



350 UNIT BOAT & RV STORAGE SITE

Little Road & N Highway (NWC) Garden City, MO



CALL FOR PRICING | 23 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,096	2,403	3,360
Avg. Household Income	\$84,188	\$86,060	\$94,567

- Proposed 350 unit boat and RV storage site
- Approved planning and zoning
- Flat site with great visibility to 7 Highway
- Located along main corridor of I-49 to 7 Highway
- Large amount of recreational transit traffic
- Along route to access Lake of the Ozarks and Truman Lake
- High demand for boat and RV storage
- Feasibility study available

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

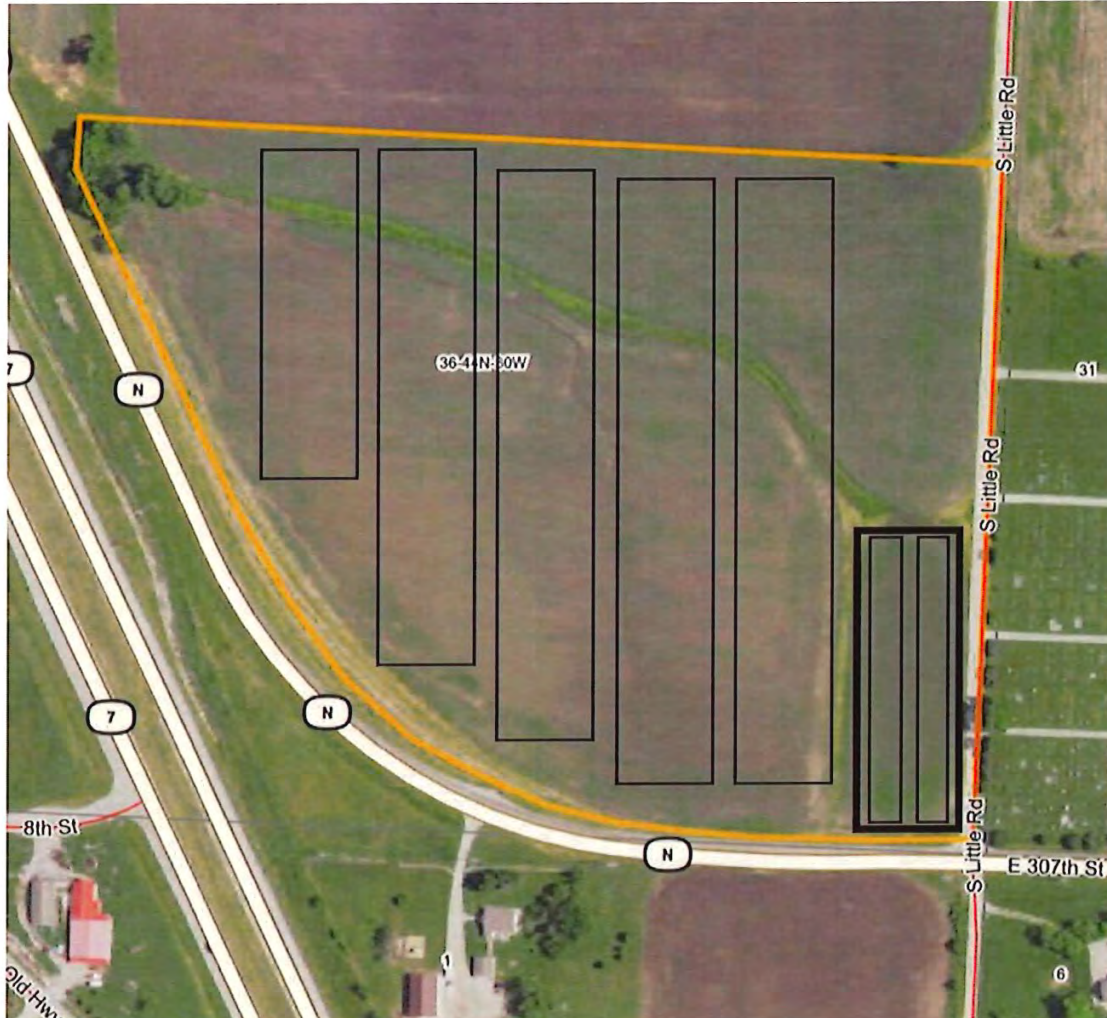
For More Information Contact: *Exclusive Agent*
GREG ROBERTS | 816.412.7384 | groberts@blockandco.com



