



SALE PRICE: \$1,600,000 | 13.76 ACRES

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 2,141 | 14,384 | 65,686 |
| Avg. Household Income | \$125,735 | \$123,554 | \$100,896 |

- Fast growing area with four new subdivisions nearing completion
- Multiple various size pad sites available starting at \$4.00 per square foot
- All utilities available soon
- Growing traffic counts
- Two existing 7 Highway entrances

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
BOB JAEKEL | 816.412.7365 | bjael@blockandco.com

PHOTOS



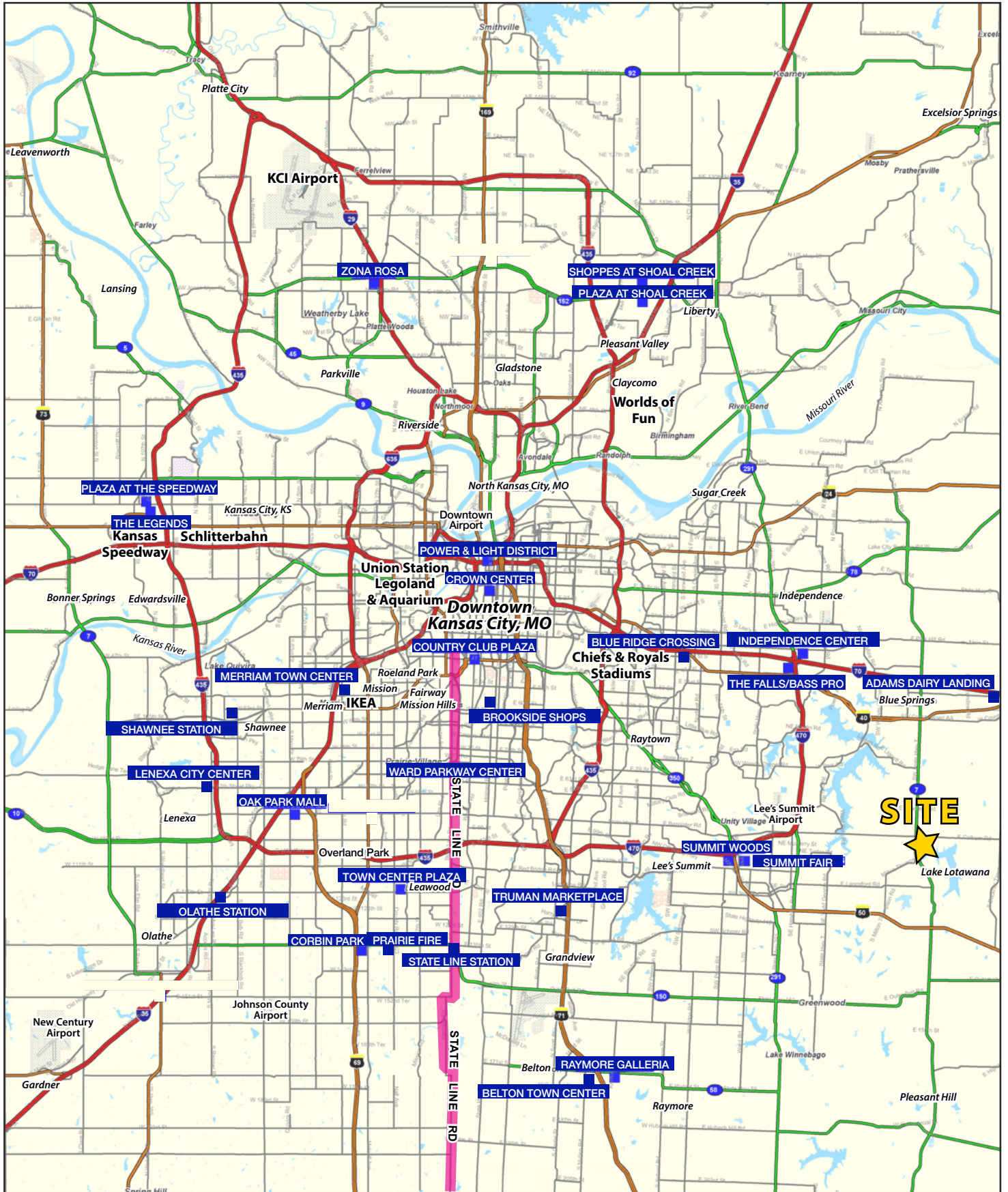
AERIAL

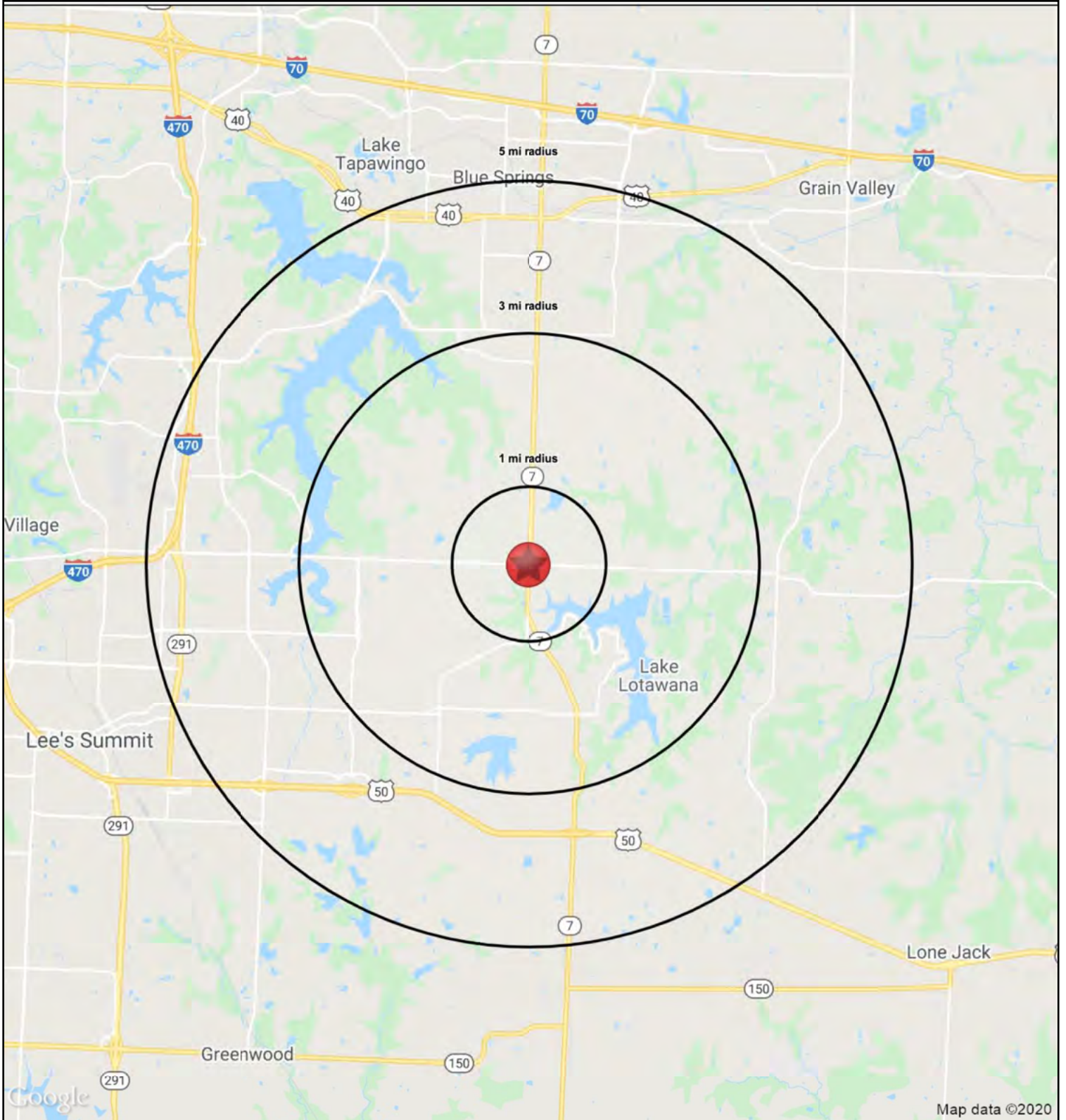




COMMERCIAL PAD SITES AVAILABLE

7 Highway & Colbern Road (SEQ), Lake Lotawana, MO







COMMERCIAL PAD SITES AVAILABLE

7 Highway & Colbern Road (SEQ), Lake Lotawana, MO

7 Highway & Colbern Road

Lake Lotawana, MO 64086

1 mi radius 3 mi radius 5 mi radius

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------|---|-------------|-------------|-------------|
| POPULATION | 2020 Estimated Population | 2,141 | 14,384 | 65,686 |
