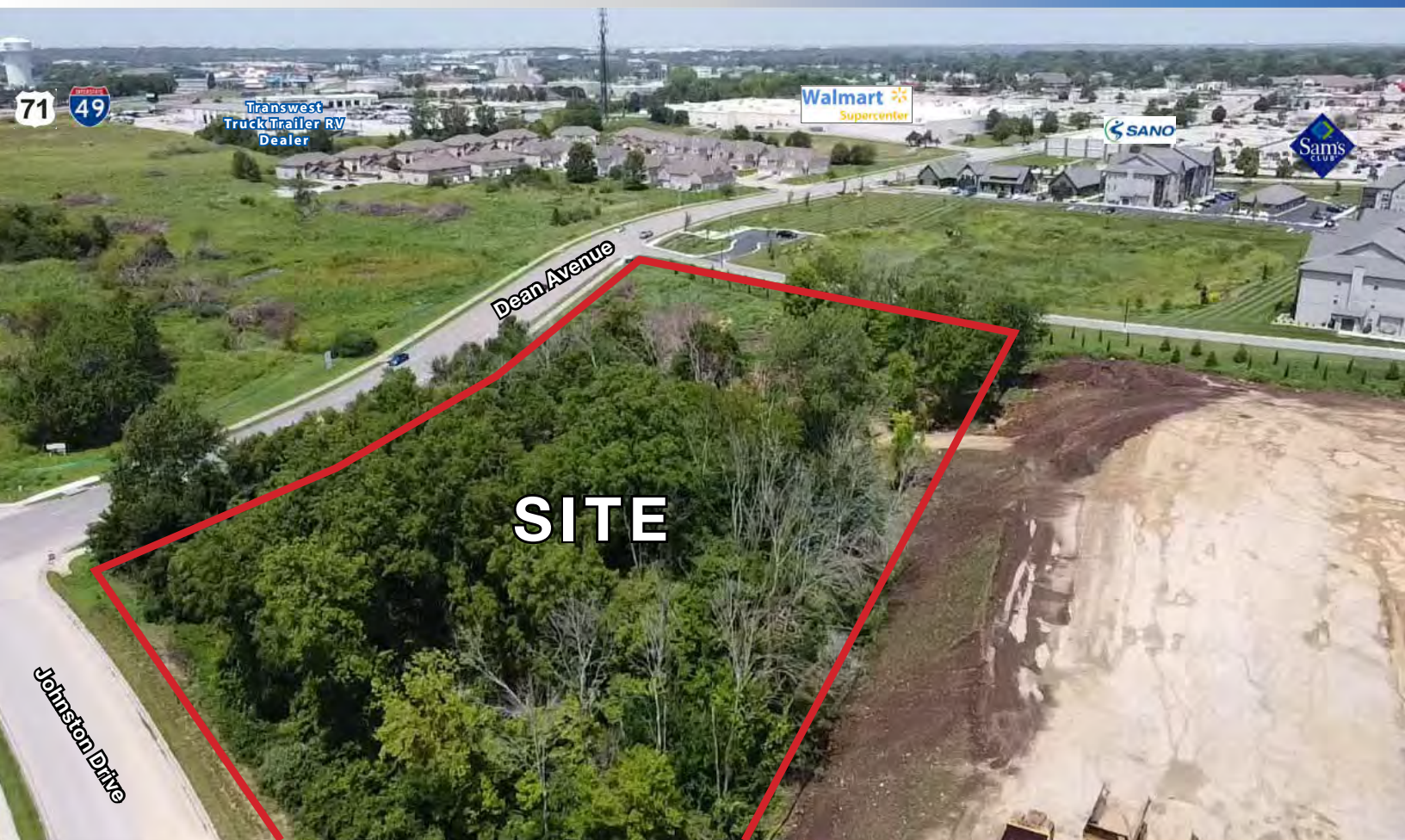




# VERSATILE LAND SITE IN RAYMORE

Dean Avenue & Johnston Drive (NEC), Raymore, MO.



## SALE PRICE: \$433,250 | 4.04 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,256	44,587	63,459
Avg. Household Income	\$107,662	\$109,968	\$104,288

- Large mixed-use development starting across the street
- Connected to upcoming luxury duplex development
- Just south of large anchor tenants like Walmart and Sam's Club
- Rapidly expanding community
- Prominent street frontage
- Early opportunity for prime commercial lot



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

RYAN CLINE | 816.412.7330 | [rcline@blockandco.com](mailto:rcline@blockandco.com)