ANALYSIS

Garden City, MO
Complete Market Analysis

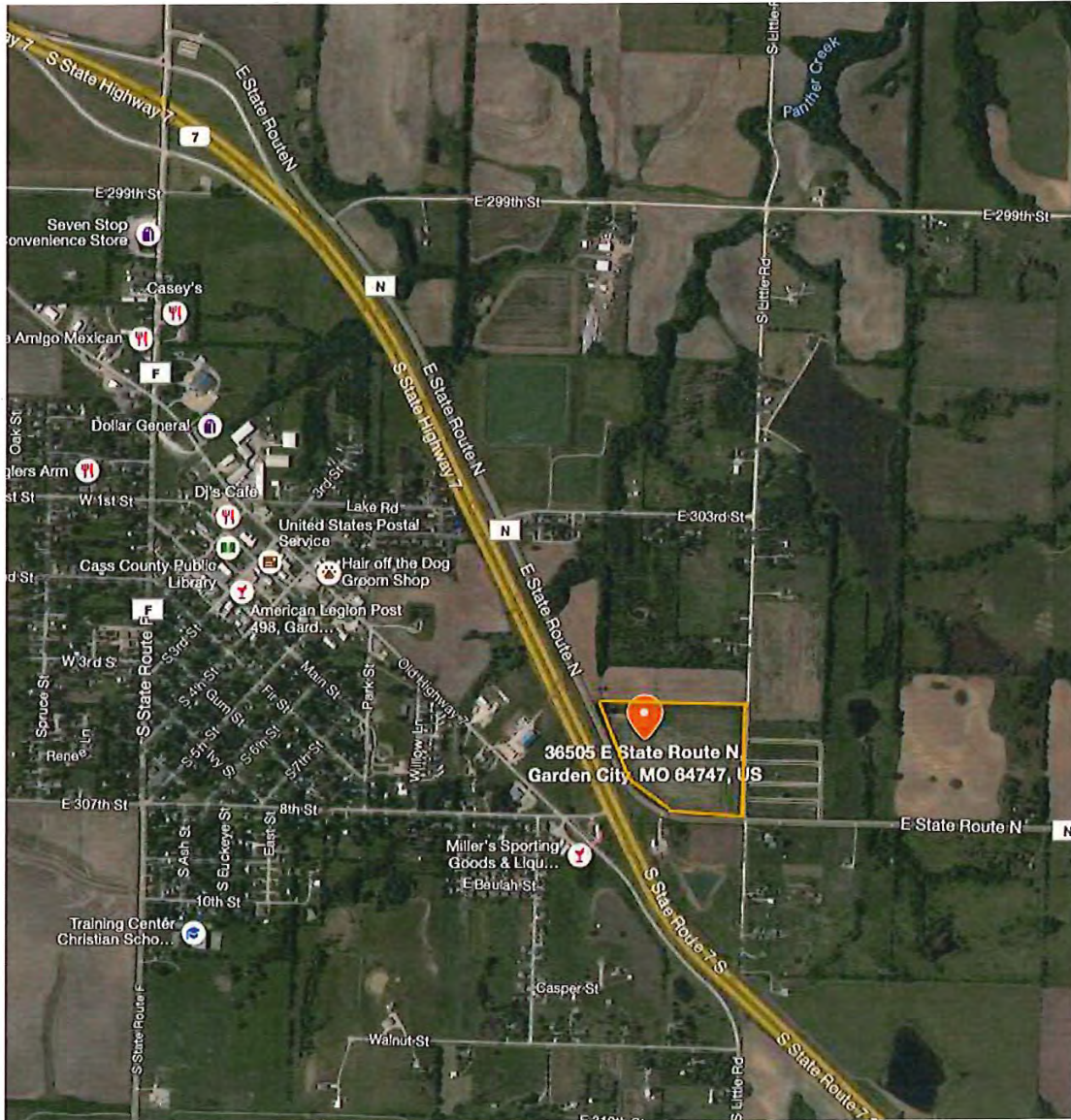
Site Layout



A sample layout sketch was provided by the customer. The proposed facility per Self Storage Advisors should utilize 8 of the 23 acres and allow for future expansion if needed. Given the size of the proposed site available, there should be no issues with structure placement or providing features such as wide drive isles.

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Proposed Facility Construction

