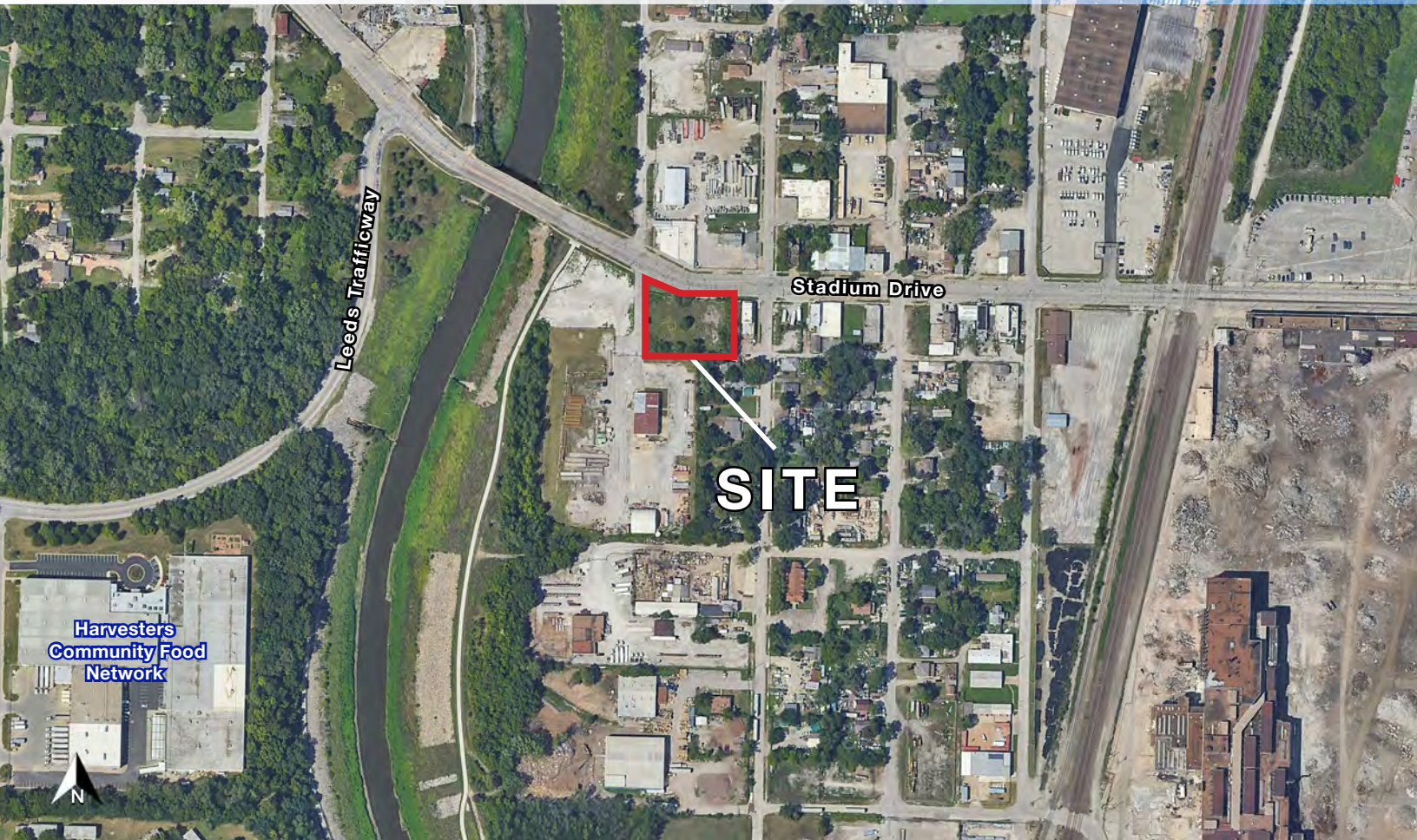




DEVELOPMENT LAND AVAILABLE

6317 E. Stadium Drive, Kansas City, Missouri



SALE PRICE: \$199,999 | 27,007 SF LOT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,820	65,515	245,075
Avg. Household Income	\$54,247	\$60,732	\$80,003

- Five minutes from Arrowhead and Kauffman
- Located in an opportunity zone
- Surrounded by new development
- Zoned B4-5