| | 2025 Projected Population | 2,131 | 14,436 | 66,243 |
| | 2010 Census Population | 1,343 | 11,565 | 59,920 |
| | 2000 Census Population | 1,275 | 9,678 | 54,422 |
| | Projected Annual Growth 2020 to 2025 | - | - | 0.2% |
| | Historical Annual Growth 2000 to 2020 | 3.4% | 2.4% | 1.0% |
| | 2020 Median Age | 41.9 | 38.2 | 35.9 |
| HOUSEHOLDS | 2020 Estimated Households | 869 | 5,459 | 24,978 |
| | 2025 Projected Households | 851 | 5,393 | 24,801 |
| | 2010 Census Households | 521 | 4,212 | 21,714 |
| | 2000 Census Households | 477 | 3,408 | 18,981 |
| | Projected Annual Growth 2020 to 2025 | -0.4% | -0.2% | -0.1% |
| | Historical Annual Growth 2000 to 2020 | 4.1% | 3.0% | 1.6% |
| RACE AND ETHNICITY | 2020 Estimated White | 91.4% | 90.2% | 87.5% |
| | 2020 Estimated Black or African American | 4.0% | 4.5% | 5.8% |
| | 2020 Estimated Asian or Pacific Islander | 1.4% | 1.4% | 2.0% |
| | 2020 Estimated American Indian or Native Alaskan | 0.2% | 0.3% | 0.4% |
| | 2020 Estimated Other Races | 3.0% | 3.5% | 4.3% |
