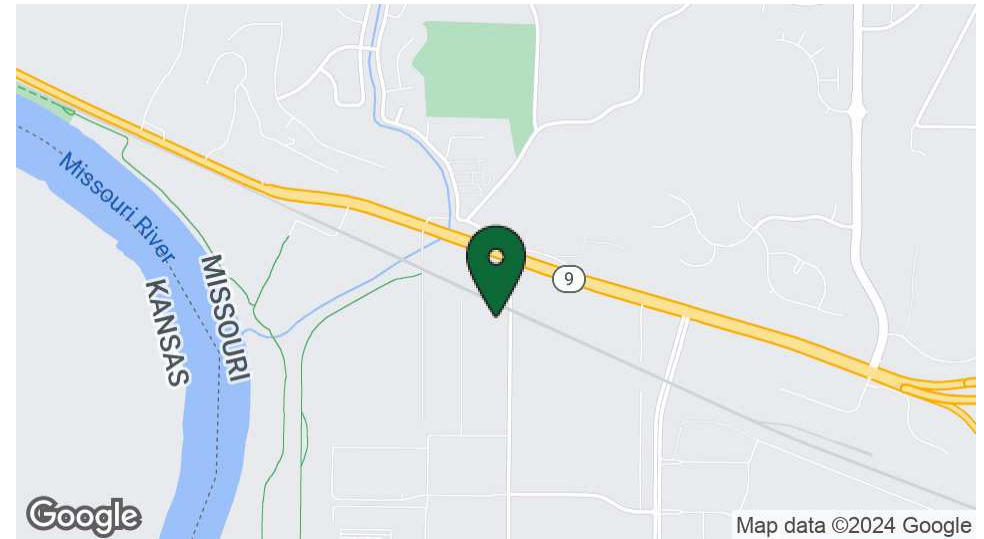


4306 MATTOX - 2.83 ACRES

4306 MATTOX ROAD, RIVERSIDE, MO 64150

LAND FOR SALE



PROPERTY DESCRIPTION

This property is located in the Kansas City North area. It offers an opportunity for a "build to suit" development, allowing for custom construction tailored to specific needs and preferences.

PROPERTY HIGHLIGHTS

- Build-to-Suite Opportunity
- Potential Fenced Outside Storage
- 15-Minutes From KCI Airport
- All Utilities on the Site
- No KCMO Earnings Tax

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	3,863	62,101	228,702
Total Population	9,670	143,403	500,329
Average HH Income	\$105,368	\$67,048	\$64,772

