



# Land Available for Sale

**20 SE THOMPSON DRIVE  
LEE'S SUMMIT, MISSOURI**

## Property Highlights

- 1.29 acre site
- Corner pad site
- Located along 291 Highway
- Traffic count of 26,537 cars-per-day on 291 Highway
- Minutes from 50 Highway and 291 Highway interchange
- Sale price \$12.00/sf

*For information, please contact:*

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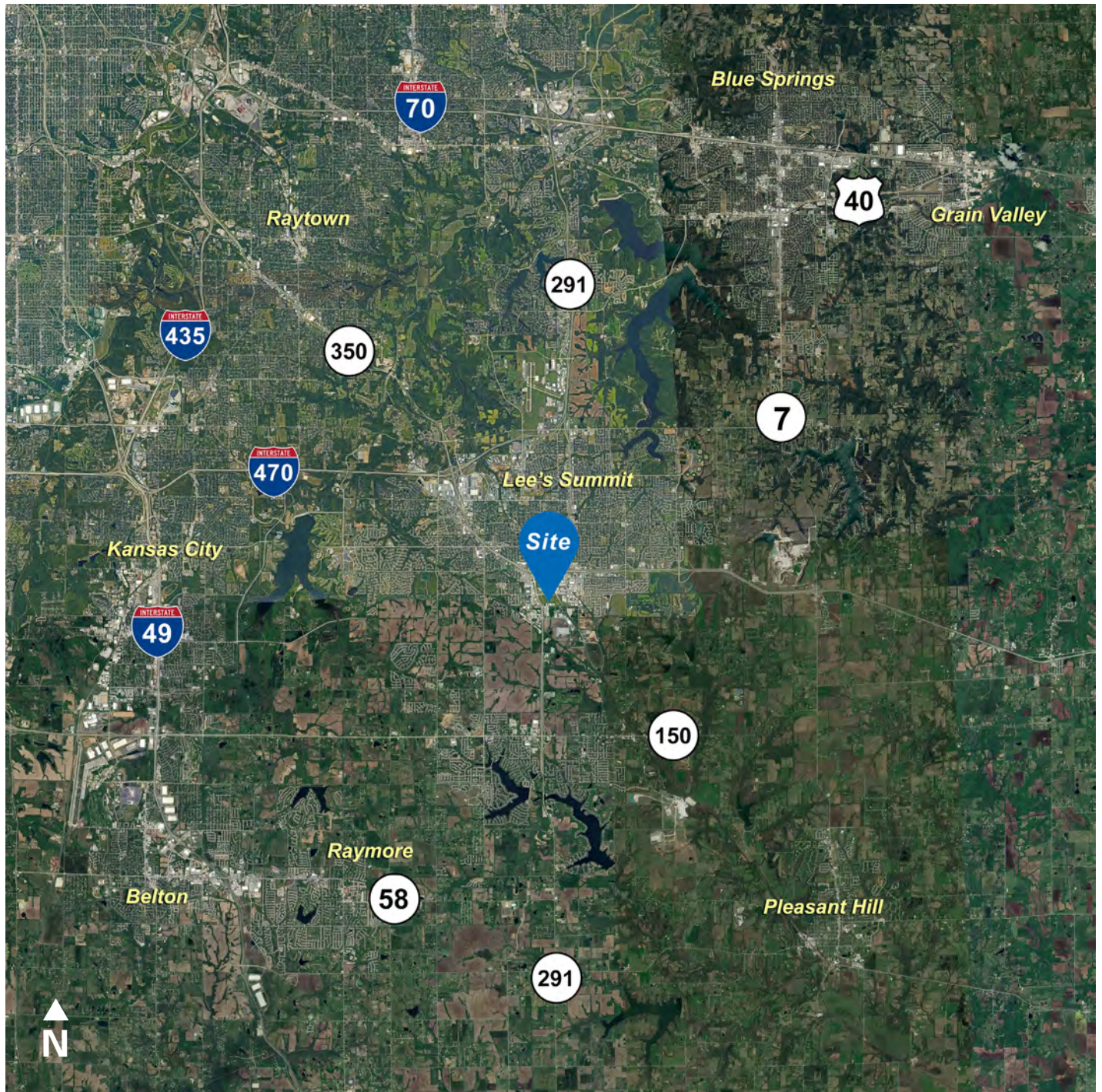


