



SPORTS COMPLEX LAND

4225 Blue Ridge Cutoff, Kansas City, Missouri



SALE PRICE: \$300,000 | 1.23 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,799	55,022	184,955
Avg. Household Income	\$72,181	\$83,270	\$76,248

- Development opportunity
- Earn money from event parking
- QSR, Coffee Drive-Thru
- Tailgate complex
- Chiefs, Royals, and World Cup
- Zoned R-7.5

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

For More Information Contact:

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Exclusive Agents

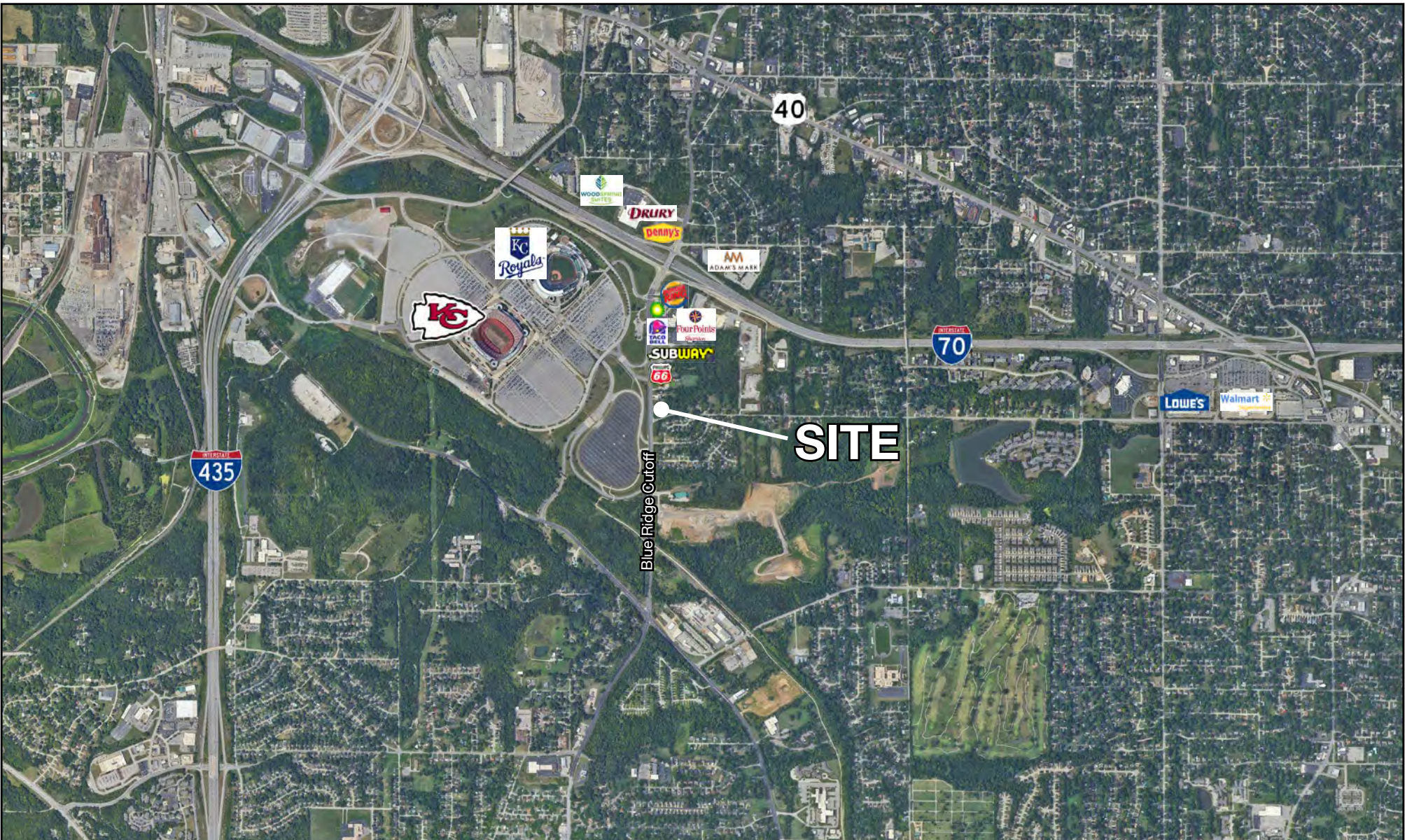




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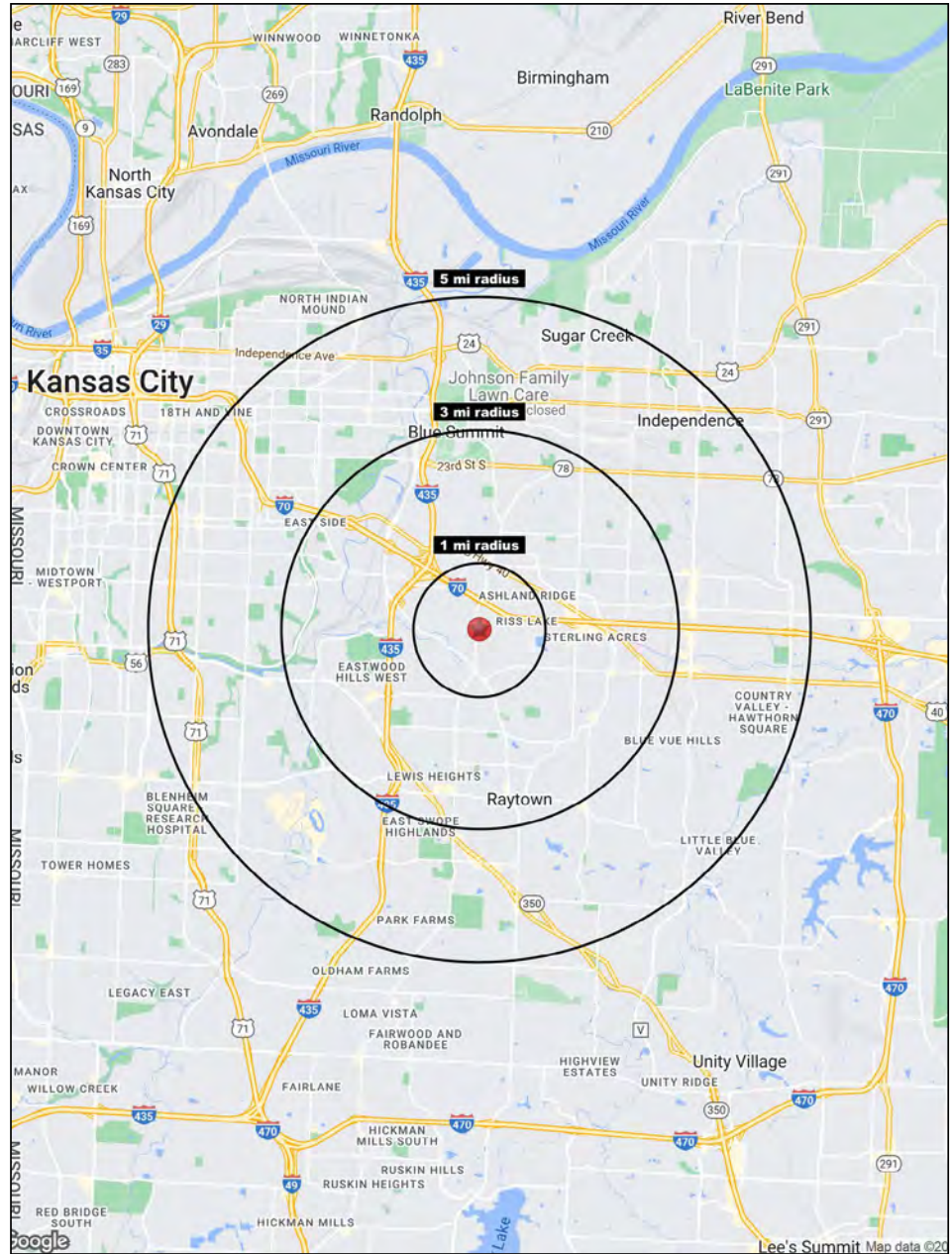
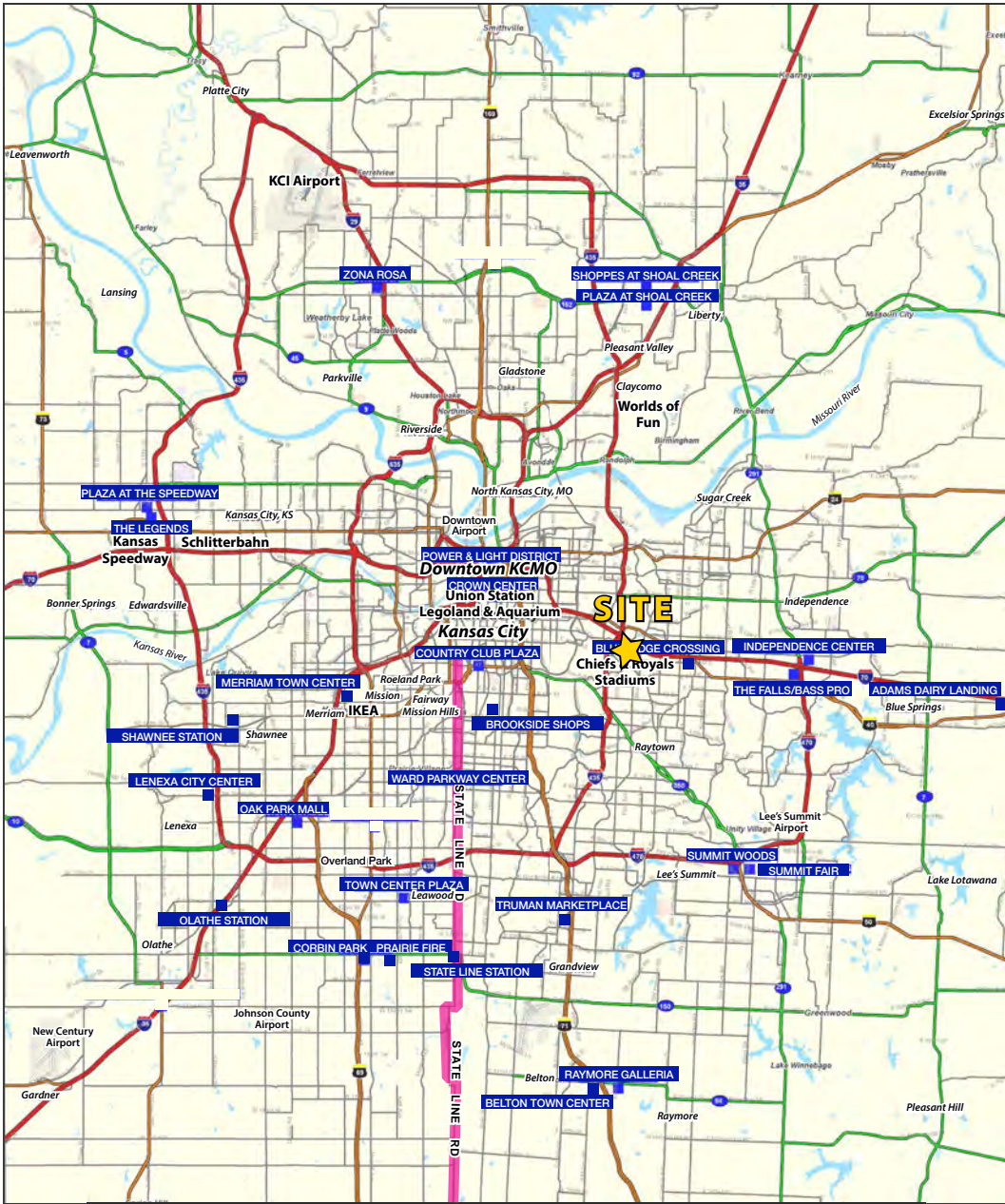
AERIAL