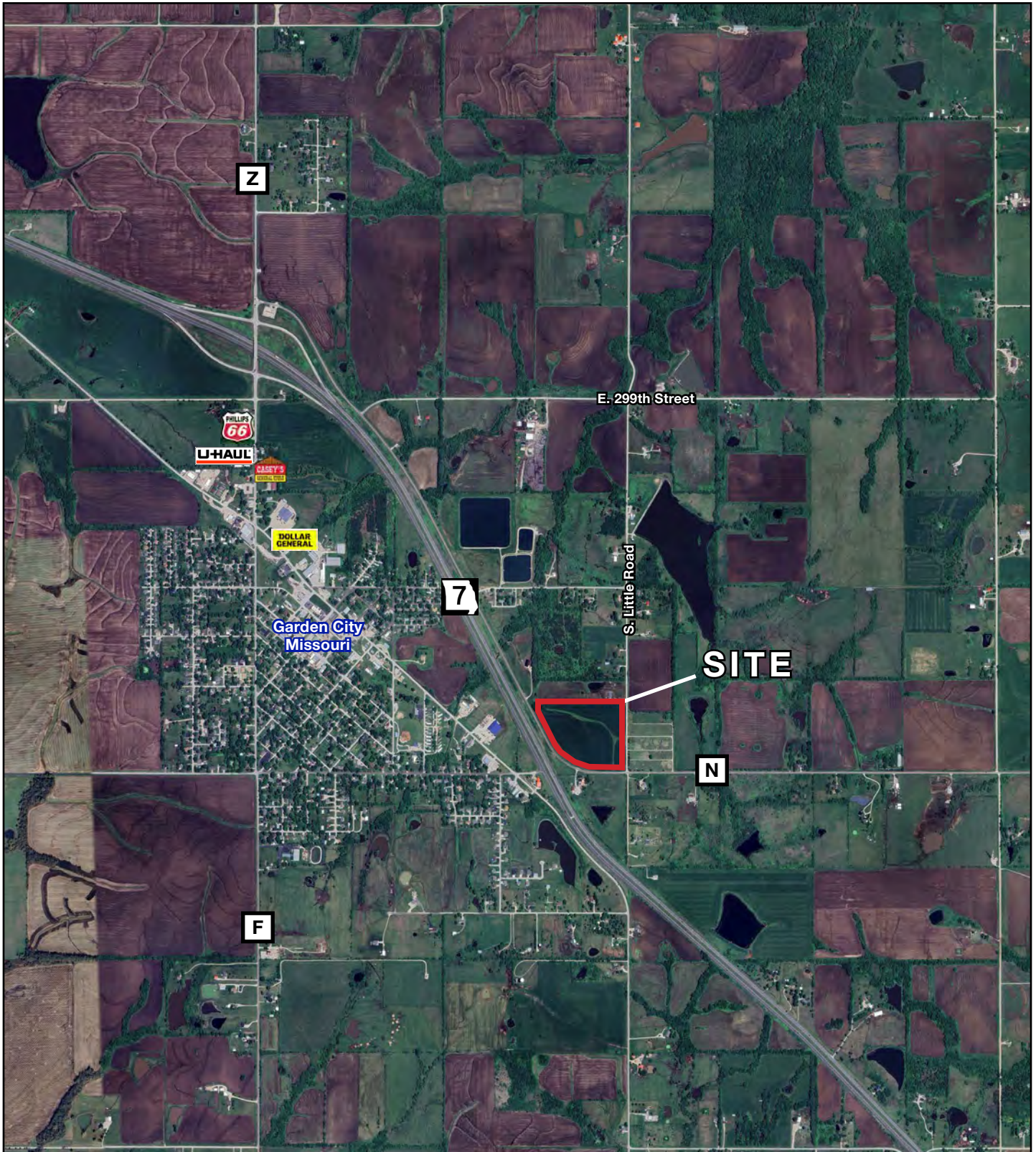
Type of Unit / Bldg	UNIT SIZE		Sq. Ft. Per Unit	Total # of Units	Total Footage	Rate Per Unit / Month	Rate Per Unit S.F.	Monthly Income	Annual Income
Outdoor Boat/RV Covered	10.00 X	25.00	250.00	90	22,500	99.00	0.40	\$8,910.00	\$106,920.00
	12.00 X	30.00	360.00	112	40,320	139.00	0.39	\$15,568.00	\$186,816.00
	14.00 X	40.00	480.00	72	34,560	169.00	0.35	\$12,168.00	\$146,016.00
	14.00 X	45.00	630.00	26	16,380	199.00	0.32	\$5,174.00	\$62,088.00
				300	113,760	Avg. Rate	0.37	\$41,820.00	\$501,840.00

