



Land for Sale

**2117 SOUTH MISSOURI 291 HIGHWAY
INDEPENDENCE, MISSOURI**

Property Highlights

- 5.18 (±) acre development site
- Zoned Neighborhood Commercial District (C-1)
- Located just north high traffic count intersection
- Two potential curb cuts along frontage
- Utilities available
- Offered at \$675,000, \$3.00/sf

For information, please contact:

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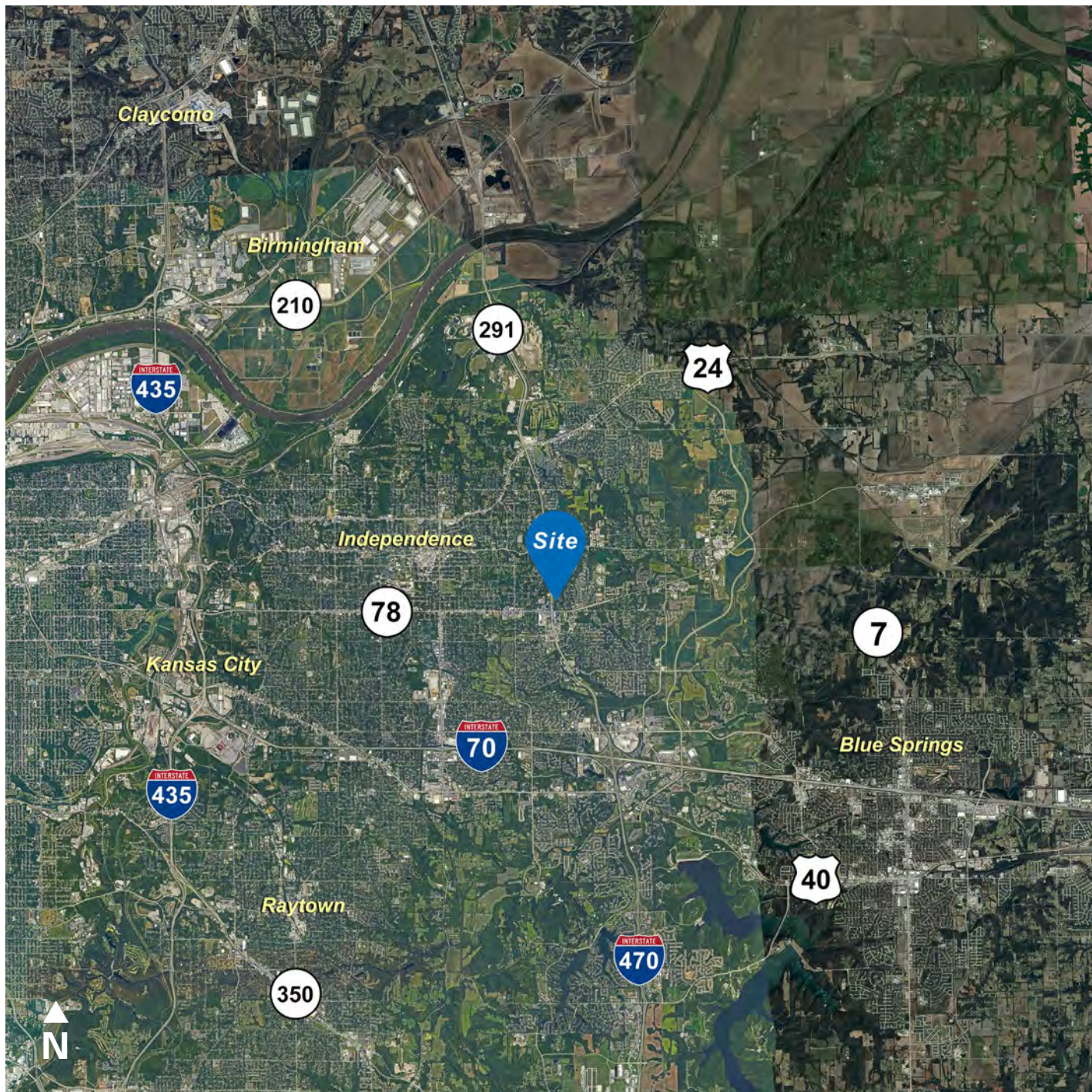
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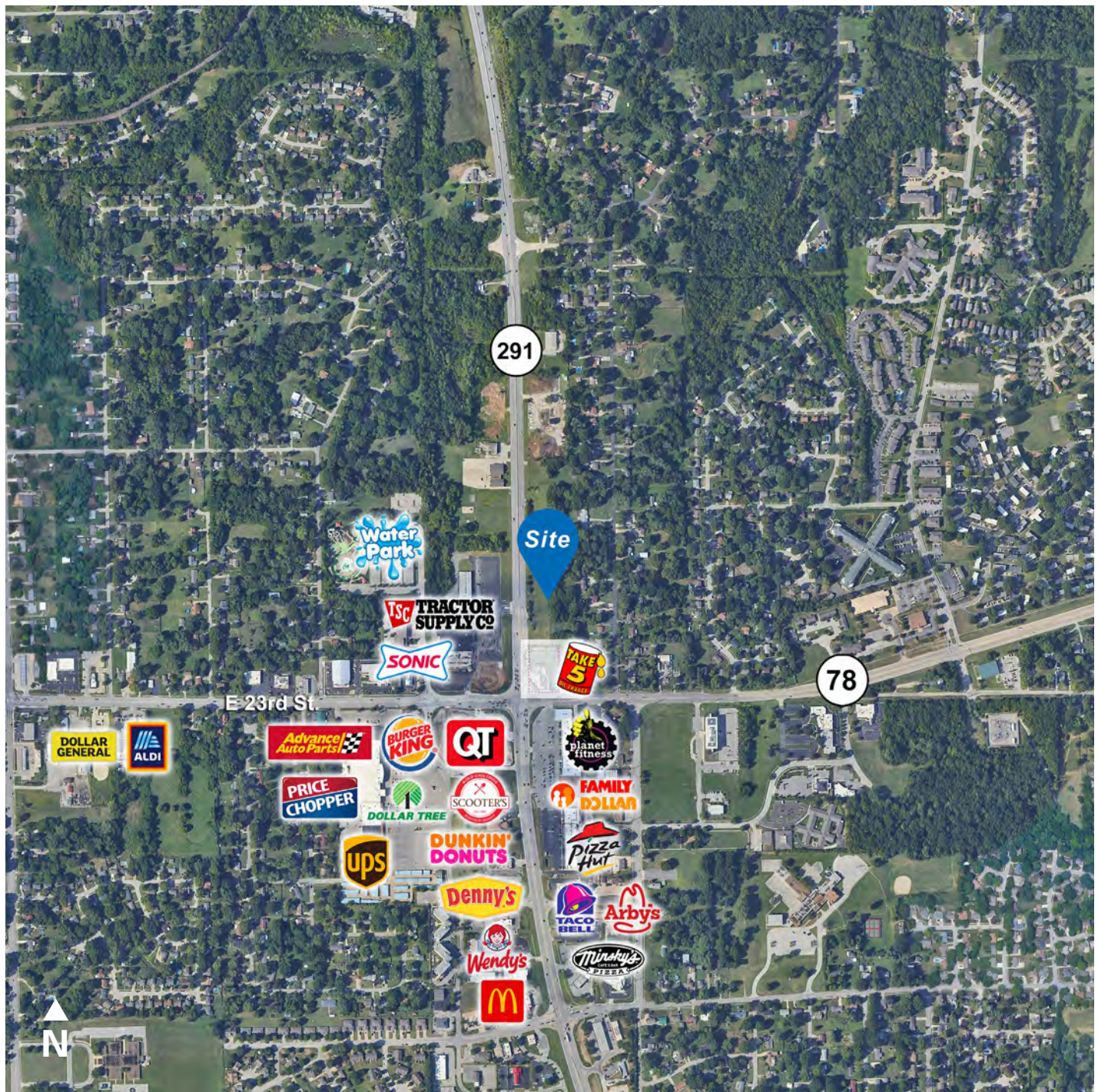
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Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	7,815	61,971	139,593
2020 Population	7,543	64,018	146,980
2024 Population	7,319	63,885	146,488
2029 Population	7,285	63,874	146,038
2010-2020 Annual Rate	-0.35%	0.33%	0.52%
2020-2024 Annual Rate	-0.71%	-0.05%	-0.08%
2024-2029 Annual Rate	-0.09%	0.00%	-0.06%
2020 Male Population	46.8%	47.9%	48.1%
2020 Female Population	53.2%	52.1%	51.9%
2020 Median Age	42.6	39.8	39.6
2024 Male Population	47.3%	48.7%	48.9%
2024 Female Population	52.7%	51.3%	51.1%
2024 Median Age	43.4	40.2	40.1

