



Land Available for Sale

**LAWNDALE STREET AND 139TH STREET
GRANDVIEW, MISSOURI**

Property Highlights

- 5.79 (±) acres
- Divisible
- Zoned Planned Development
- Residential, multi-family and commercial uses
- Immediate access to I-49 via 140th Street exit
- Price starting at \$2.50/sf

Parcel Size

- Site 2, 0.18 acre, 7,991 sf
- Site 3, 0.19 acre, 8,106 sf
- Site 4, 0.21 acre, 9,248 sf
- Site 5, 0.70 acre, 30,435 sf
- Site 6, 1.72 acres, 75,098 sf
- Site 7, 0.92 acre, 40,032 sf
- Site 8, 0.18 acre, 7,929 sf
- Site 9, 1.69 acres, 73,462 sf

For information, please contact:

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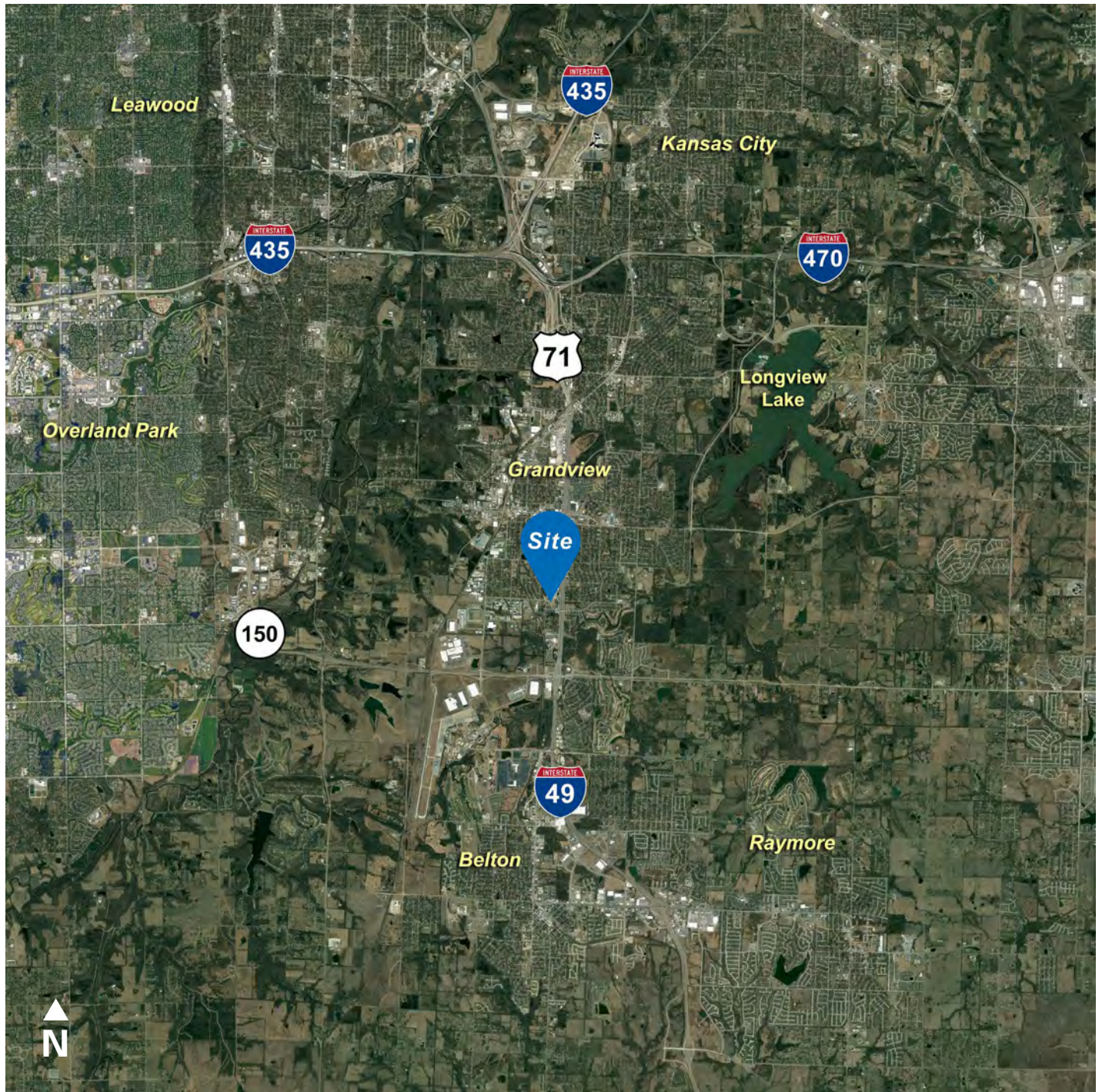