Additionally, facility Self Storage Advisors recommends construction of an additional 50 exterior parking units

Type of Unit / Bldg	UNIT SIZE		Sq. Ft. Per Unit	Total # of Units	Total Footage	Rate Per Unit / Month	Rate Per Unit S.F.	Monthly Income	Annual Income
Outdoor Parking	12.00 X	30.00	360.00	50	18,000	60.00	0.17	\$3,000.00	\$36,000.00
				50	18,000	Avg. Rate	0.17	\$3,000.00	\$36,000.00

Pricing included above and utilized for the financial projections was proposed by SSA based on current market rates.

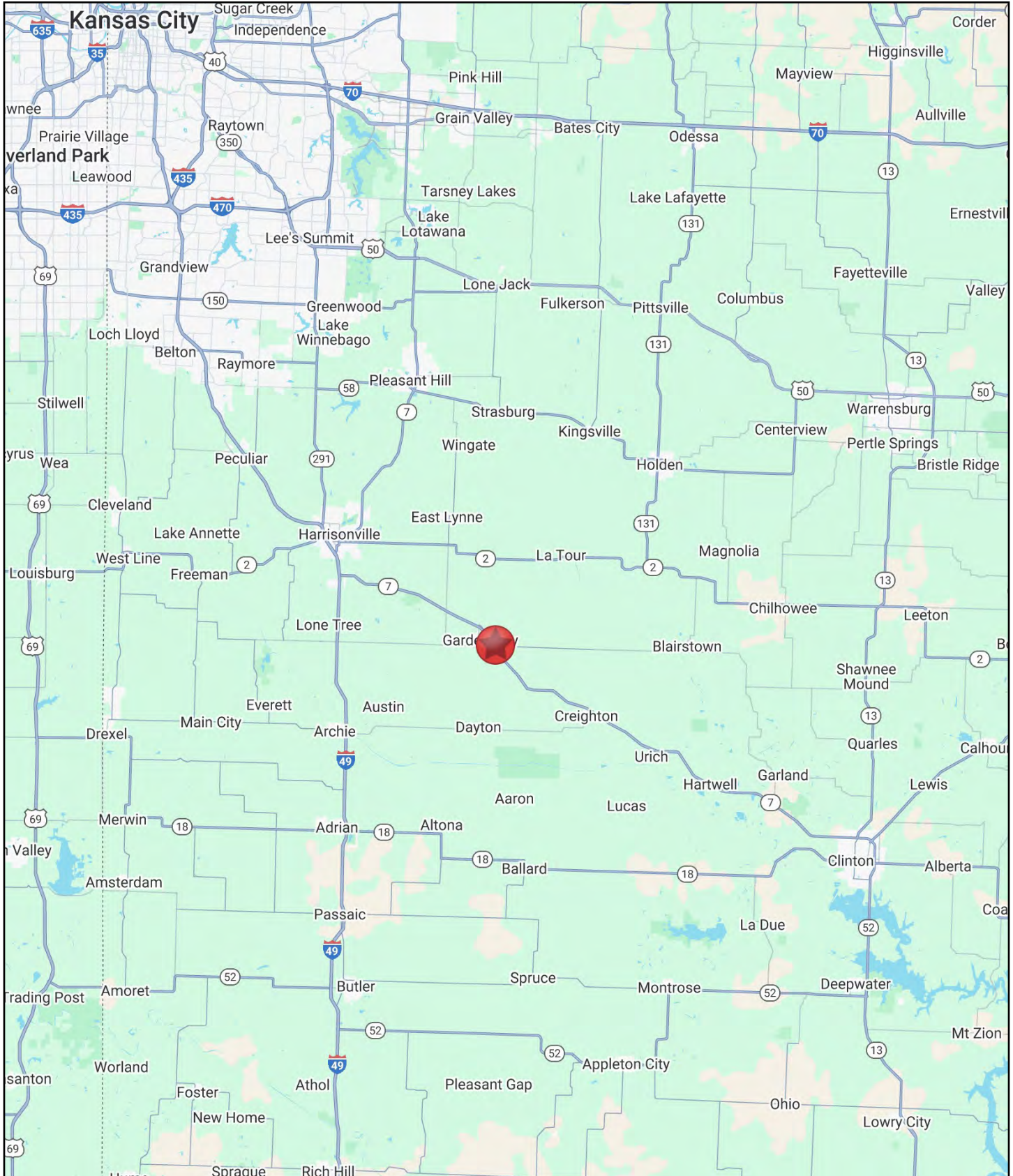
AERIAL





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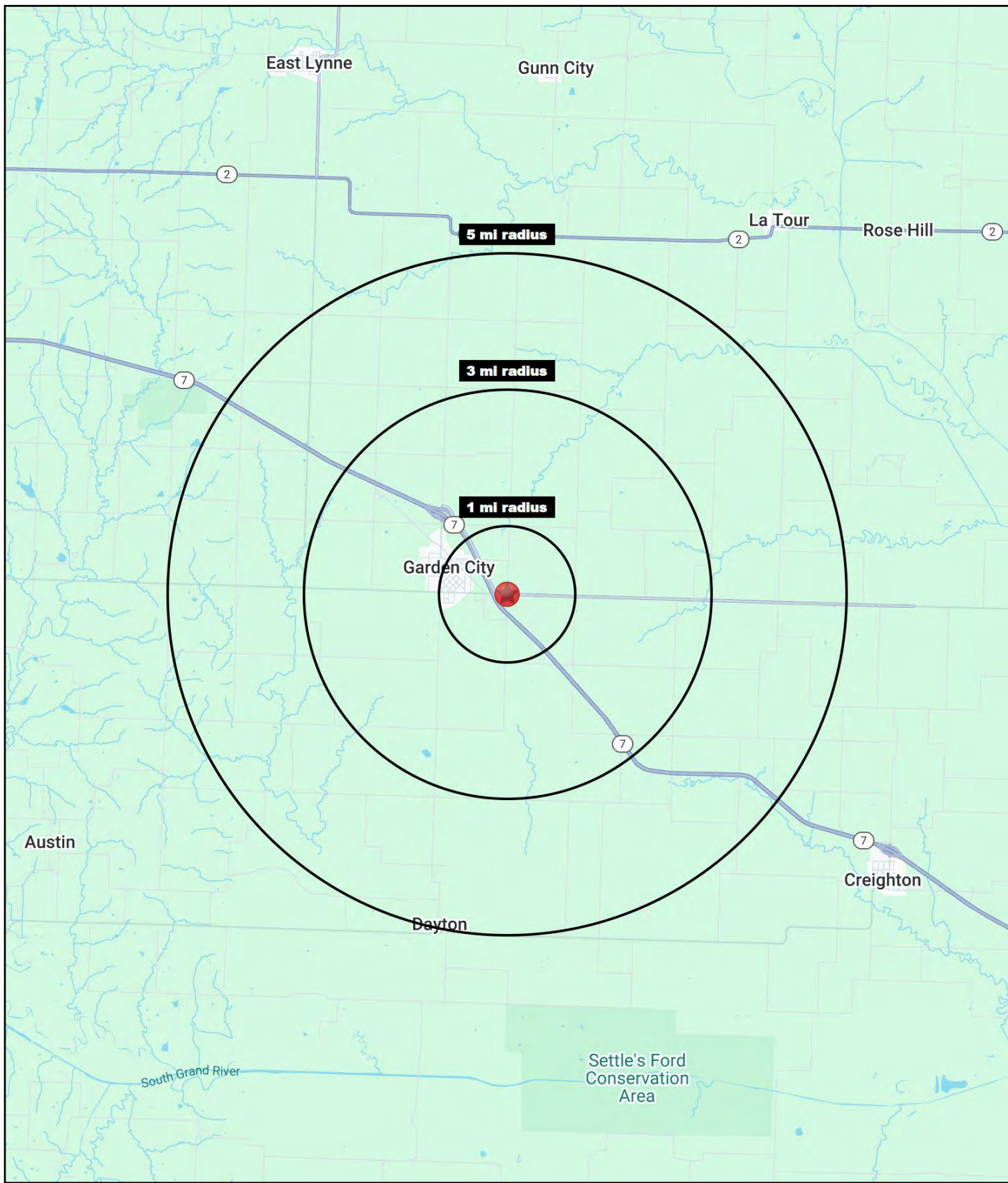
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Little Road & N Highway Garden City, MO 64747	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	1,096	2,403	3,360
