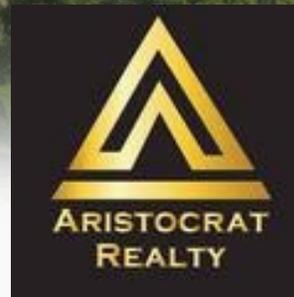


# CHAVES DEVELOPMENT AT KCI

I-29 Hwy, Kansas City, Missouri 64163



**Michael Meier, Principal**

Aristocrat Realty

913.271.7656

[mmeier@aristocrat-realty.com](mailto:mmeier@aristocrat-realty.com)



**2**

**Property Photos**

**8**

**Property Info &  
Disclaimer**

**9**

**Property Description**

**10**

**Demographic Analysis**

**38**

**Aerial & Location Report**

# **CHAVES DEVELOPMENT AT KCI**

# **TABLE OF CONTENTS**



# CHAVES DEVELOPMENT AT KCI

## PROPERTY INFORMATION

**Call for Pricing And Pad Site Sizes**

**PROPERTY ADDRESS**  
I-29 Hwy  
Kansas City, Missouri 64163

**CONSTRUCTION START DATE**  
OCTOBER 2025

**PROPERTY SIZE**  
2,482,920 Sq. Ft.

**LAND SIZE**  
57.00 Acres

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



# OVERVIEW



# ROUNDBOUT RENDER



# FEBRUARY CONSTRUCTION



# PEACHY PARKING LOT



olssor



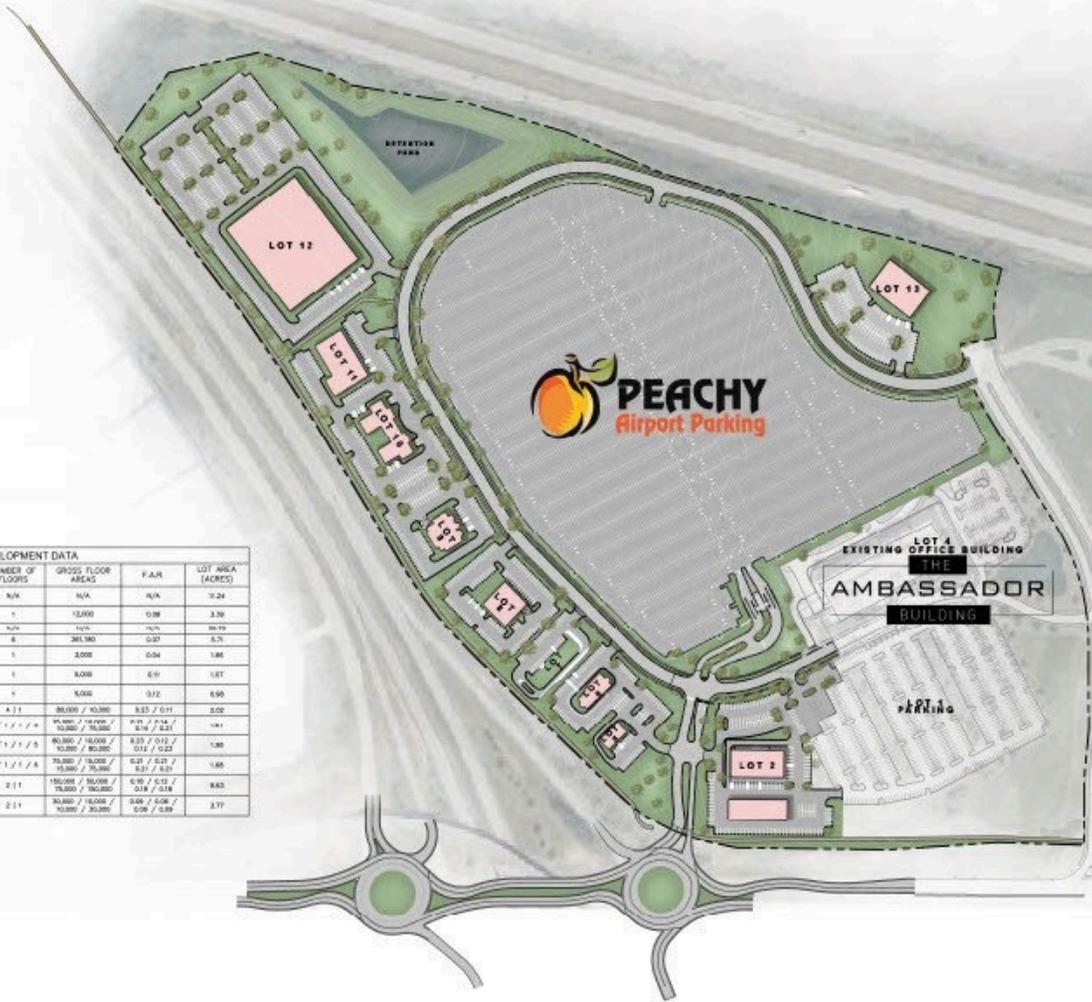
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# AERIAL RENDER

