

PAD SITE NEAR I-49 INTERCHANGE

Granite Drive & Irongate Court (SWC), Peculiar, Missouri



SALE PRICE: \$235,224 | 1 ACRE SITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,330	8,746	17,190
Avg. Household Income	\$105,819	\$108,645	\$119,718

- Prime location off J Highway near I-49 interchange
- One acre pad site perfect for commercial, retail, office, or mixed-use
- Situated in an expanding community with strong growth
- Development ready with minimal prep work required
- Convenient access to utilities nearby
- Currently zoned residential



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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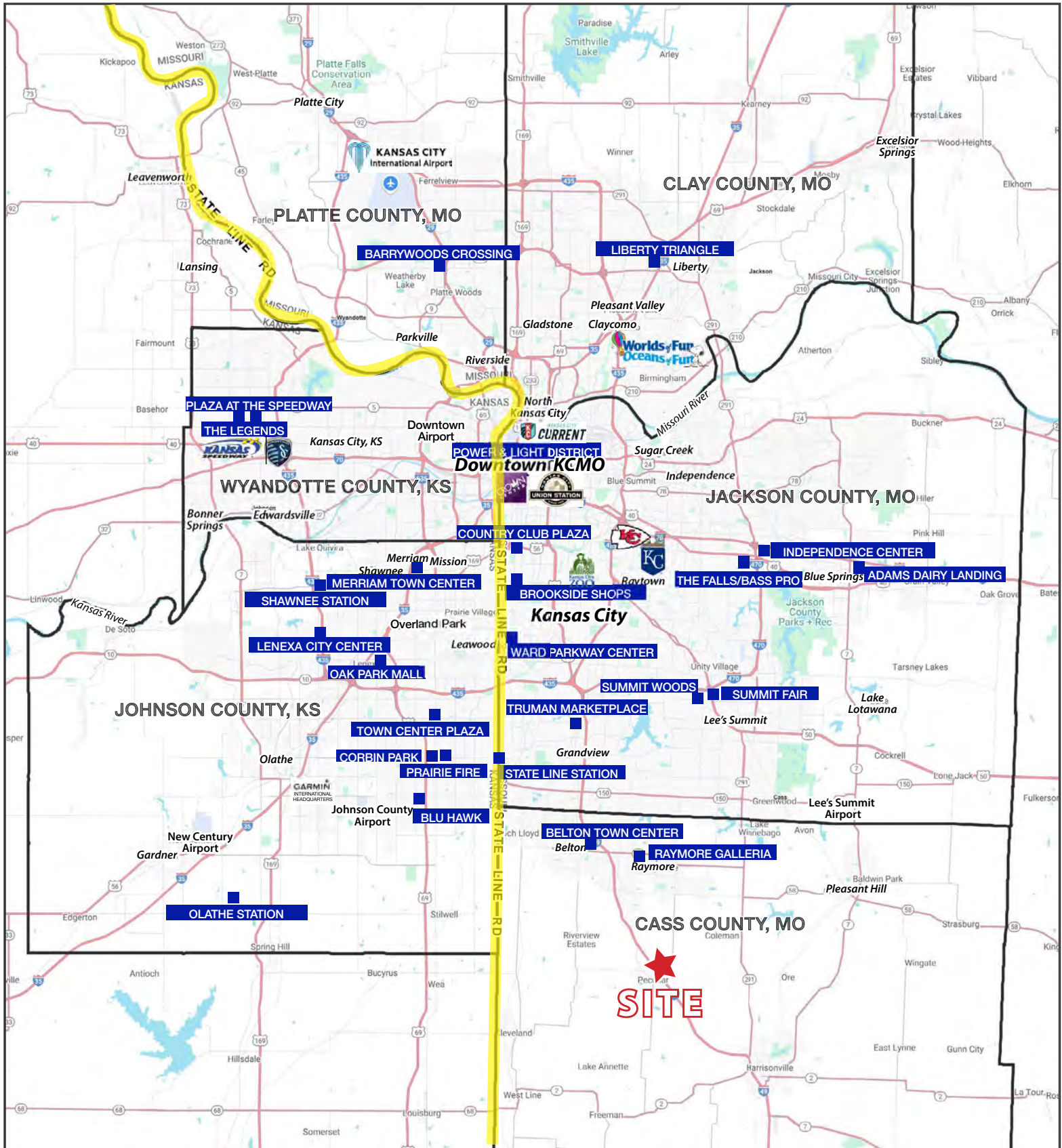
Exclusive Agents