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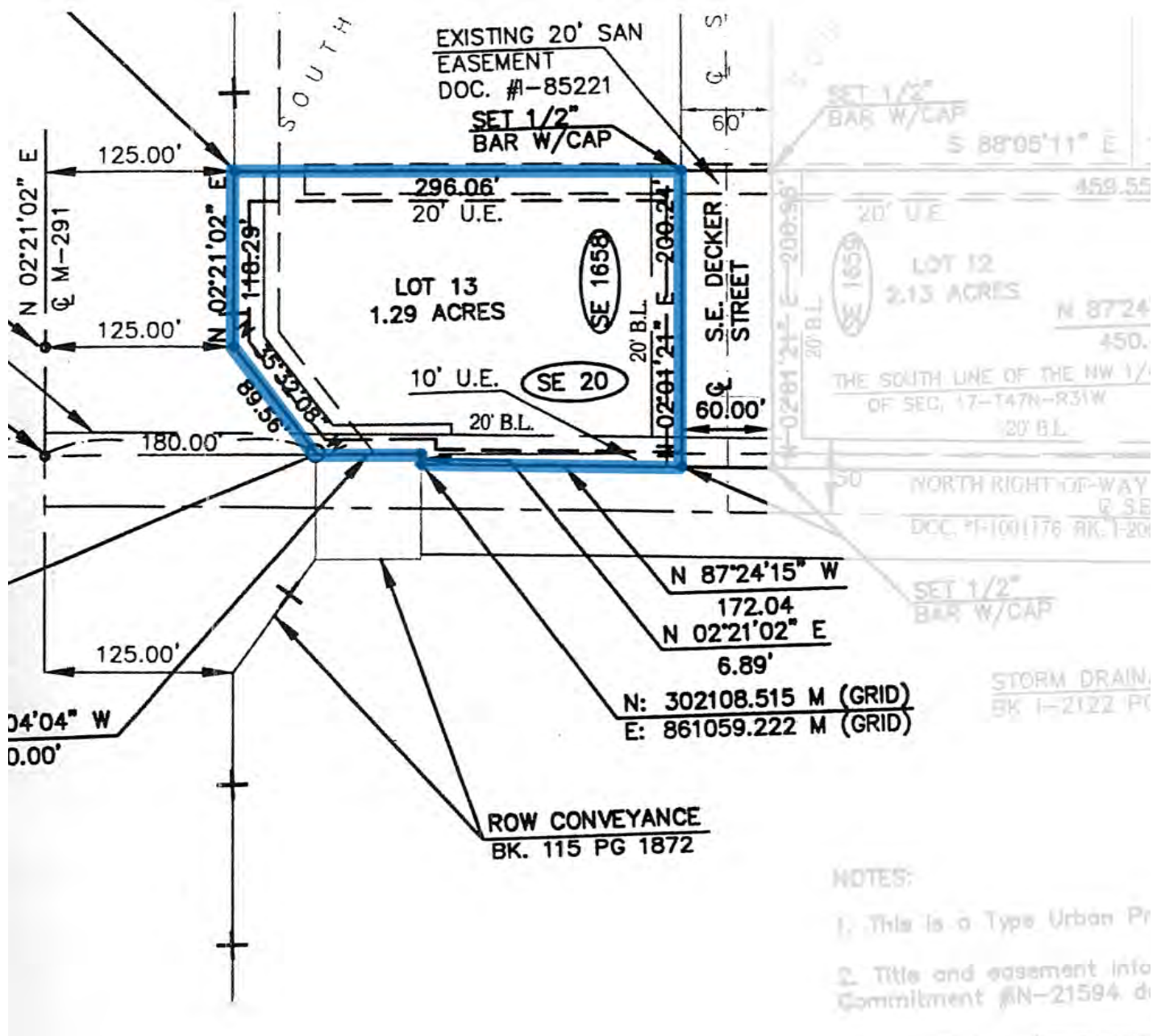
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## Site Plan



