



Commercial Development Sites Available for Sale

WOODSIDE RIDGE COMMERCIAL

NW PRYOR ROAD NW O'BRIEN ROAD, LEE'S SUMMIT, MISSOURI

Property Highlights

- Master planned for retail, office and medical office
- Sites from 1.0 to 14.18 acres
- Planned mixed-use zoning
- Utilities available
- Located on John Knox Village retirement campus with over 1,500 residents
- Adjacent to new single family/executive housing community
- Full lighted intersection at O'Brien Rd. with second full access at Shamrock Avenue
- 15,000 cars-per-day at Pryor Road and O'Brien Road
- Excellent access to I-470 and US 50 Highway
- For sale at \$5.00 to \$7.00/sf

For information, please contact:

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Woodside Ridge Residential Under Development

The map displays the following tracts and phases:

- Tracts A, B, and C:** Highlighted in yellow, indicating they are under development.
- Tracts D, E, and F:** Labeled "Sold", indicating they have been sold.
- Tracts G and H:** Labeled "DETENTION", indicating they are detention basins.
- Phases 1 and 2:** Labeled "PHASE 1" and "PHASE 2", indicating the stages of development.
- Other features:** The map includes a north arrow, a scale bar, and various labels for streets and landmarks, such as "N. W. 1st St.", "N. W. 2nd St.", "N. W. 3rd St.", "N. W. 4th St.", "N. W. 5th St.", "N. W. 6th St.", "N. W. 7th St.", "N. W. 8th St.", "N. W. 9th St.", "N. W. 10th St.", "N. W. 11th St.", "N. W. 12th St.", "N. W. 13th St.", "N. W. 14th St.", "N. W. 15th St.", "N. W. 16th St.", "N. W. 17th St.", "N. W. 18th St.", "N. W. 19th St.", "N. W. 20th St.", "N. W. 21st St.", "N. W. 22nd St.", "N. W. 23rd St.", "N. W. 24th St.", "N. W. 25th St.", "N. W. 26th St.", "N. W. 27th St.", "N. W. 28th St.", "N. W. 29th St.", "N. W. 30th St.", "N. W. 31st St.", "N. W. 32nd St.", "N. W. 33rd St.", "N. W. 34th St.", "N. W. 35th St.", "N. W. 36th St.", "N. W. 37th St.", "N. W. 38th St.", "N. W. 39th St.", "N. W. 40th St.", "N. W. 41st St.", "N. W. 42nd St.", "N. W. 43rd St.", "N. W. 44th St.", "N. W. 45th St.", "N. W. 46th St.", "N. W. 47th St.", "N. W. 48th St.", "N. W. 49th St.", "N. 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Concept Plan



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NW PRYOR ROAD NW O'BRIEN ROAD, LEE'S SUMMIT, MISSOURI

Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	7,733	36,757	99,850
2020 Population	7,714	40,305	106,073
2022 Population	7,748	42,006	108,483
2027 Population	8,111	42,933	109,873
2010-2020 Annual Rate	-0.02%	0.93%	0.61%
2020-2022 Annual Rate	0.20%	1.85%	1.00%
2022-2027 Annual Rate	0.92%	0.44%	0.25%
2022 Male Population	44.8%	47.7%	47.8%
2022 Female Population	55.2%	52.3%	52.2%
2022 Median Age	55.5	40.1	38.3

In the identified area, the current year population is 108,483. In 2020, the Census count in the area was 106,073. The rate of change since 2020 was 1.00% annually. The five-year projection for the population in the area is 109,873 representing a change of 0.25% annually from 2022 to 2027. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	84.7%	75.9%	66.7%
2022 Black Alone	5.3%	10.8%	19.7%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2022 Asian Alone	1.5%	2.6%	2.2%
2022 Pacific Islander Alone	0.2%	0.2%	0.2%
2022 Other Race	1.5%	2.2%	2.5%
2022 Two or More Races	6.5%	7.9%	8.3%
2022 Hispanic Origin (Any Race)	4.3%	5.7%	6.3%

Persons of Hispanic origin represent 6.3% of the population in the identified area compared to 19.0% 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 56.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	97	111	101
2010 Households	3,574	15,018	37,961
2020 Households	3,606	16,795	41,047
2022 Households	3,675	17,485	42,174
2027 Households	3,833	17,926	42,892
2010-2020 Annual Rate	0.09%	1.12%	0.78%
2020-2022 Annual Rate	0.85%	1.81%	1.21%
2022-2027 Annual Rate	0.85%	0.50%	0.34%
2022 Average Household Size	2.04	2.38	2.55

The household count in this area has changed from 41,047 in 2020 to 42,174 in the current year, a change of 1.21% annually. The five-year projection of households is 42,892, a change of 0.34% annually from the current year total. Average household size is currently 2.55, compared to 2.56 in the year 2020. The number of families in the current year is 29,459 in the specified area.

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Demographics

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	18.4%	16.5%	14.5%
Median Household Income			
2022 Median Household Income	\$67,963	\$83,702	\$82,357
2027 Median Household Income	\$81,092	\$96,471	\$93,813
2022-2027 Annual Rate	3.60%	2.88%	2.64%
Average Household Income			
2022 Average Household Income	\$95,433	\$110,964	\$106,601
2027 Average Household Income	\$112,437	\$128,717	\$123,947
2022-2027 Annual Rate	3.33%	3.01%	3.06%
Per Capita Income			
2022 Per Capita Income	\$45,769	\$46,018	\$41,506
2027 Per Capita Income	\$53,751	\$53,538	\$48,464
2022-2027 Annual Rate	3.27%	3.07%	3.15%
Households by Income			

Current median household income is \$82,357 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$93,813 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$106,601 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$123,947 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$41,506 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$48,464 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	120	134	153
2010 Total Housing Units	4,189	16,393	40,918
2010 Owner Occupied Housing Units	2,024	9,547	27,132
2010 Renter Occupied Housing Units	1,550	5,471	10,830
2010 Vacant Housing Units	615	1,375	2,957
2020 Total Housing Units	4,137	18,068	43,569
2020 Vacant Housing Units	531	1,273	2,522
2022 Total Housing Units	4,229	18,883	44,842
2022 Owner Occupied Housing Units	2,138	10,851	28,952
2022 Renter Occupied Housing Units	1,537	6,634	13,222
2022 Vacant Housing Units	554	1,398	2,668
2027 Total Housing Units	4,427	19,460	45,836
2027 Owner Occupied Housing Units	2,181	10,986	29,496
2027 Renter Occupied Housing Units	1,652	6,939	13,396
2027 Vacant Housing Units	594	1,534	2,944

Currently, 64.6% of the 44,842 housing units in the area are owner occupied; 29.5%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 43,569 housing units in the area and 5.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.29%. Median home value in the area is \$226,943, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.18% annually to \$265,359.

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