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4225 Blue Ridge Cutoff Kansas City, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	2,799	55,022	184,955
2028 Projected Population	2,738	53,208	180,046
2020 Census Population	2,887	56,284	182,703
2010 Census Population	2,809	54,767	181,373
Projected Annual Growth 2023 to 2028	-0.4%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2023	-	-	0.2%
2023 Median Age	35.2	39.4	38.7
Households			
2023 Estimated Households	1,219	23,424	74,396
2028 Projected Households	1,172	22,308	71,222
2020 Census Households	1,235	23,955	75,528
2010 Census Households	1,234	23,077	74,034
Projected Annual Growth 2023 to 2028	-0.8%	-1.0%	-0.9%
Historical Annual Growth 2010 to 2023	-	0.1%	-
Race and Ethnicity			
2023 Estimated White	48.8%	59.8%	50.8%
2023 Estimated Black or African American	38.5%	26.5%	33.6%
2023 Estimated Asian or Pacific Islander	1.0%	1.4%	1.4%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2023 Estimated Other Races	11.1%	11.8%	13.6%
2023 Estimated Hispanic	11.3%	11.2%	13.9%
Income			
2023 Estimated Average Household Income	\$72,181	\$83,270	\$76,248
2023 Estimated Median Household Income	\$37,563	\$58,967	\$54,585
2023 Estimated Per Capita Income	\$31,550	\$35,521	\$30,761
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.3%	4.0%
2023 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.9%	8.3%
2023 Estimated High School Graduate	38.0%	35.8%	36.3%
2023 Estimated Some College	25.8%	24.9%	24.0%
2023 Estimated Associates Degree Only	10.5%	8.5%	7.6%
2023 Estimated Bachelors Degree Only	9.0%	14.7%	12.9%
2023 Estimated Graduate Degree	8.1%	7.0%	6.9%
Business			
2023 Estimated Total Businesses	125	1,734	5,354
2023 Estimated Total Employees	1,613	18,940	48,443
2023 Estimated Employee Population per Business	12.9	10.9	9.0
2023 Estimated Residential Population per Business	22.4	31.7	34.5

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