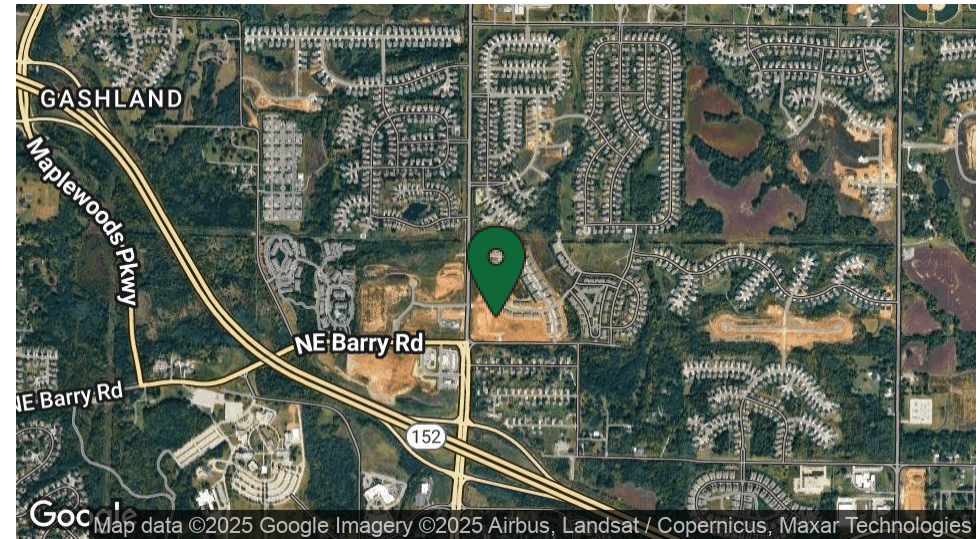


# EAST STALEY CORNERS LOTS

8701 INDIANA AVENUE, KANSAS CITY, MO 64056

LAND FOR SALE



## VIDEO

### PROPERTY DESCRIPTION

Prime development in the Kansas City Northland. Easy access to I-35, I-435, 169, & I-29. High-income area. It is a corner lot with heavy traffic. A strong residential presence surrounds it—commercial Zoning.

### PROPERTY HIGHLIGHTS

- Easy highway access: I-35, I-435, 169, & I-29
- High Income Area
- Corner Lot With Heavy Traffic
- Strong Residential Surroundings

### OFFERING SUMMARY

LOT 2:	1.19 AC (+/-)
LOT 2-2nd Plat:	1.84 AC (+/-)

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	9,512	91,160	348,962
Total Population	18,373	191,006	726,967
Average HH Income	\$41,815	\$79,918	\$79,885

