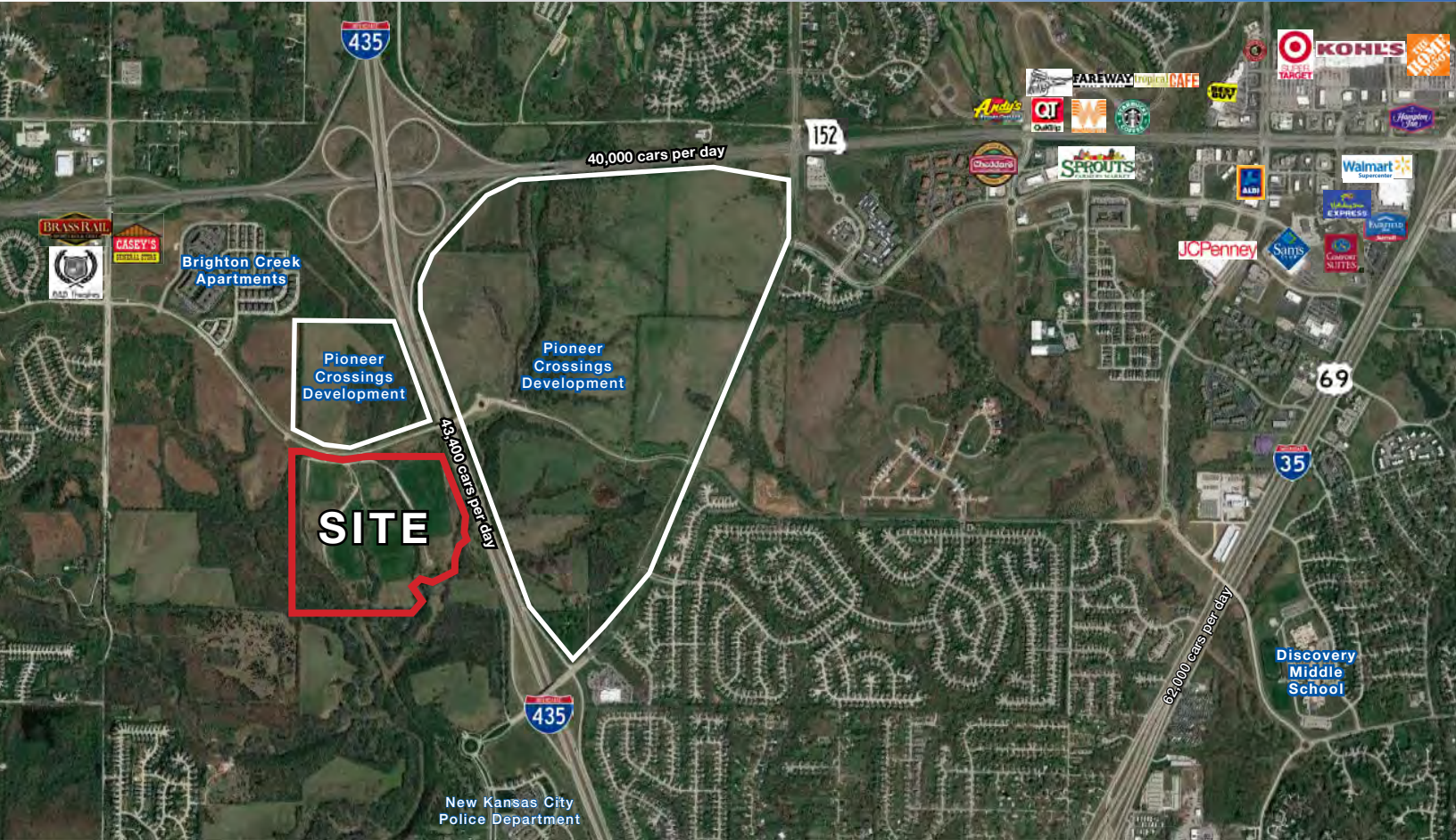




I-435 DEVELOPMENT LAND FOR SALE

6201 NE Soccer Drive Kansas City, Missouri



SALE PRICE: \$55,000/ACRE | 98.67 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,300	53,472	162,092
Avg. Household Income	\$109,363	\$123,911	\$110,845

- Can be divided
- Mixed use opportunity - great for Apartments, Houses, Duplexes, Townhomes, Destination Retail, etc
- Adjacent to EDC's 587 Project - targeting world class development for Clay County - [CLICK HERE TO READ FULL ARTICLE](#)
- Less than four miles to Liberty, Missouri - one of the fastest growing cities in the Kansas City Metro Area
- Adjacent to Pioneer Crossings Development

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

For More Information Contact: *Exclusive Agents*
DARREN SIEGEL | 816.412.7377 | dsiegel@blockandco.com
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com