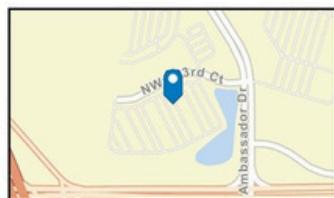
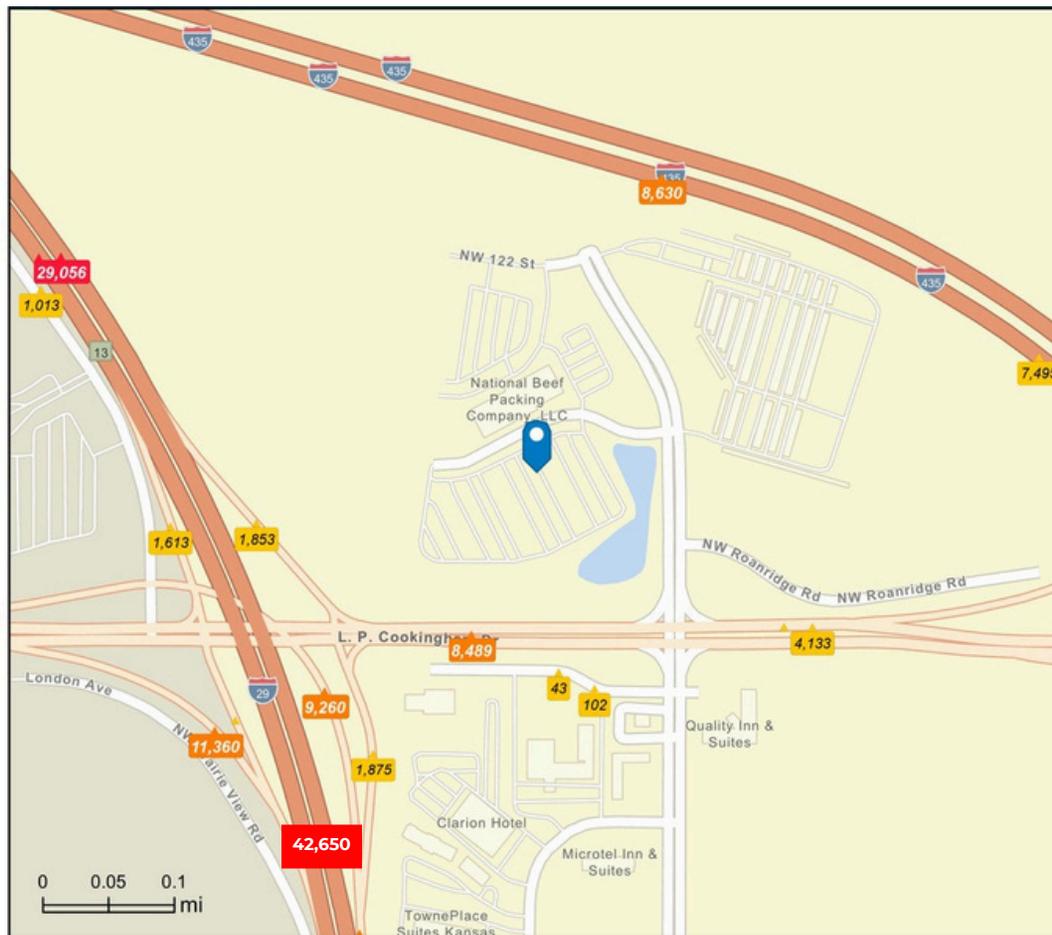


