



Land Available for Sale

**3RD STREET AND BLUE RIDGE BOULEVARD
GRANDVIEW, MISSOURI**

Property Highlights

- 1.51 (±) acres
- Industrial use
- Planned Development zoning
- 26 (±) foot access via Blue Ridge Boulevard
- Minutes from I-49
- Sale price \$137,685 (\$2.09/sf)

For information, please contact:

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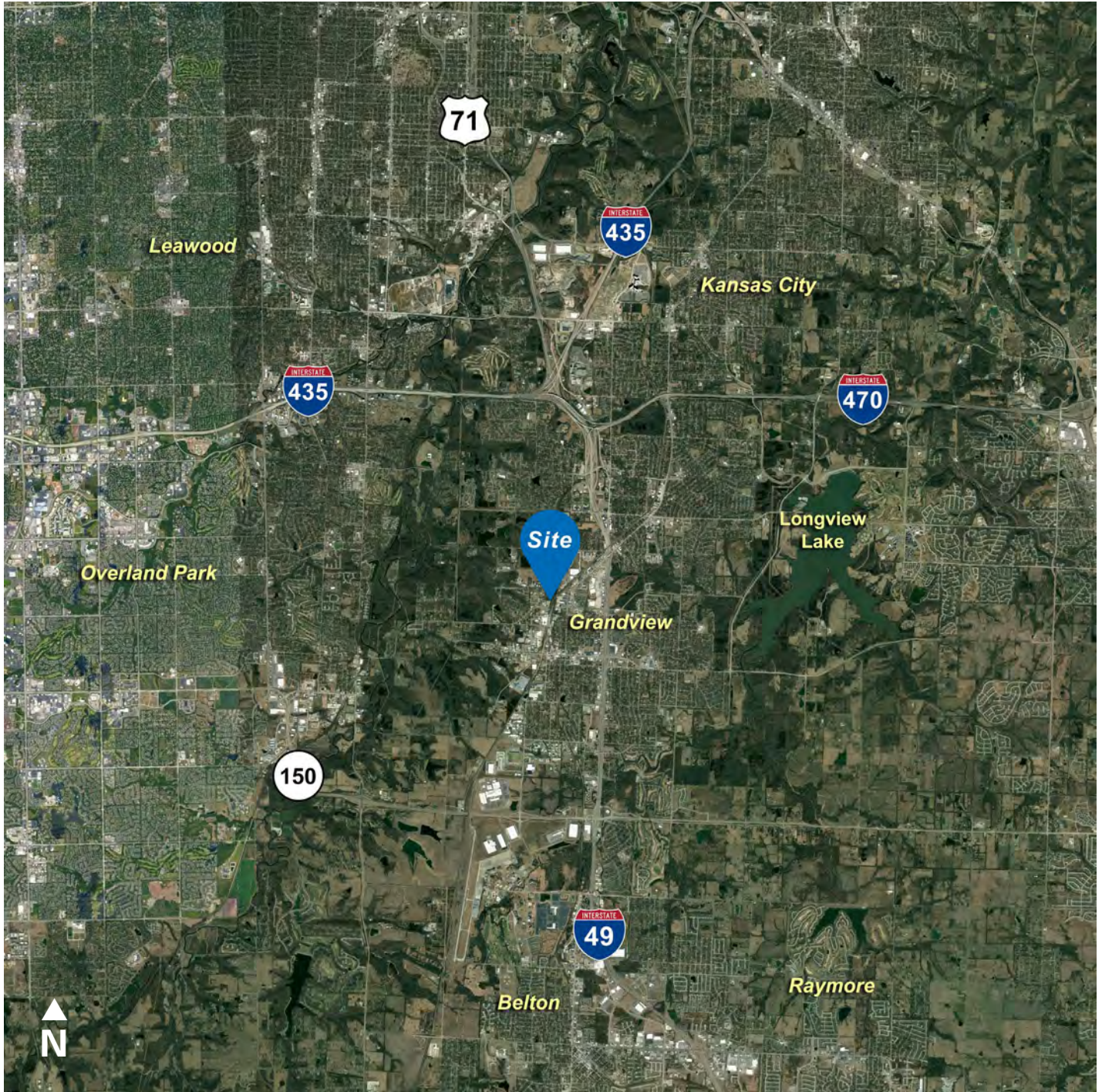
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Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	4,312	48,076	106,715
2020 Population	4,508	49,005	109,644
2023 Population	4,789	48,754	110,048
2028 Population	4,756	48,231	111,695
2010-2020 Annual Rate	0.45%	0.19%	0.27%
2020-2023 Annual Rate	1.88%	-0.16%	0.11%
2023-2028 Annual Rate	-0.14%	-0.22%	0.30%
2020 Male Population	47.9%	47.3%	47.4%
2020 Female Population	52.1%	52.7%	52.6%
2020 Median Age	37.2	35.3	37.3
2023 Male Population	47.1%	47.3%	47.5%
2023 Female Population	52.9%	52.7%	52.5%
2023 Median Age	37.3	36.7	38.9