**Andrew Danner**

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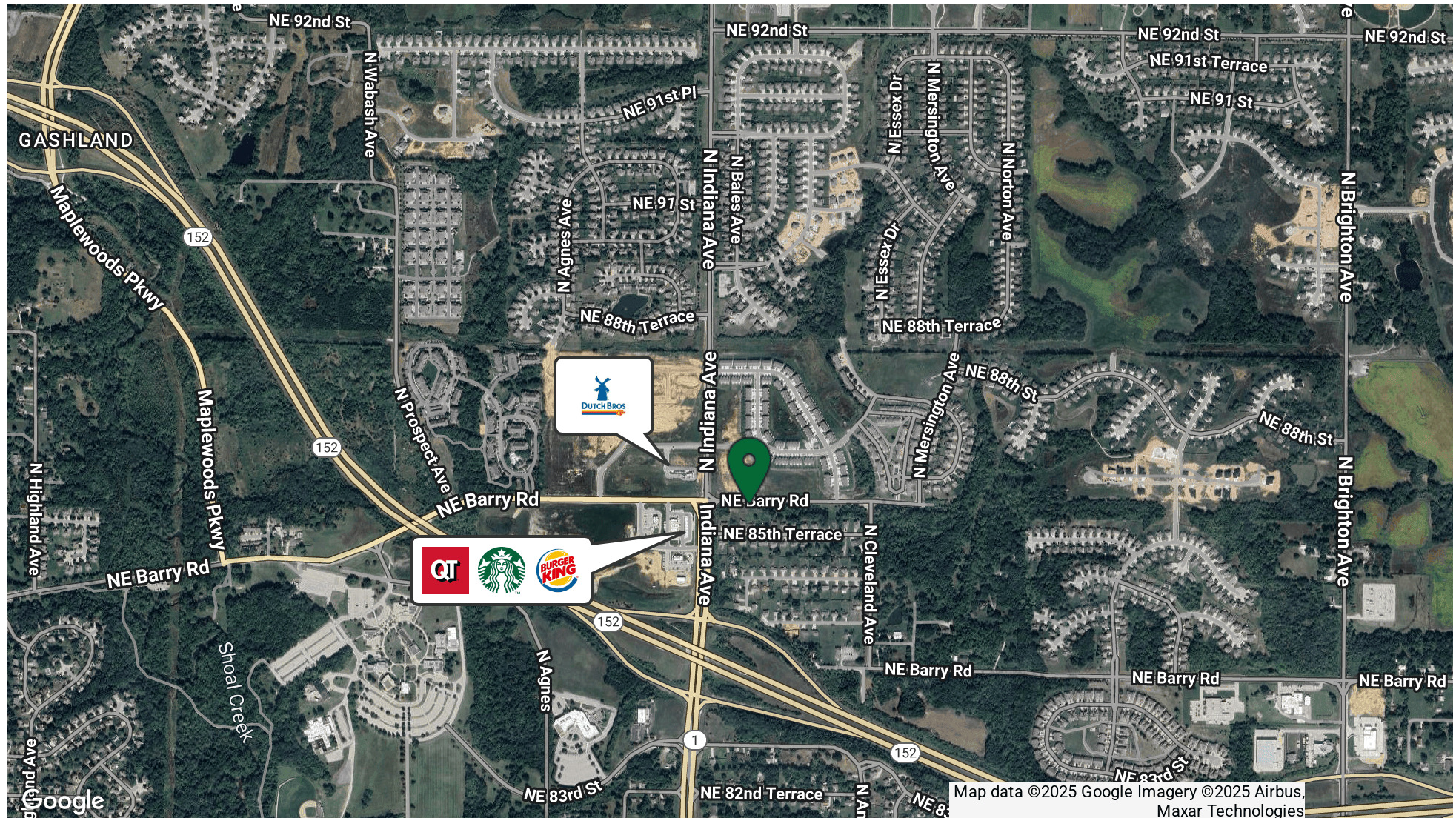
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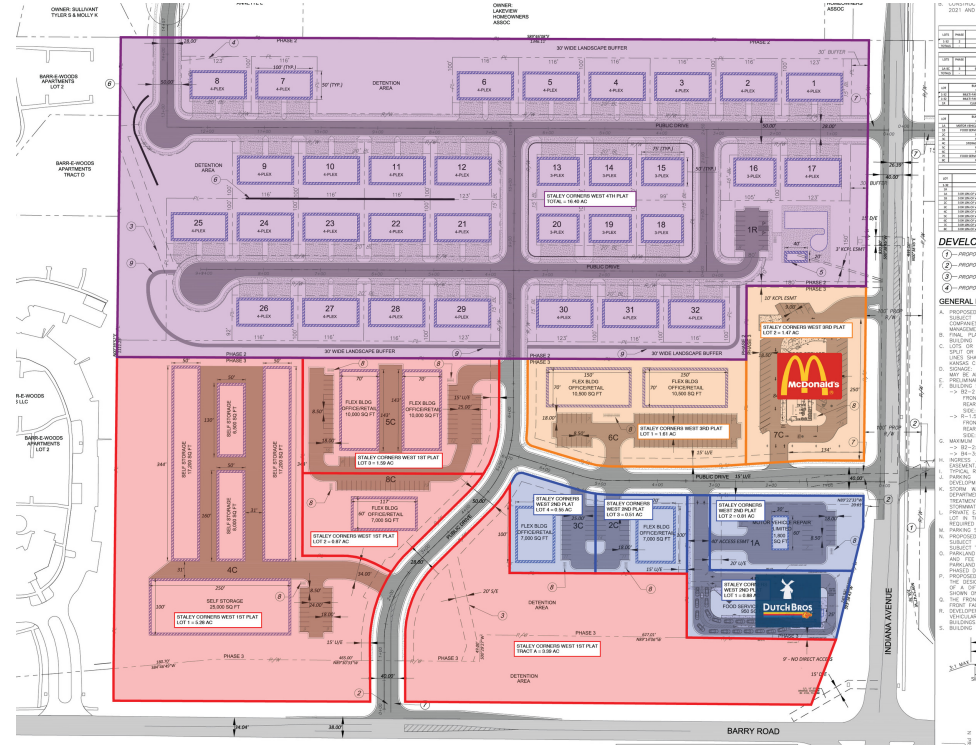
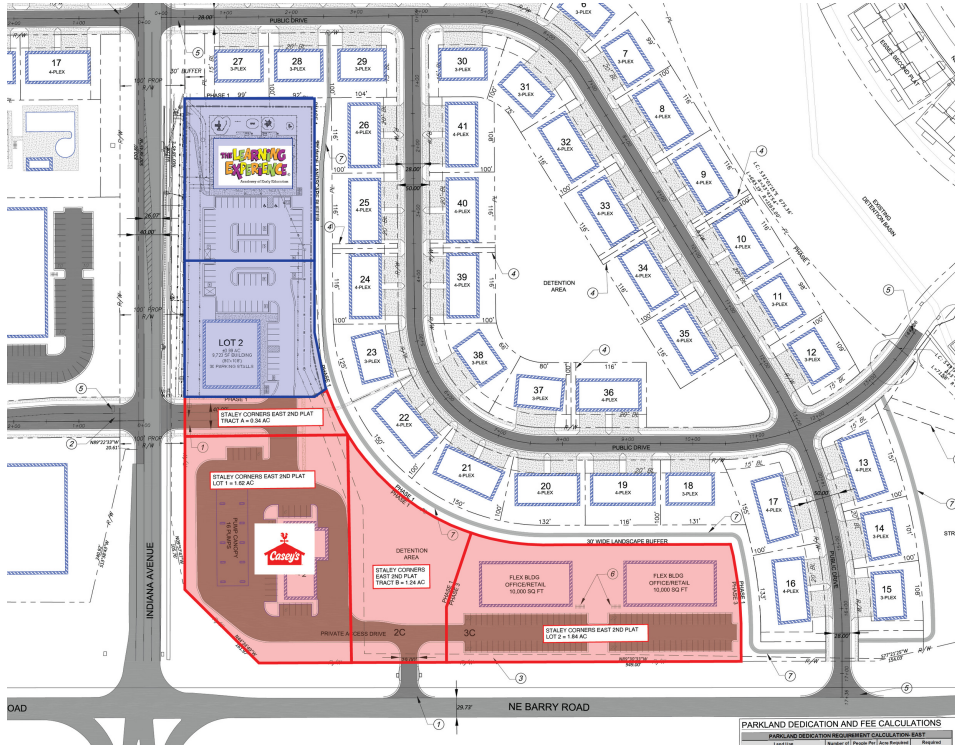
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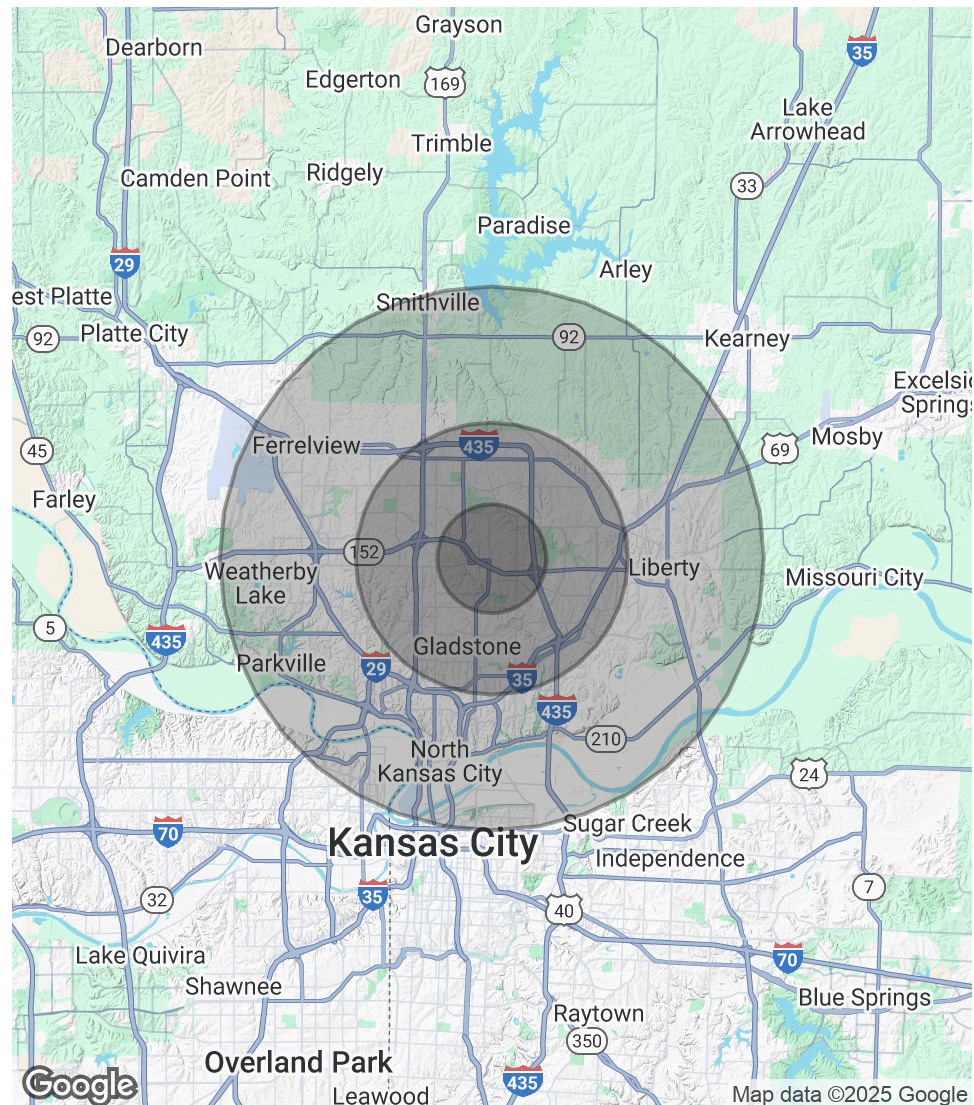
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LAND FOR SALE

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	18,373	191,006	726,967
Average Age	33.0	38.1	38.6
Average Age (Male)	30.2	36.0	37.3
Average Age (Female)	35.2	40.1	40.1

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	9,512	91,160	348,962
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$41,815	\$79,918	\$79,885
Average House Value	\$93,549	\$203,095	\$199,281

2020 American Community Survey (ACS)



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