SITE DEVELOPMENT DATA						
LOT	USE	PER FLOOR	NUMBER OF FLOORS	GROSS FLOOR AREA	F.A.R.	LOT AREA (ACRES)
1	PARKING (ACCESSORY TO LOT 4)	N/A	N/A	N/A	N/A	7.24
2	C-STORE WITH DRIVE-THRU RESTAURANT	12,000	1	12,000	0.08	3.20
3	FURNISH CLOTHING STORES	N/A	N/A	N/A	N/A	16.79
4	OFFICE	43,830	8	350,640	0.57	6.75
5	RESTAURANT WITH DRIVE THROUGH / RETAIL	3,800	1	3,800	0.04	1.66
6	RESTAURANT WITH DRIVE THROUGH / RETAIL	3,800	1	3,800	0.04	1.67
7	RESTAURANT WITH DRIVE THROUGH / RETAIL	3,800	1	3,800	0.04	1.67
8	OFFICE / RESTAURANT	30,380 / 18,000	4 / 1	80,000 / 18,000	0.55 / 0.11	3.02
9	HOTEL / RESTAURANT / RETAIL / OFFICE	15,000 / 10,000 / 10,000 / 10,000	4 / 1 / 1 / 1	70,000 / 10,000 / 10,000 / 10,000	0.18 / 0.14 / 0.14 / 0.14	1.64
10	HOTEL / RESTAURANT / RETAIL / OFFICE	20,000 / 10,000 / 10,000 / 10,000	5 / 1 / 1 / 1	80,000 / 10,000 / 10,000 / 10,000	0.25 / 0.12 / 0.12 / 0.12	1.80
11	HOTEL / RESTAURANT / RETAIL / OFFICE	15,000 / 10,000 / 10,000 / 10,000	4 / 1 / 1 / 1	60,000 / 10,000 / 10,000 / 10,000	0.21 / 0.12 / 0.12 / 0.12	1.65
12	HOTEL / RESTAURANT / RETAIL / OFFICE	15,000 / 10,000 / 10,000 / 10,000	2 / 1	30,000 / 10,000 / 10,000 / 10,000	0.15 / 0.12 / 0.12 / 0.12	1.65
13	HOTEL / RESTAURANT / RETAIL / OFFICE	15,000 / 10,000 / 10,000 / 10,000	2 / 1	30,000 / 10,000 / 10,000 / 10,000	0.15 / 0.12 / 0.12 / 0.12	1.77

olsson



# TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

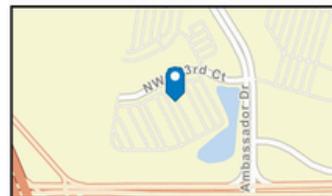
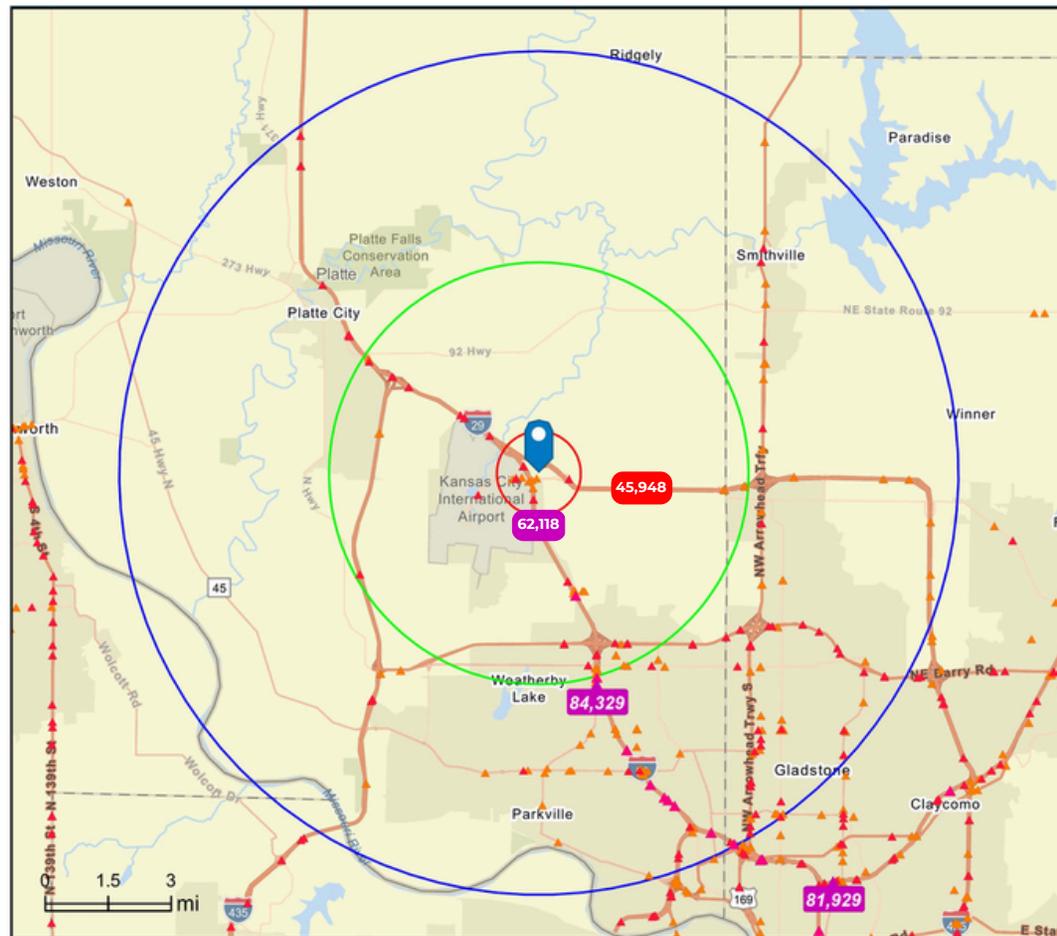