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

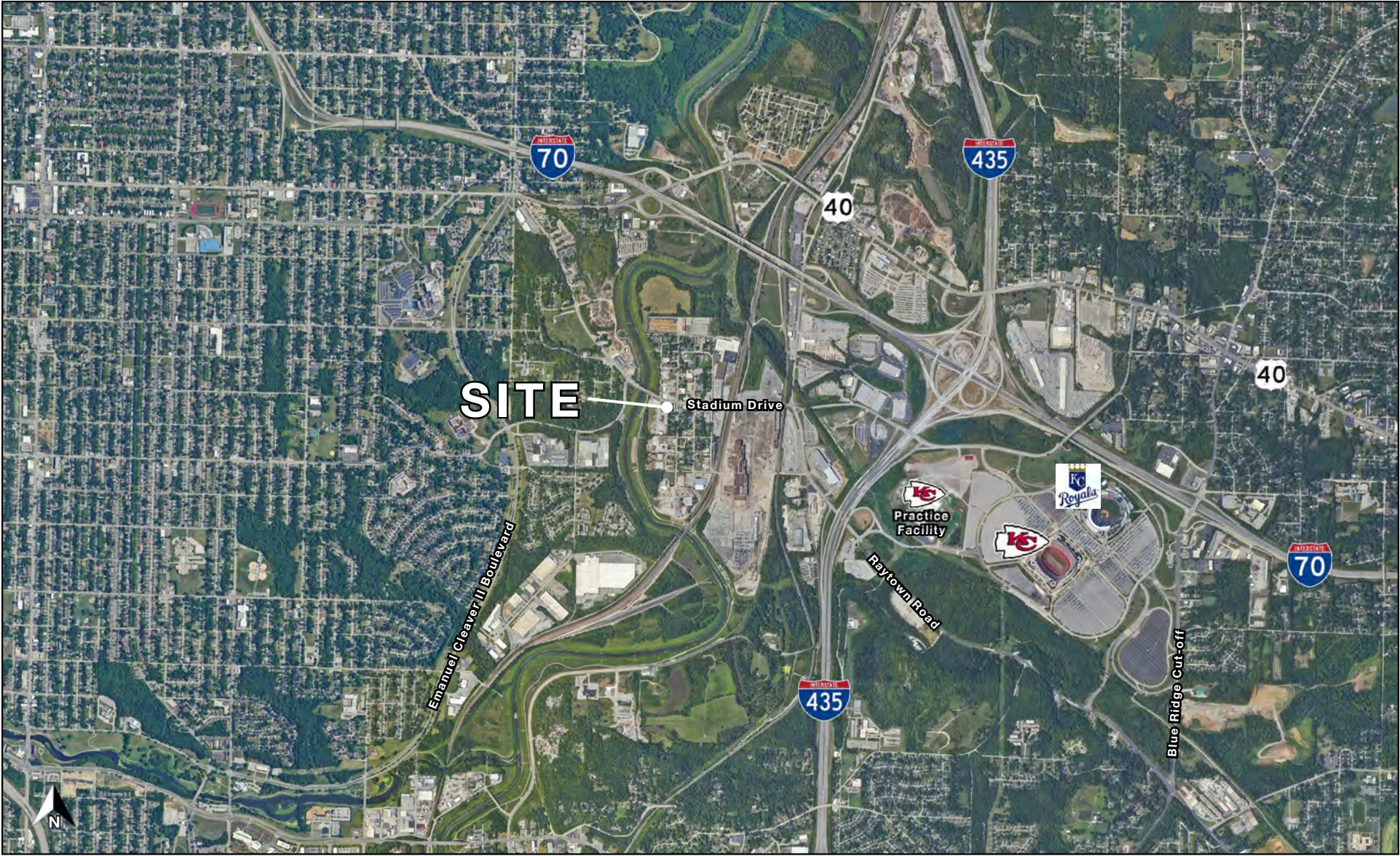
Exclusive Agents