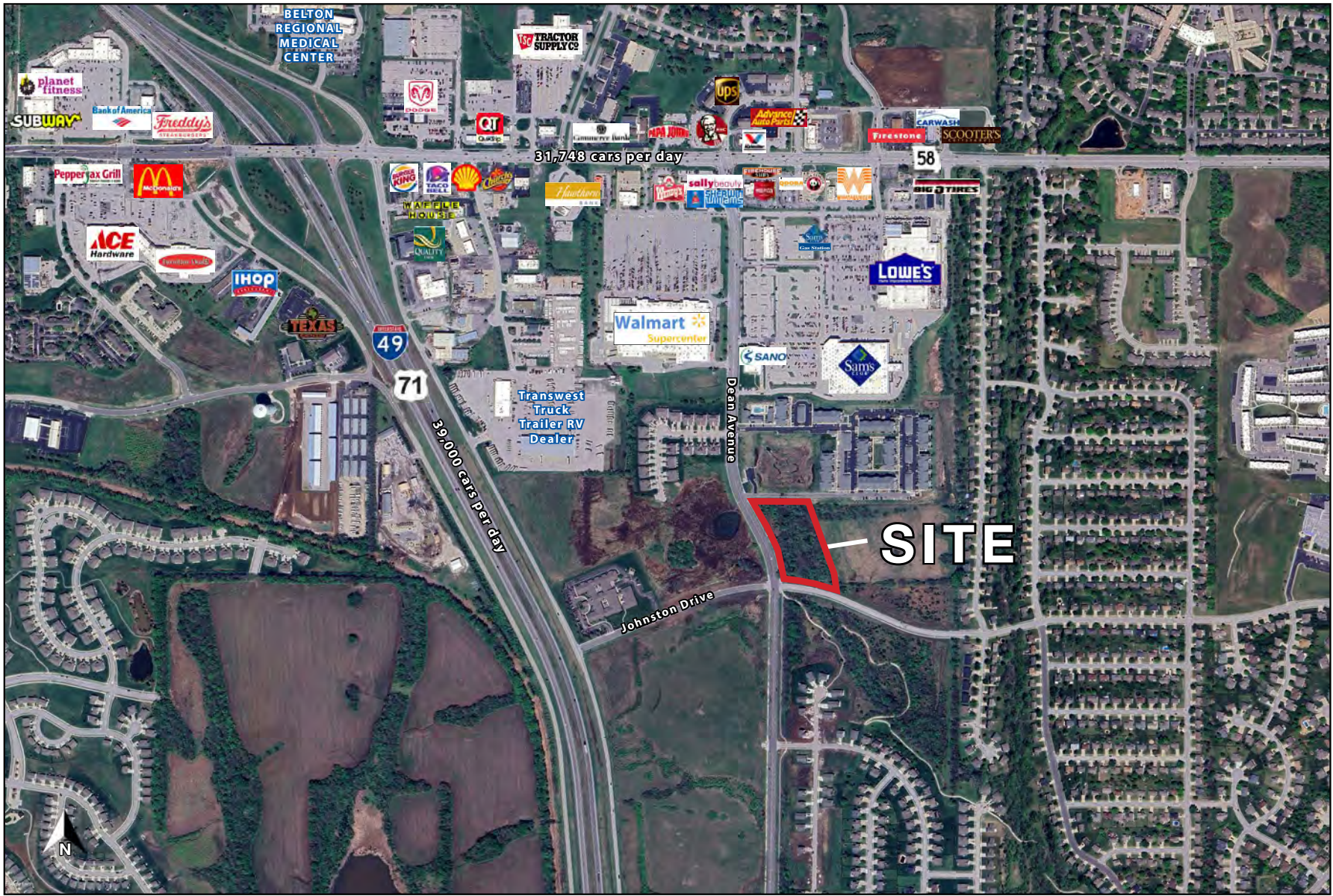
*Exclusive Agent*



# VERSATILE LAND SITE IN RAYMORE