2029 Projected Population	1,187	2,607	3,651
2020 Census Population	961	2,251	3,191
2010 Census Population	972	2,289	3,225
Projected Annual Growth 2024 to 2029	1.7%	1.7%	1.7%
Historical Annual Growth 2010 to 2024	0.9%	0.4%	0.3%
2024 Median Age	38.4	38.9	40.3
Households			
2024 Estimated Households	442	977	1,359
2029 Projected Households	480	1,061	1,479
2020 Census Households	376	880	1,236
2010 Census Households	383	898	1,249
Projected Annual Growth 2024 to 2029	1.7%	1.7%	1.8%
Historical Annual Growth 2010 to 2024	1.1%	0.6%	0.6%
Race and Ethnicity			
2024 Estimated White	94.4%	94.0%	94.1%
2024 Estimated Black or African American	1.0%	1.0%	1.0%
2024 Estimated Asian or Pacific Islander	0.3%	0.3%	0.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	4.0%	4.4%	4.2%
2024 Estimated Hispanic	4.1%	4.0%	3.6%
Income			
2024 Estimated Average Household Income	\$84,188	\$86,060	\$94,567
2024 Estimated Median Household Income	\$68,962	\$68,632	\$73,097
2024 Estimated Per Capita Income	\$33,987	\$34,977	\$38,249
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.3%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	5.6%	5.6%	5.5%
2024 Estimated High School Graduate	46.2%	45.9%	43.7%
2024 Estimated Some College	27.4%	27.5%	26.4%
2024 Estimated Associates Degree Only	7.5%	7.4%	8.1%
2024 Estimated Bachelors Degree Only	8.5%	8.8%	9.6%
2024 Estimated Graduate Degree	3.5%	3.5%	5.1%
Business			
2024 Estimated Total Businesses	23	35	60
2024 Estimated Total Employees	155	229	352
2024 Estimated Employee Population per Business	6.8	6.6	5.8
2024 Estimated Residential Population per Business	47.8	69.0	55.8

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