AERIAL



CONCEPTUAL SITE PLAN





I-435 DEVELOPMENT LAND FOR SALE

6201 NE Soccer Drive Kansas City, Missouri

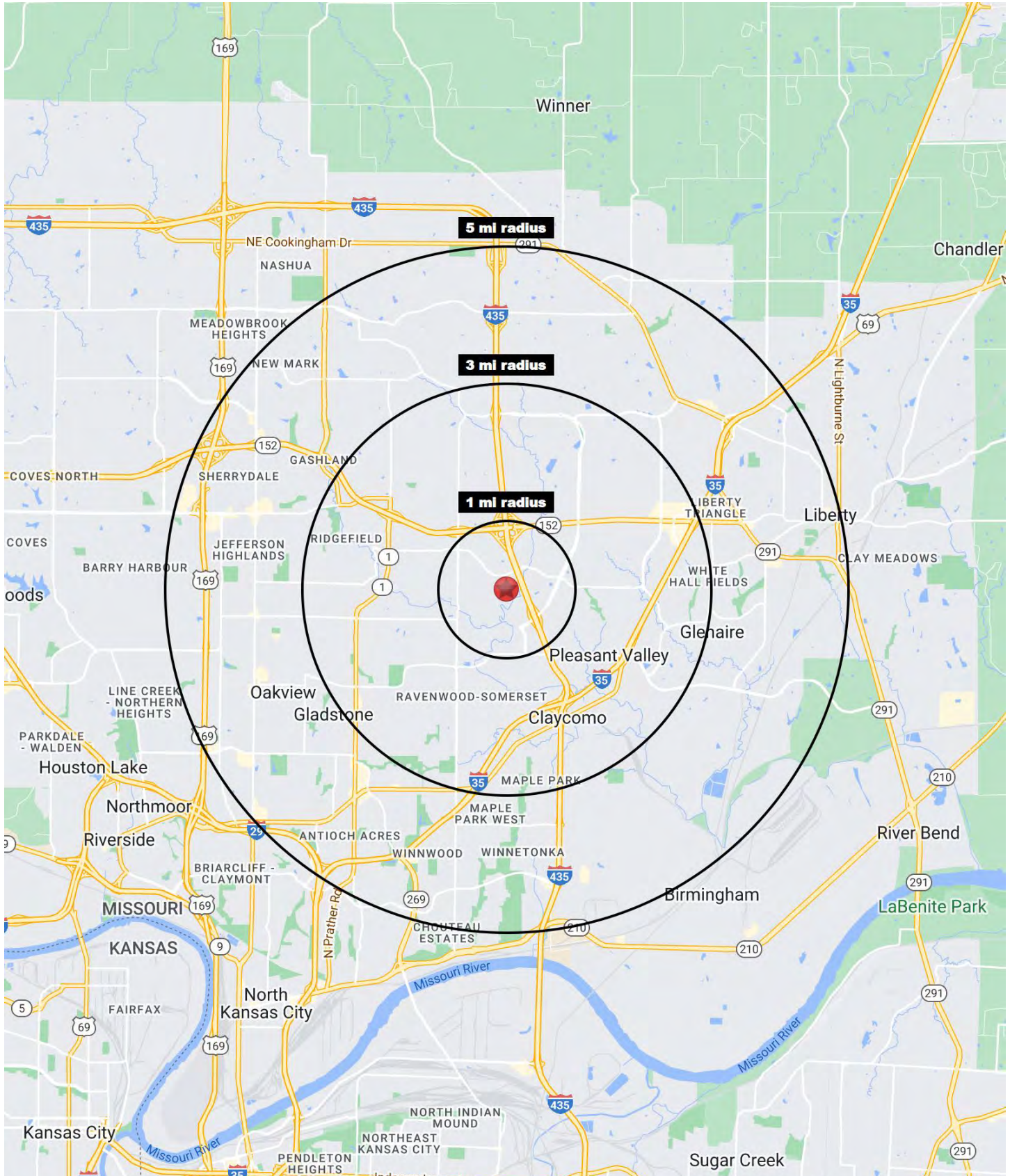
CONCEPTUAL SITE PLAN





I-435 DEVELOPMENT LAND FOR SALE

6201 NE Soccer Drive Kansas City, Missouri





I-435 DEVELOPMENT LAND FOR SALE

6201 NE Soccer Drive Kansas City, Missouri

6201 NE Soccer Drive Kansas City, MO 64119	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,300	53,472	162,092
2029 Projected Population	3,628	56,004	169,265
2020 Census Population	3,447	52,779	159,541
2010 Census Population	2,173	44,062	137,599
Projected Annual Growth 2024 to 2029	2.0%	0.9%	0.9%
Historical Annual Growth 2010 to 2024	3.7%	1.5%	1.3%
2024 Median Age	37.6	39.1	37.1
Households			
2024 Estimated Households	1,454	22,169	66,325
2029 Projected Households	1,629	23,597	70,368
2020 Census Households	1,395	21,067	63,446
2010 Census Households	853	17,659	54,824
Projected Annual Growth 2024 to 2029	2.4%	1.3%	1.2%
Historical Annual Growth 2010 to 2024	5.0%	1.8%	1.5%
Race and Ethnicity			
2024 Estimated White	75.8%	80.0%	78.5%
2024 Estimated Black or African American	9.7%	8.2%	9.5%
2024 Estimated Asian or Pacific Islander	5.6%	3.6%	3.2%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2024 Estimated Other Races	8.5%	7.8%	8.4%
2024 Estimated Hispanic	8.7%	7.7%	8.2%
Income			
2024 Estimated Average Household Income	\$109,363	\$123,911	\$110,845
2024 Estimated Median Household Income	\$97,762	\$99,430	\$89,077
2024 Estimated Per Capita Income	\$48,198	\$51,409	\$45,391
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.4%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.4%	3.9%
2024 Estimated High School Graduate	14.2%	23.7%	25.6%
2024 Estimated Some College	25.2%	22.9%	22.3%
2024 Estimated Associates Degree Only	8.5%	9.6%	9.3%
2024 Estimated Bachelors Degree Only	31.4%	25.7%	24.0%
2024 Estimated Graduate Degree	17.3%	13.2%	12.7%
Business			
2024 Estimated Total Businesses	50	1,283	4,282
2024 Estimated Total Employees	197	11,337	35,907
2024 Estimated Employee Population per Business	3.9	8.8	8.4
2024 Estimated Residential Population per Business	65.6	41.7	37.9

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