DEVELOPMENT LAND AVAILABLE

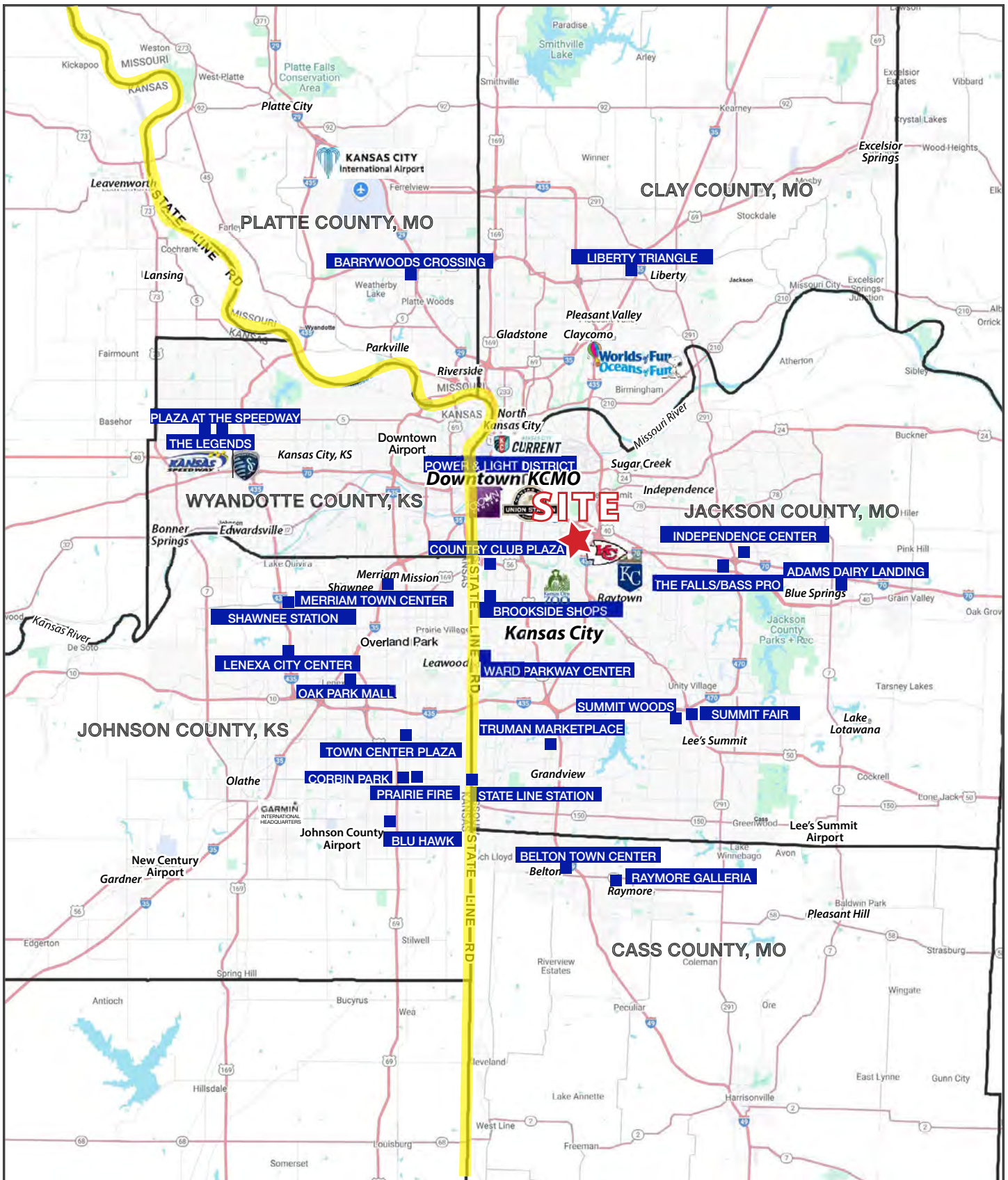
6317 E. Stadium Drive, Kansas City, Missouri