| | 2020 Estimated Hispanic | 3.7% | 4.2% | 4.9% |
| INCOME | 2020 Estimated Average Household Income | \$125,735 | \$123,554 | \$100,896 |
| | 2020 Estimated Median Household Income | \$102,725 | \$103,358 | \$87,574 |
| | 2020 Estimated Per Capita Income | \$51,049 | \$46,913 | \$38,376 |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8) | 0.5% | 0.7% | 0.7% |
| | 2020 Estimated Some High School (Grade Level 9 to 11) | 3.4% | 3.1% | 3.0% |
| | 2020 Estimated High School Graduate | 22.7% | 20.3% | 23.3% |
| | 2020 Estimated Some College | 20.8% | 21.1% | 25.0% |
| | 2020 Estimated Associates Degree Only | 8.6% | 7.8% | 8.5% |
| | 2020 Estimated Bachelors Degree Only | 27.3% | 29.6% | 26.1% |
| | 2020 Estimated Graduate Degree | 16.7% | 17.4% | 13.4% |
| BUSINESS | 2020 Estimated Total Businesses | 40 | 215 | 1,750 |
| | 2020 Estimated Total Employees | 358 | 1,780 | 18,135 |
| | 2020 Estimated Employee Population per Business | 8.9 | 8.3 | 10.4 |
| | 2020 Estimated Residential Population per Business | 52.9 | 67.0 | 37.5 |