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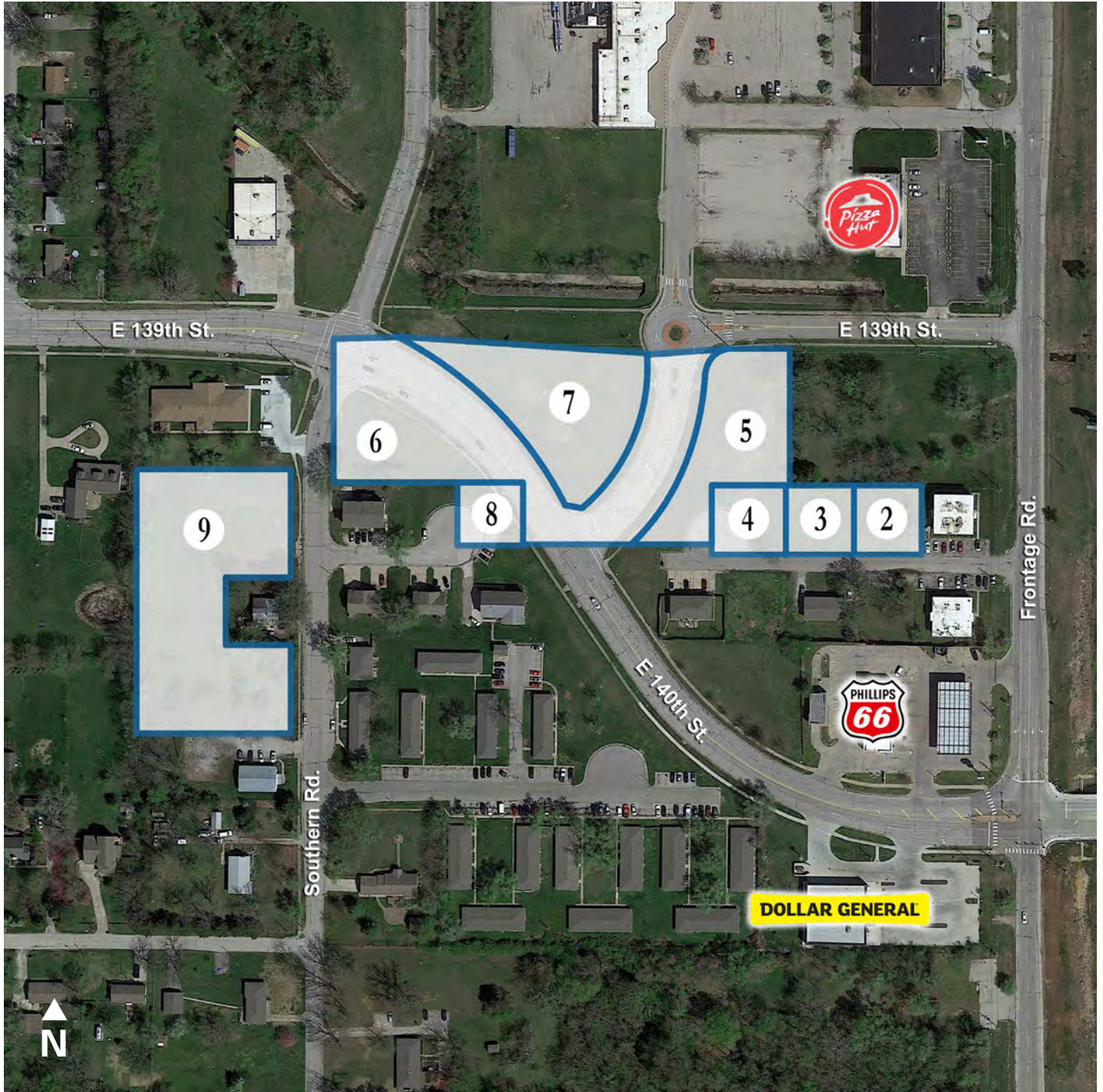
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Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	6,703	31,763	94,297
2020 Population	7,078	33,100	98,784
2023 Population	6,950	33,141	99,462
2028 Population	6,876	33,105	101,910
2010-2020 Annual Rate	0.55%	0.41%	0.47%
2020-2023 Annual Rate	-0.56%	0.04%	0.21%
2023-2028 Annual Rate	-0.21%	-0.02%	0.49%
2020 Male Population	48.4%	47.5%	47.8%
2020 Female Population	51.6%	52.5%	52.2%
2020 Median Age	34.2	34.9	36.9
2023 Male Population	49.4%	47.9%	47.9%
2023 Female Population	50.6%	52.1%	52.1%
2023 Median Age	36.1	35.8	37.8