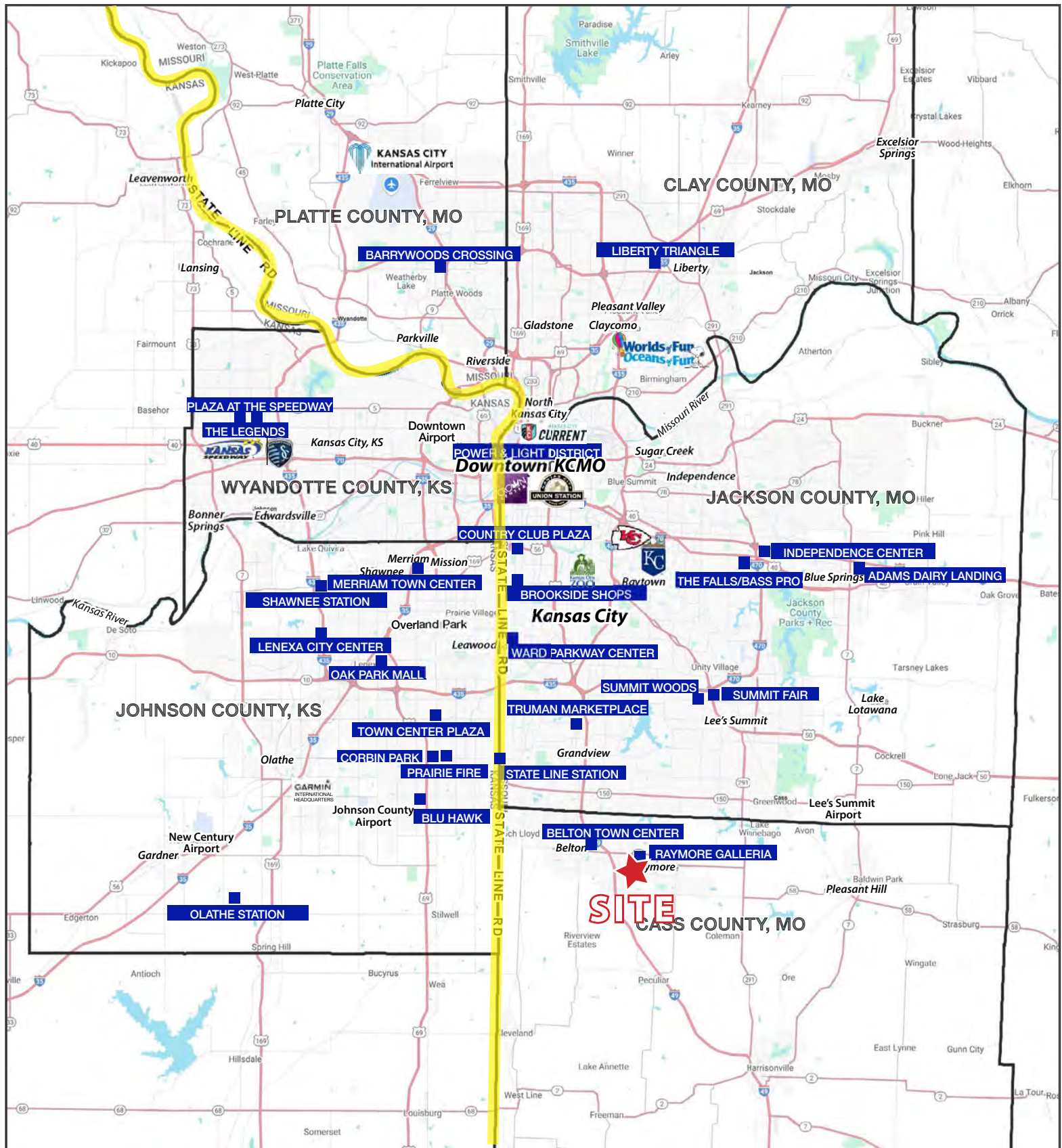
Dean Avenue & Johnston Drive (NEC), Raymore, MO.