In the identified area, the current year population is 146,488. In 2020, the Census count in the area was 146,980. The rate of change since 2020 was -0.08% annually. The five-year projection for the population in the area is 146,038 representing a change of -0.06% annually from 2024 to 2029. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	72.7%	71.8%	70.2%
2024 Black Alone	10.2%	8.7%	10.2%
2024 American Indian/Alaska Native Alone	0.5%	0.8%	0.7%
2024 Asian Alone	1.1%	1.2%	1.4%
2024 Pacific Islander Alone	0.6%	0.8%	0.7%
2024 Other Race	4.1%	5.1%	5.6%
2024 Two or More Races	10.8%	11.6%	11.1%
2024 Hispanic Origin (Any Race)	10.8%	12.1%	12.6%

Persons of Hispanic origin represent 12.6% of the population in the identified area compared to 19.6% 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 59.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	53	61	65
2010 Households	3,464	25,947	57,986
2020 Households	3,321	27,100	60,956
2024 Households	3,323	27,210	61,037
2029 Households	3,349	27,519	61,457
2010-2020 Annual Rate	-0.42%	0.44%	0.50%
2020-2024 Annual Rate	0.01%	0.10%	0.03%
2024-2029 Annual Rate	0.16%	0.23%	0.14%
2024 Average Household Size	2.16	2.32	2.37

The household count in this area has changed from 60,956 in 2020 to 61,037 in the current year, a change of 0.03% annually. The five-year projection of households is 61,457, a change of 0.14% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2020. The number of families in the current year is 36,841 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	23.5%	22.2%	21.6%
Median Household Income			
2024 Median Household Income	\$51,614	\$57,850	\$59,525
2029 Median Household Income	\$56,515	\$67,503	\$69,486
2024-2029 Annual Rate	1.83%	3.13%	3.14%
Average Household Income			
2024 Average Household Income	\$68,277	\$76,636	\$80,821
2029 Average Household Income	\$78,947	\$90,426	\$95,127
2024-2029 Annual Rate	2.95%	3.36%	3.31%
Per Capita Income			
2024 Per Capita Income	\$31,446	\$32,543	\$33,570
2029 Per Capita Income	\$36,875	\$38,845	\$39,898
2024-2029 Annual Rate	3.24%	3.60%	3.51%
GINI Index			
2024 Gini Index	40.9	40.1	40.5
Households by Income			
Current median household income is \$59,525 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$69,486 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$80,821 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$95,127 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$33,570 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,898 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	101	107	110
2010 Total Housing Units	3,737	28,346	63,585
2010 Owner Occupied Housing Units	1,934	16,537	38,989
2010 Renter Occupied Housing Units	1,530	9,409	18,996
2010 Vacant Housing Units	273	2,399	5,599
2020 Total Housing Units	3,616	29,139	65,788
2020 Owner Occupied Housing Units	1,703	15,947	37,875
2020 Renter Occupied Housing Units	1,618	11,153	23,081
2020 Vacant Housing Units	299	2,081	4,909
2024 Total Housing Units	3,608	29,170	65,773
2024 Owner Occupied Housing Units	1,740	16,053	38,053
2024 Renter Occupied Housing Units	1,583	11,157	22,984
2024 Vacant Housing Units	285	1,960	4,736
2029 Total Housing Units	3,643	29,502	66,360
2029 Owner Occupied Housing Units	1,813	16,379	38,839
2029 Renter Occupied Housing Units	1,536	11,139	22,618
2029 Vacant Housing Units	294	1,983	4,903
Socioeconomic Status Index			
2024 Socioeconomic Status Index	49.3	47.9	47.9

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