zoned GB: General Business - many commercial possibilities
- Join this high traffic retail trade area with numerous shopping centers and tenants such as McDonald's, Fazoli's, Chipotle, Take 5 Oil, QuikTrip, Tidal Wave Auto Spa and more



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

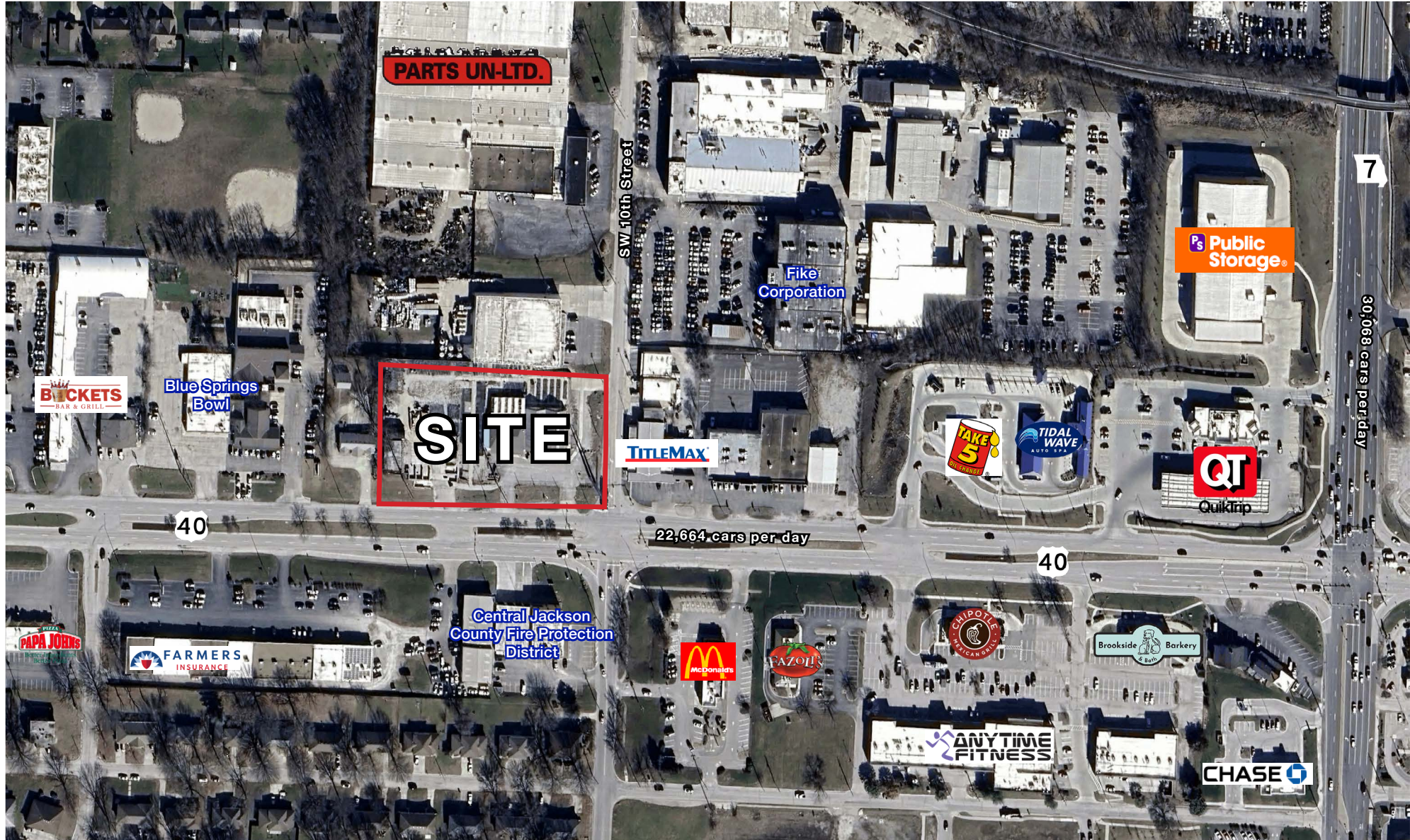
BOB WALLEN | 816.412.7371 | bwallen@blockandco.com