In the identified area, the current year population is 110,048. In 2020, the Census count in the area was 109,644. The rate of change since 2020 was 0.11% annually. The five-year projection for the population in the area is 111,695 representing a change of 0.30% annually from 2023 to 2028. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	44.9%	42.4%	51.3%
2023 Black Alone	27.6%	38.9%	32.0%
2023 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2023 Asian Alone	1.6%	2.1%	2.7%
2023 Pacific Islander Alone	0.2%	0.2%	0.1%
2023 Other Race	11.8%	5.9%	4.4%
2023 Two or More Races	13.3%	9.9%	8.9%
2023 Hispanic Origin (Any Race)	21.2%	12.0%	9.6%

Persons of Hispanic origin represent 9.6% 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 68.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	48	54	93
2010 Households	1,928	18,942	43,137
2020 Households	2,070	20,030	45,913
2023 Households	2,081	20,027	46,439
2028 Households	2,086	19,988	47,475
2010-2020 Annual Rate	0.71%	0.56%	0.63%
2020-2023 Annual Rate	0.16%	0.00%	0.35%
2023-2028 Annual Rate	0.05%	-0.04%	0.44%
2023 Average Household Size	2.29	2.39	2.34

The household count in this area has changed from 45,913 in 2020 to 46,439 in the current year, a change of 0.35% annually. The five-year projection of households is 47,475, a change of 0.44% annually from the current year total. Average household size is currently 2.34, compared to 2.36 in the year 2020. The number of families in the current year is 28,308 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	21.5%	19.5%	21.7%
Median Household Income			
2023 Median Household Income	\$40,850	\$55,426	\$61,784
2028 Median Household Income	\$49,520	\$62,638	\$71,464
2023-2028 Annual Rate	3.92%	2.48%	2.95%
Average Household Income			
2023 Average Household Income	\$70,800	\$76,074	\$97,361
2028 Average Household Income	\$83,833	\$88,099	\$111,370
2023-2028 Annual Rate	3.44%	2.98%	2.73%
Per Capita Income			
2023 Per Capita Income	\$30,154	\$31,225	\$40,850
2028 Per Capita Income	\$36,034	\$36,493	\$47,063
2023-2028 Annual Rate	3.63%	3.17%	2.87%
GINI Index			
2023 Gini Index	47.2	40.5	42.2
Households by Income			
Current median household income is \$61,784 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,464 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$97,361 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$111,370 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$40,850 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$47,063 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	107	118	106
2010 Total Housing Units	2,403	21,387	48,172
2010 Owner Occupied Housing Units	803	10,921	26,065
2010 Renter Occupied Housing Units	1,125	8,020	17,073
2010 Vacant Housing Units	475	2,445	5,035
2020 Total Housing Units	2,418	21,771	49,886
2020 Owner Occupied Housing Units	720	10,303	24,864
2020 Renter Occupied Housing Units	1,350	9,727	21,049
2020 Vacant Housing Units	306	1,759	4,022
2023 Total Housing Units	2,453	21,742	50,419
2023 Owner Occupied Housing Units	891	11,070	26,619
2023 Renter Occupied Housing Units	1,190	8,957	19,820
2023 Vacant Housing Units	372	1,715	3,980
2028 Total Housing Units	2,466	21,865	51,645
2028 Owner Occupied Housing Units	900	11,118	26,929
2028 Renter Occupied Housing Units	1,186	8,870	20,545
2028 Vacant Housing Units	380	1,877	4,170
Socioeconomic Status Index			
2023 Socioeconomic Status Index	45.2	47.7	50.9

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