Andrew Danner

Broker

816.612.5191

Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate

816.868.8473

ben@windfieldrealestate.com

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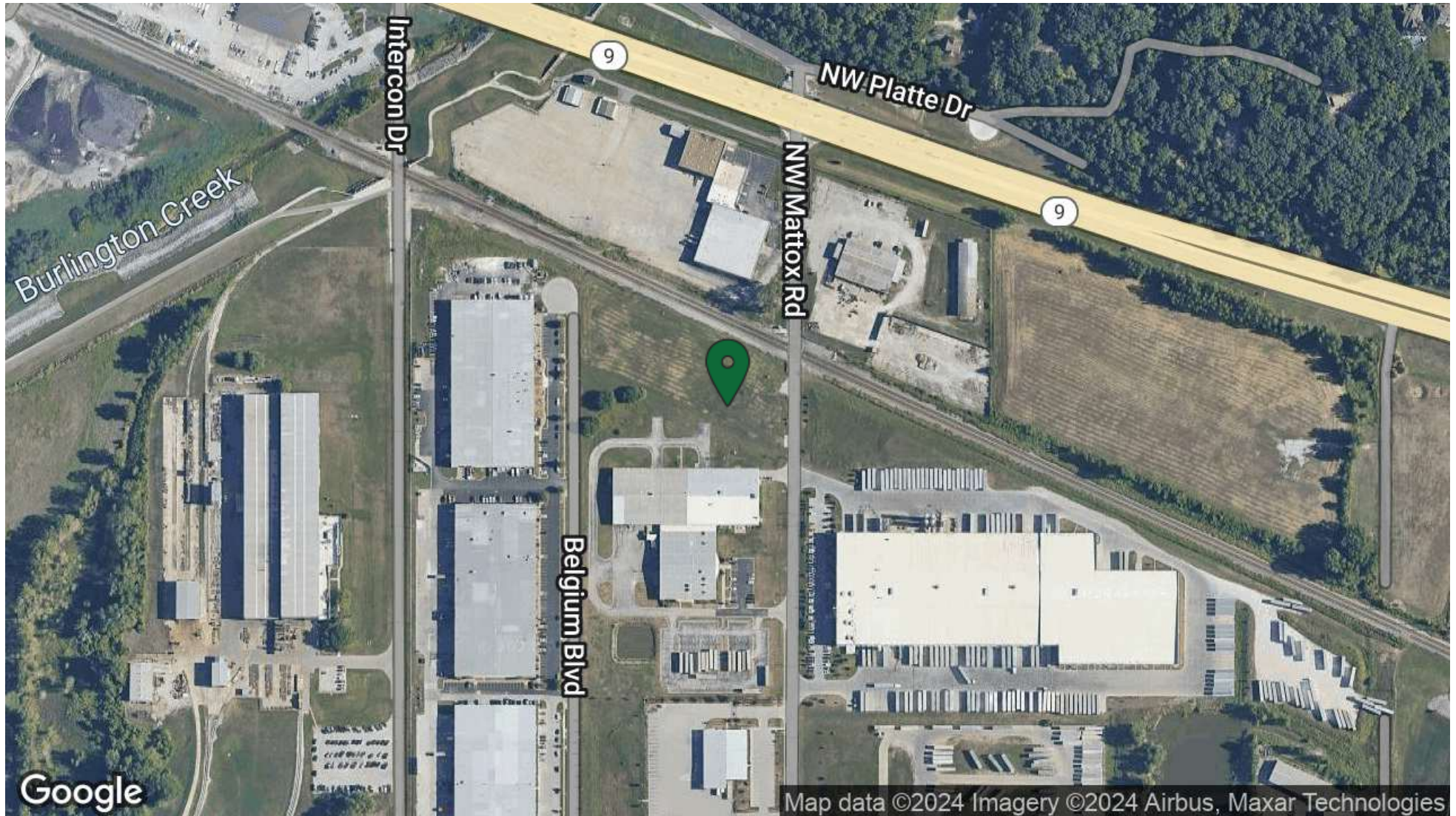
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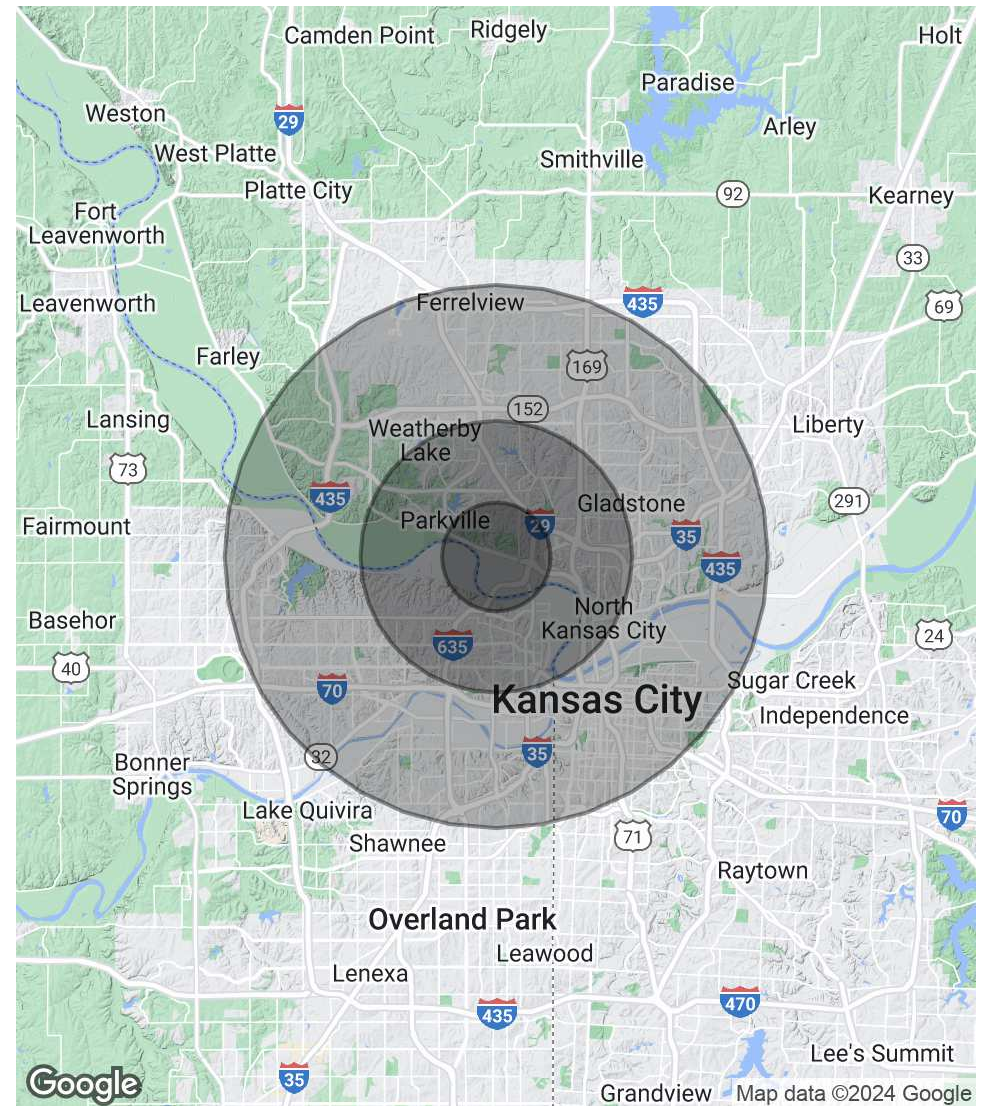
4306 MATTOX ROAD, RIVERSIDE, MO 64150

LAND FOR SALE

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	9,670	143,403	500,329
Average Age	39.2	36.6	36.1
Average Age (Male)	37.4	35.1	35.4
Average Age (Female)	41.1	38.5	37.2

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,863	62,101	228,702
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$105,368	\$67,048	\$64,772
Average House Value	\$247,366	\$156,746	\$154,676

2020 American Community Survey (ACS)



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