In the identified area, the current year population is 99,462. In 2020, the Census count in the area was 98,784. The rate of change since 2020 was 0.21% annually. The five-year projection for the population in the area is 101,910 representing a change of 0.49% annually from 2023 to 2028. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 37.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	43.9%	43.7%	56.3%
2023 Black Alone	32.7%	36.0%	26.8%
2023 American Indian/Alaska Native Alone	0.7%	0.8%	0.6%
2023 Asian Alone	1.5%	1.5%	2.1%
2023 Pacific Islander Alone	0.2%	0.2%	0.2%
2023 Other Race	9.4%	6.6%	4.5%
2023 Two or More Races	11.6%	11.1%	9.5%
2023 Hispanic Origin (Any Race)	17.7%	13.8%	10.1%

Persons of Hispanic origin represent 10.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	53	49	85
2010 Households	2,507	12,305	36,931
2020 Households	2,701	13,364	40,119
2023 Households	2,703	13,583	40,775
2028 Households	2,693	13,738	42,149
2010-2020 Annual Rate	0.75%	0.83%	0.83%
2020-2023 Annual Rate	0.02%	0.50%	0.50%
2023-2028 Annual Rate	-0.07%	0.23%	0.67%
2023 Average Household Size	2.56	2.42	2.41

The household count in this area has changed from 40,119 in 2020 to 40,775 in the current year, a change of 0.50% annually. The five-year projection of households is 42,149, a change of 0.67% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2020. The number of families in the current year is 25,904 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	16.9%	18.4%	19.8%
Median Household Income			
2023 Median Household Income	\$55,688	\$54,191	\$63,347
2028 Median Household Income	\$61,546	\$59,870	\$73,557
2023-2028 Annual Rate	2.02%	2.01%	3.03%
Average Household Income			
2023 Average Household Income	\$76,051	\$74,173	\$94,484
2028 Average Household Income	\$89,620	\$85,847	\$108,609
2023-2028 Annual Rate	3.34%	2.97%	2.83%
Per Capita Income			
2023 Per Capita Income	\$29,713	\$30,517	\$38,279
2028 Per Capita Income	\$35,287	\$35,765	\$44,363
2023-2028 Annual Rate	3.50%	3.22%	2.99%
GINI Index			
2023 Gini Index	41.3	40.4	40.8
Households by Income			
Current median household income is \$63,347 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$73,557 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$94,484 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$108,609 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$38,279 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,363 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	136	125	116
2010 Total Housing Units	2,906	14,076	41,099
2010 Owner Occupied Housing Units	1,642	7,020	23,228
2010 Renter Occupied Housing Units	865	5,285	13,702
2010 Vacant Housing Units	399	1,771	4,168
2020 Total Housing Units	2,912	14,567	43,535
2020 Owner Occupied Housing Units	1,548	6,545	22,914
2020 Renter Occupied Housing Units	1,153	6,819	17,205
2020 Vacant Housing Units	254	1,205	3,418
2023 Total Housing Units	2,903	14,780	44,249
2023 Owner Occupied Housing Units	1,612	7,166	25,084
2023 Renter Occupied Housing Units	1,091	6,417	15,691
2023 Vacant Housing Units	200	1,197	3,474
2028 Total Housing Units	2,909	14,973	45,668
2028 Owner Occupied Housing Units	1,620	7,248	25,395
2028 Renter Occupied Housing Units	1,073	6,490	16,754
2028 Vacant Housing Units	216	1,235	3,519
Socioeconomic Status Index			
2023 Socioeconomic Status Index	47.2	46.3	51.1

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