PHOTOS



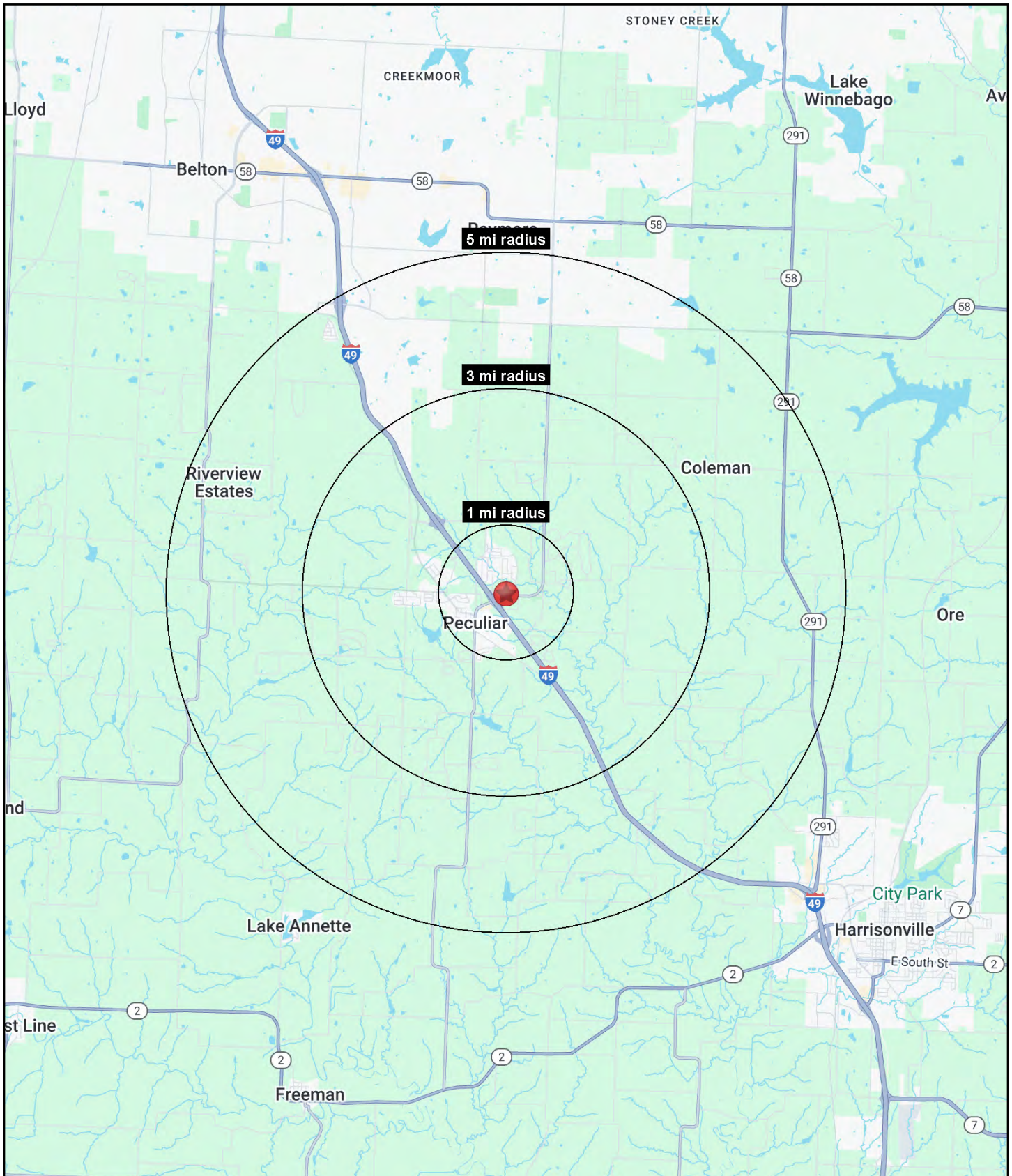
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Granite Drive & Irongate Court (SWC) Peculiar, MO 64078	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,330	8,746	17,190
2030 Projected Population	3,674	9,596	18,590
2020 Census Population	3,161	8,116	16,629
2010 Census Population	2,612	7,045	14,959
Projected Annual Growth 2025 to 2030	2.1%	1.9%	1.6%
Historical Annual Growth 2010 to 2025	1.8%	1.6%	1.0%
2025 Median Age	37.6	38.7	40.9
Households			
2025 Estimated Households	1,286	3,369	6,597
2030 Projected Households	1,430	3,736	7,205
2020 Census Households	1,211	3,042	6,195
2010 Census Households	968	2,582	5,403
Projected Annual Growth 2025 to 2030	2.2%	2.2%	1.8%
Historical Annual Growth 2010 to 2025	2.2%	2.0%	1.5%
Race and Ethnicity			
2025 Estimated White	89.9%	90.1%	88.7%
2025 Estimated Black or African American	2.9%	3.1%	4.3%
2025 Estimated Asian or Pacific Islander	0.6%	0.7%	0.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2025 Estimated Other Races	6.2%	5.8%	5.9%
2025 Estimated Hispanic	4.8%	4.5%	4.7%
Income			
2025 Estimated Average Household Income	\$105,819	\$108,645	\$119,718
2025 Estimated Median Household Income	\$99,057	\$95,574	\$104,465
2025 Estimated Per Capita Income	\$40,887	\$41,885	\$45,965
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.3%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.3%	4.0%	3.1%
2025 Estimated High School Graduate	30.7%	28.9%	28.7%
2025 Estimated Some College	24.9%	26.5%	26.0%
2025 Estimated Associates Degree Only	13.1%	10.7%	10.1%
2025 Estimated Bachelors Degree Only	16.1%	18.2%	19.8%
2025 Estimated Graduate Degree	9.5%	9.3%	10.2%
Business			
2025 Estimated Total Businesses	48	138	287
2025 Estimated Total Employees	392	1,135	2,631
2025 Estimated Employee Population per Business	8.2	8.2	9.2
2025 Estimated Residential Population per Business	70.0	63.2	59.9

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