Source: ©2024 Kalibrate Technologies (Q4 2024).

## CHAVES DEVELOPMENT AT KCI



# TRAFFIC COUNT - STUDY AREA (RINGS: 1, 5, 10 MILE RADIUS)



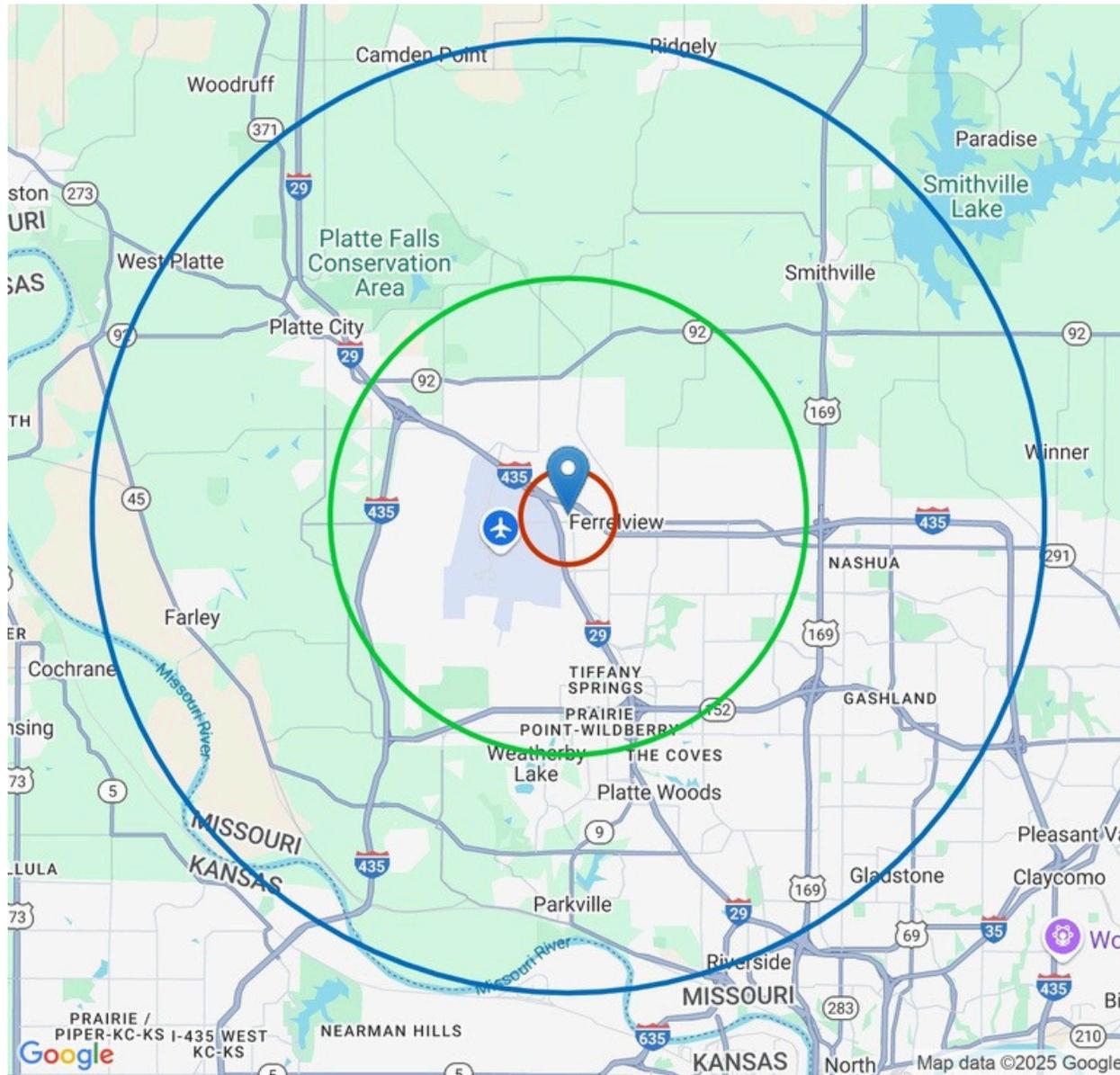
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