Exclusive Agent

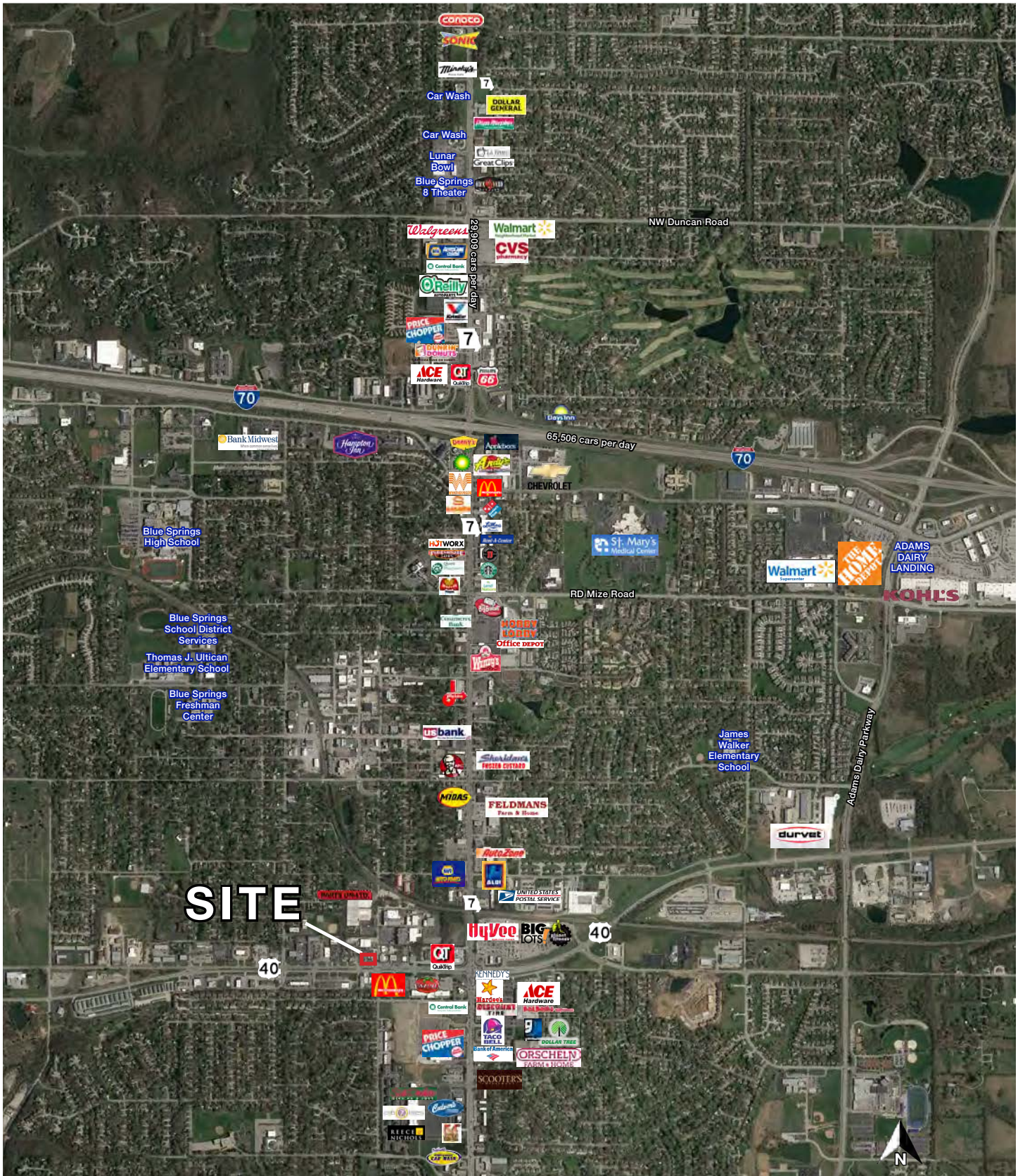
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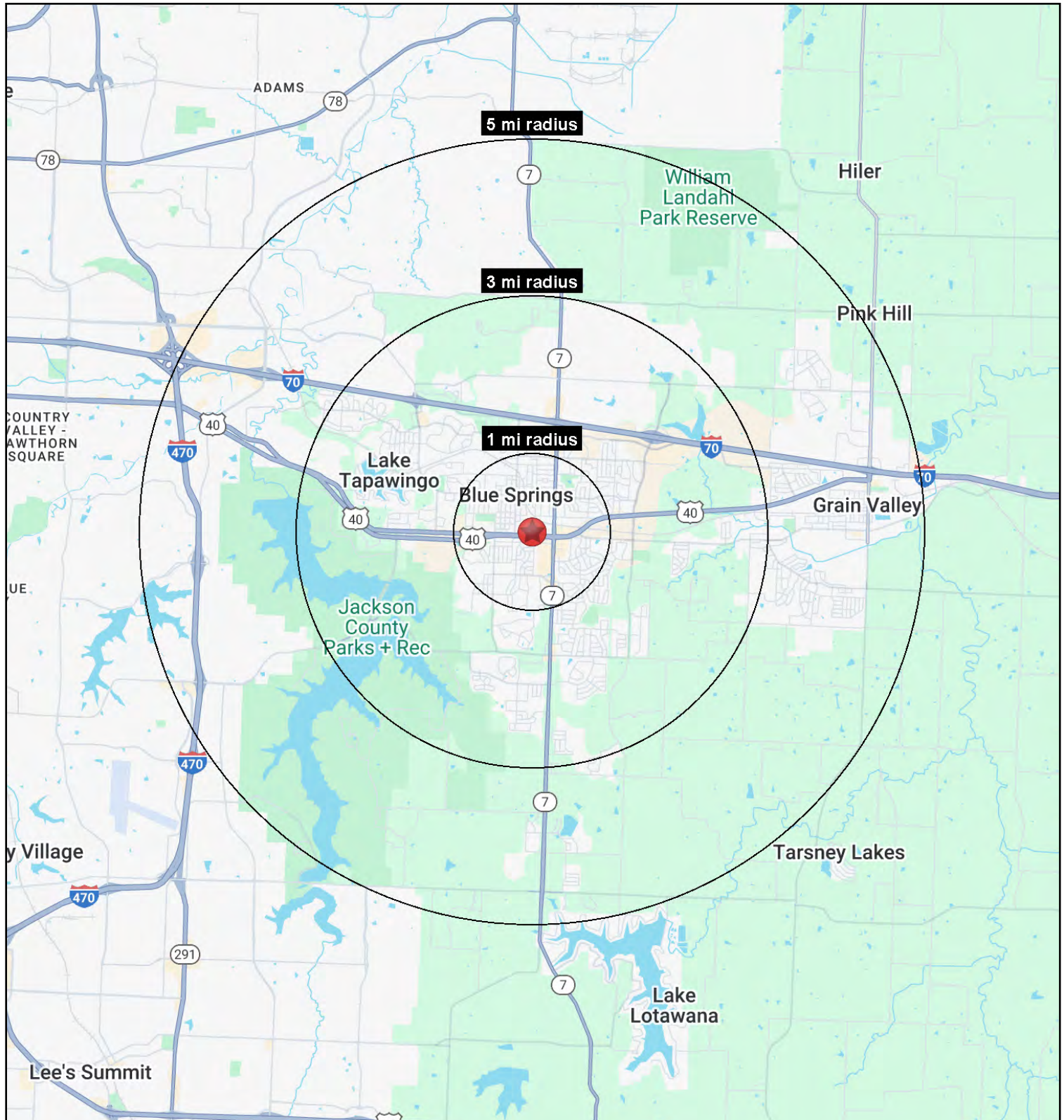