AERIAL



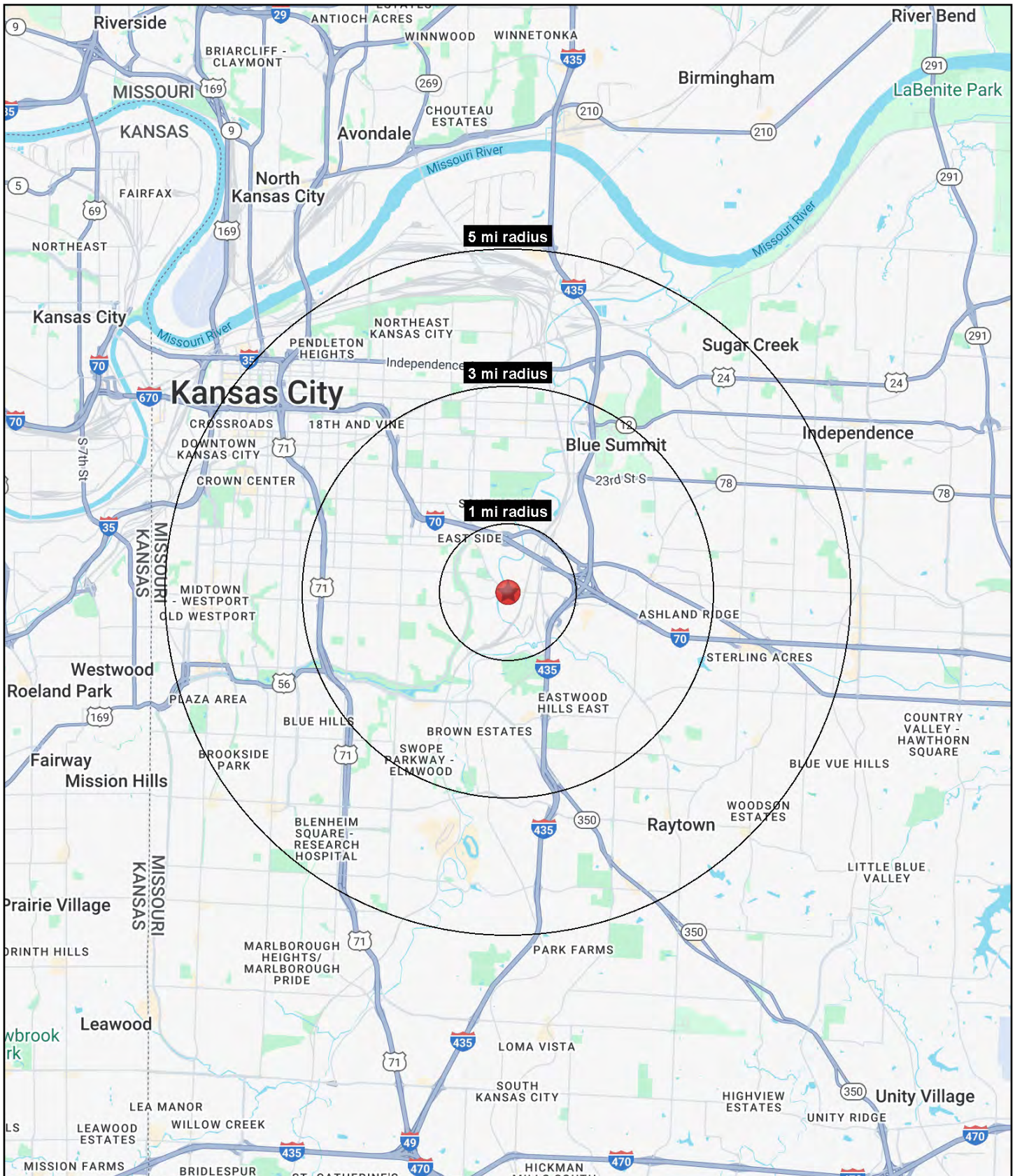
DEVELOPMENT LAND AVAILABLE

6317 E. Stadium Drive, Kansas City, Missouri



DEVELOPMENT LAND AVAILABLE

6317 E. Stadium Drive, Kansas City, Missouri





DEVELOPMENT LAND AVAILABLE

6317 E. Stadium Drive, Kansas City, Missouri

6317 E. Stadium Drive Kansas City, MO 64129	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,820	65,515	245,075
2030 Projected Population	2,803	65,023	247,648
2020 Census Population	2,804	61,862	232,333
2010 Census Population	2,752	63,059	224,718
Projected Annual Growth 2025 to 2030	-0.1%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.6%
2025 Median Age	36.5	34.6	34.8
Households			
2025 Estimated Households	1,235	26,372	107,951
2030 Projected Households	1,238	26,389	110,843
2020 Census Households	1,195	24,882	100,473
2010 Census Households	1,153	24,965	94,626
Projected Annual Growth 2025 to 2030	-	-	0.5%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.9%
Race and Ethnicity			
2025 Estimated White	20.6%	26.3%	46.9%
2025 Estimated Black or African American	64.3%	52.0%	33.5%
2025 Estimated Asian or Pacific Islander	1.0%	1.1%	2.8%
2025 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.6%
2025 Estimated Other Races	13.5%	20.0%	16.2%
2025 Estimated Hispanic	13.4%	21.3%	17.2%
Income			
2025 Estimated Average Household Income	\$54,247	\$60,732	\$80,003
2025 Estimated Median Household Income	\$35,649	\$44,640	\$59,406
2025 Estimated Per Capita Income	\$23,780	\$24,538	\$35,418
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.1%	6.6%	4.7%
2025 Estimated Some High School (Grade Level 9 to 11)	7.3%	10.0%	7.6%
2025 Estimated High School Graduate	37.0%	38.4%	30.0%
2025 Estimated Some College	32.3%	22.9%	21.3%
2025 Estimated Associates Degree Only	5.0%	8.4%	6.8%
2025 Estimated Bachelors Degree Only	9.6%	8.8%	18.2%
2025 Estimated Graduate Degree	4.7%	5.0%	11.5%
Business			
2025 Estimated Total Businesses	196	1,736	12,219
2025 Estimated Total Employees	3,906	17,565	150,766
2025 Estimated Employee Population per Business	20.0	10.1	12.3
2025 Estimated Residential Population per Business	14.4	37.7	20.1

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