



# LAND FOR SALE



**150 HWY & 291 HWY  
LEE'S SUMMIT, MO 64082**

**SALE PRICE: \$1,175,000**

\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*

**For More Information Contact  
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**OPES COMMERCIAL REAL ESTATE  
6051 N. CHESTNUT AVENUE, SUITE B  
GLADSTONE, MO 64119  
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# PROPERTY INFORMATION

- 470,012 +/- SF
- 10.79 +/- Acres
- \$108,897 +/- Per Acre
- Southwest Corner of HWYS 150 & 291
- 652' frontage on SW Raintree Dr.
- Storage or High Density Multi-Family
- Visibility from Raintree Dr. & 291 Hwy
- Excellent demographics
- Near retail, restaurants, residential
- Latitude 38.846897 & Longitude -94.377084

## AREA DEMOGRAPHICS

POPULATION	2 MILE	5 MILE	10 MILE
2021 Total Population	17,231	67,718	246,175
2026 Population	17,722	69,824	253,208
Pop Growth 2021-2026	0.8%	0.9%	0.6%
Median Age	37.4	37.9	37.6
HOUSEHOLDS			
2021 Total Households	6,059	25,762	93,526
HH Growth 2021-2026	0.6%	0.7%	0.6%
Median Household Inc.	\$113,076	\$89,813	\$74,155
Avg. Household Size	2.8	2.6	2.6
2021 Avg. HH Vehicles	2	2	2
HOUSING			
Median Home Value	\$262,630	\$231,709	\$195,287
Median Year Built	2000	1992	1984

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