AERIAL



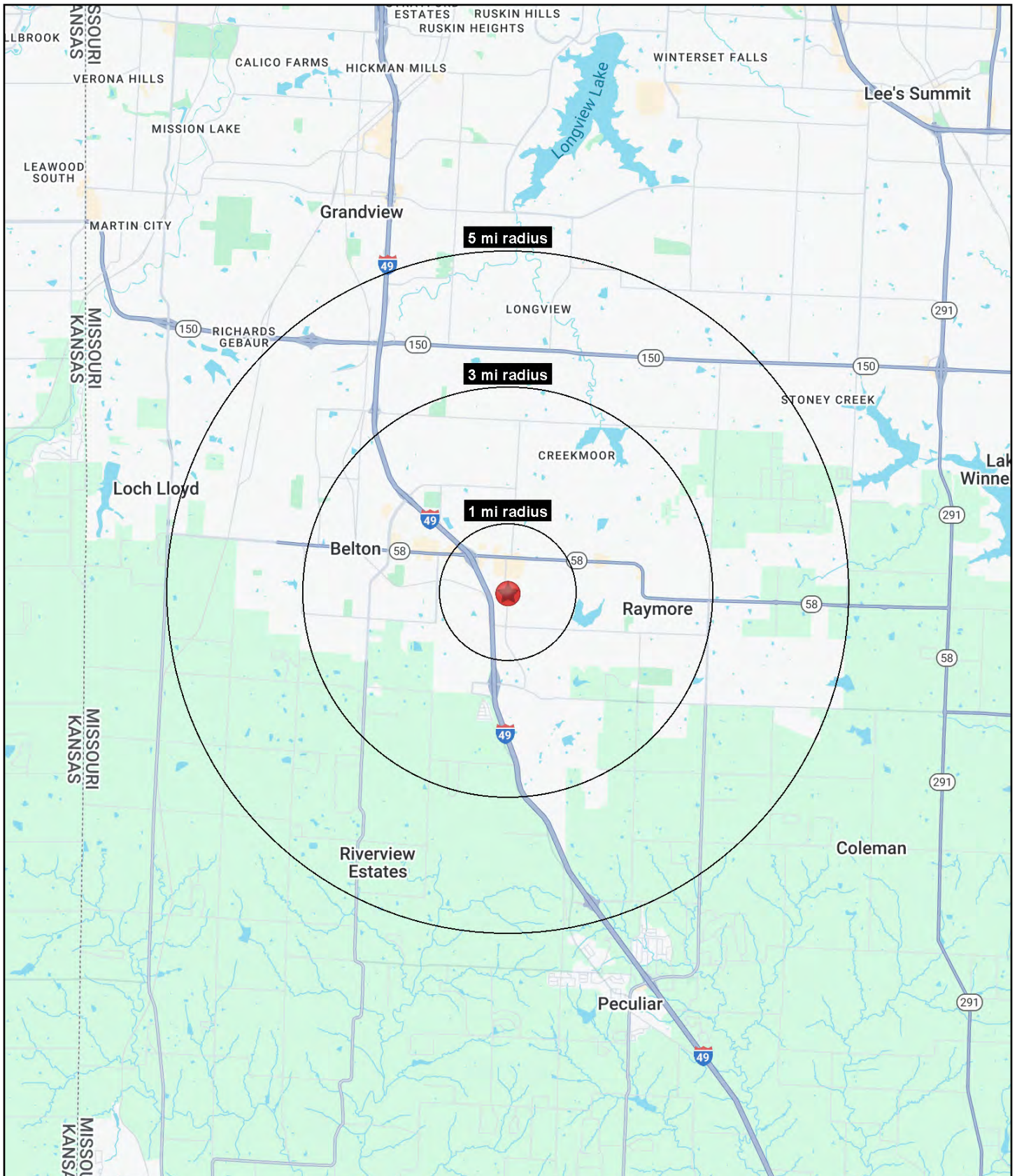
# VERSATILE LAND SITE IN RAYMORE

Dean Avenue & Johnston Drive (NEC), Raymore, MO.



# VERSATILE LAND SITE IN RAYMORE

Dean Avenue & Johnston Drive (NEC), Raymore, MO.





# VERSATILE LAND SITE IN RAYMORE

## Dean Avenue & Johnston Drive (NEC), Raymore, MO.

Dean Avenue & Johnston Drive Raymore, MO 64083	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	9,256	44,587	63,459
2030 Projected Population	10,236	48,026	68,079
2020 Census Population	7,738	42,469	60,651
2010 Census Population	6,594	38,251	54,649
Projected Annual Growth 2025 to 2030	2.1%	1.5%	1.5%
Historical Annual Growth 2010 to 2025	2.7%	1.1%	1.1%
2025 Median Age	39.9	38.3	37.6
<b>Households</b>			
2025 Estimated Households	3,687	17,362	24,928
2030 Projected Households	4,116	18,921	27,045
2020 Census Households	3,079	16,143	23,120
2010 Census Households	2,520	14,356	20,408
Projected Annual Growth 2025 to 2030	2.3%	1.8%	1.7%
Historical Annual Growth 2010 to 2025	3.1%	1.4%	1.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	77.8%	80.3%	76.8%
2025 Estimated Black or African American	13.3%	10.3%	13.2%
2025 Estimated Asian or Pacific Islander	1.8%	1.4%	1.4%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	6.8%	7.7%	8.3%
2025 Estimated Hispanic	6.6%	7.2%	7.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$107,662	\$109,968	\$104,288
2025 Estimated Median Household Income	\$93,450	\$90,917	\$85,602
2025 Estimated Per Capita Income	\$42,981	\$42,870	\$41,012
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.8%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	3.3%	4.0%
2025 Estimated High School Graduate	25.6%	29.0%	29.1%
2025 Estimated Some College	24.6%	24.3%	24.2%
2025 Estimated Associates Degree Only	8.6%	8.2%	8.2%
2025 Estimated Bachelors Degree Only	21.2%	21.5%	21.1%
2025 Estimated Graduate Degree	14.8%	10.9%	10.6%
<b>Business</b>			
2025 Estimated Total Businesses	250	1,057	1,398
2025 Estimated Total Employees	2,402	13,021	16,761
2025 Estimated Employee Population per Business	9.6	12.3	12.0
2025 Estimated Residential Population per Business	37.1	42.2	45.4

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