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## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	1,509	45,095	84,832
2020 Population	1,650	46,720	93,489
2024 Population	1,625	47,984	97,596
2029 Population	1,595	48,038	98,560
2010-2020 Annual Rate	0.90%	0.35%	0.98%
2020-2024 Annual Rate	-0.36%	0.63%	1.02%
2024-2029 Annual Rate	-0.37%	0.02%	0.20%
2020 Male Population	47.9%	47.5%	48.1%
2020 Female Population	52.1%	52.5%	51.9%
2020 Median Age	37.9	37.7	38.5
2024 Male Population	49.0%	48.3%	49.0%
2024 Female Population	51.0%	51.7%	51.0%
2024 Median Age	38.5	38.5	39.3

In the identified area, the current year population is 97,596. In 2020, the Census count in the area was 93,489. The rate of change since 2020 was 1.02% annually. The five-year projection for the population in the area is 98,560 representing a change of 0.20% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

**Median Age**

The median age in this area is 39.3, compared to U.S. median age of 39.1.

**Race and Ethnicity**

2024 White Alone	73.3%	76.7%	78.1%
2024 Black Alone	10.6%	9.2%	8.6%
2024 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2024 Asian Alone	2.2%	1.9%	2.2%
2024 Pacific Islander Alone	0.7%	0.2%	0.1%
2024 Other Race	2.3%	2.4%	1.9%
2024 Two or More Races	10.5%	9.2%	8.6%
2024 Hispanic Origin (Any Race)	6.3%	6.8%	6.0%

Persons of Hispanic origin represent 6.0% 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 44.5 in the identified area, compared to 72.1 for the U.S. as a whole.

**Households**

2024 Wealth Index	85	96	120
2010 Households	574	17,951	31,790
2020 Households	652	18,866	35,387
2024 Households	651	19,508	37,337
2029 Households	646	19,774	38,141
2010-2020 Annual Rate	1.28%	0.50%	1.08%
2020-2024 Annual Rate	-0.04%	0.79%	1.27%
2024-2029 Annual Rate	-0.15%	0.27%	0.43%
2024 Average Household Size	2.48	2.45	2.60

The household count in this area has changed from 35,387 in 2020 to 37,337 in the current year, a change of 1.27% annually. The five-year projection of households is 38,141, a change of 0.43% annually from the current year total. Average household size is currently 2.60, compared to 2.63 in the year 2020. The number of families in the current year is 26,761 in the specified area.

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### Demographics

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	20.9%	19.6%	18.8%
<b>Median Household Income</b>			
2024 Median Household Income	\$80,144	\$87,030	\$103,306
2029 Median Household Income	\$87,361	\$102,205	\$115,259
2024-2029 Annual Rate	1.74%	3.27%	2.21%
<b>Average Household Income</b>			
2024 Average Household Income	\$99,822	\$112,922	\$132,123
2029 Average Household Income	\$113,815	\$130,988	\$152,340
2024-2029 Annual Rate	2.66%	3.01%	2.89%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$41,048	\$45,769	\$50,624
2029 Per Capita Income	\$47,361	\$53,758	\$59,046
2024-2029 Annual Rate	2.90%	3.27%	3.13%
<b>GINI Index</b>			
2024 Gini Index	33.1	37.3	35.0
<b>Households by Income</b>			
Current median household income is \$103,306 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$115,259 in five years, compared to \$82,410 for all U.S. households.			
Current average household income is \$132,123 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$152,340 in five years, compared to \$122,048 for all U.S. households.			
Current per capita income is \$50,624 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$59,046 in five years, compared to \$47,525 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	113	121	126
2010 Total Housing Units	683	19,181	33,841
2010 Owner Occupied Housing Units	459	12,287	24,284
2010 Renter Occupied Housing Units	115	5,663	7,506
2010 Vacant Housing Units	109	1,230	2,051
2020 Total Housing Units	692	19,762	37,164
2020 Owner Occupied Housing Units	471	12,458	26,260
2020 Renter Occupied Housing Units	181	6,408	9,127
2020 Vacant Housing Units	18	901	1,764
2024 Total Housing Units	684	20,516	39,434
2024 Owner Occupied Housing Units	473	12,716	26,871
2024 Renter Occupied Housing Units	178	6,792	10,466
2024 Vacant Housing Units	33	1,008	2,097
2029 Total Housing Units	684	20,770	40,191
2029 Owner Occupied Housing Units	475	13,036	27,609
2029 Renter Occupied Housing Units	171	6,738	10,532
2029 Vacant Housing Units	38	996	2,050
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	64.5	57.3	60.1

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