AERIAL



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1001 & 1009 U.S. Hwy 40 Blue Springs, MO 64015	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,205	56,877	96,562
2029 Projected Population	11,607	57,667	99,435
2020 Census Population	11,258	58,320	95,694
2010 Census Population	10,695	53,043	83,488
Projected Annual Growth 2024 to 2029	0.7%	0.3%	0.6%
Historical Annual Growth 2010 to 2024	0.3%	0.5%	1.1%
2024 Median Age	35.2	37.2	38.1
Households			
2024 Estimated Households	4,526	21,859	36,971
2029 Projected Households	4,710	22,320	38,228
2020 Census Households	4,353	21,715	35,837
2010 Census Households	4,179	19,790	31,051
Projected Annual Growth 2024 to 2029	0.8%	0.4%	0.7%
Historical Annual Growth 2010 to 2024	0.6%	0.7%	1.4%
Race and Ethnicity			
2024 Estimated White	78.5%	79.8%	81.1%
2024 Estimated Black or African American	9.9%	9.9%	9.0%
2024 Estimated Asian or Pacific Islander	1.5%	1.5%	1.7%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2024 Estimated Other Races	9.6%	8.4%	7.8%
2024 Estimated Hispanic	8.5%	7.5%	7.1%
Income			
2024 Estimated Average Household Income	\$83,676	\$113,066	\$121,864
2024 Estimated Median Household Income	\$67,771	\$87,615	\$95,279
2024 Estimated Per Capita Income	\$33,806	\$43,477	\$46,696
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.0%	1.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.3%	2.8%
2024 Estimated High School Graduate	33.1%	28.3%	27.8%
2024 Estimated Some College	25.3%	24.7%	23.2%
2024 Estimated Associates Degree Only	7.6%	8.4%	8.2%
2024 Estimated Bachelors Degree Only	16.6%	21.8%	23.2%
2024 Estimated Graduate Degree	12.4%	12.5%	13.6%
Business			
2024 Estimated Total Businesses	609	1,924	3,340
2024 Estimated Total Employees	4,017	14,038	31,784
2024 Estimated Employee Population per Business	6.6	7.3	9.5
2024 Estimated Residential Population per Business	18.4	29.6	28.9

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