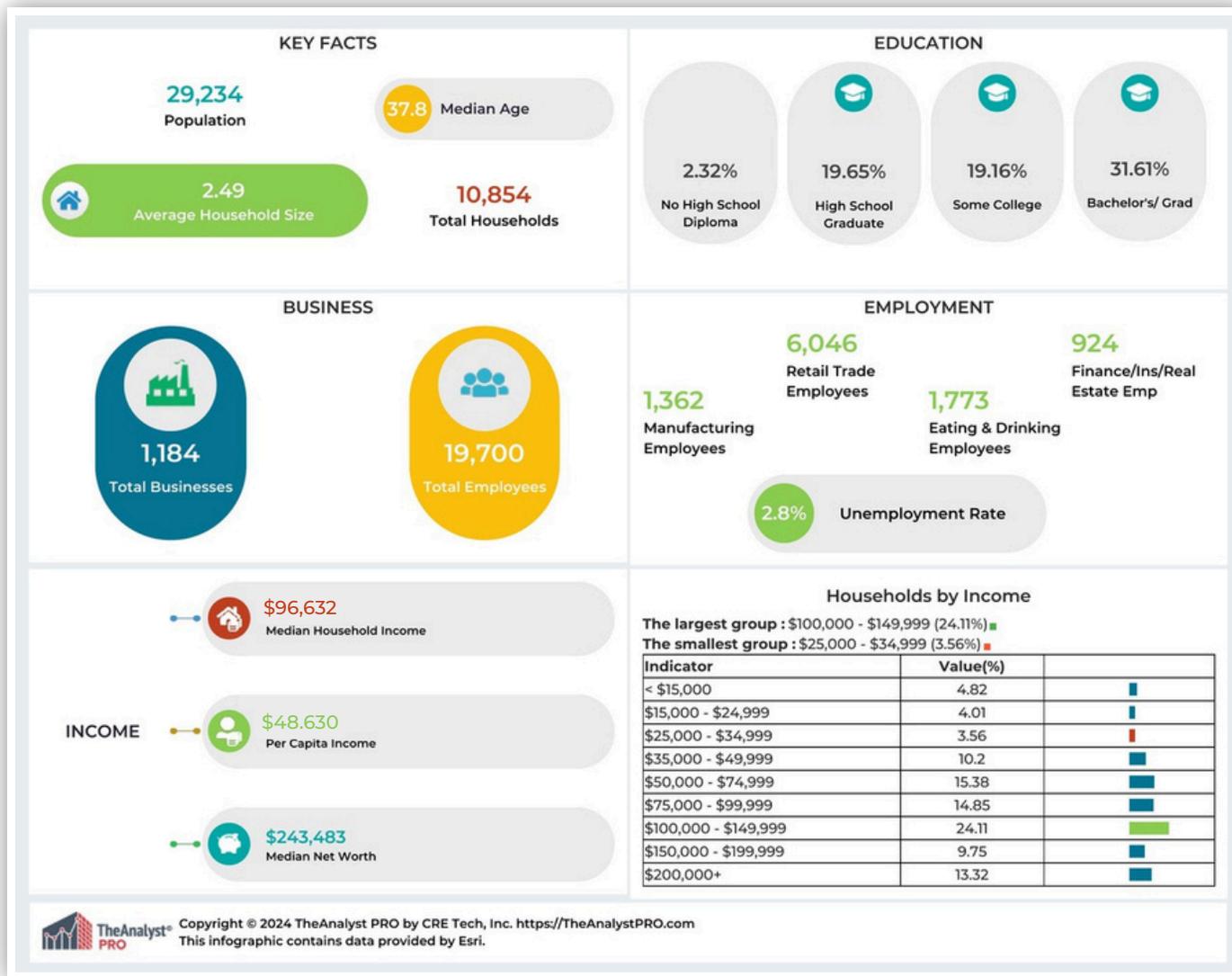
## CHAVES DEVELOPMENT AT KCI

# LOCATION/STUDY AREA MAP (RINGS: 1, 5, 10 MILE RADIUS)



## CHAVES DEVELOPMENT AT KCI

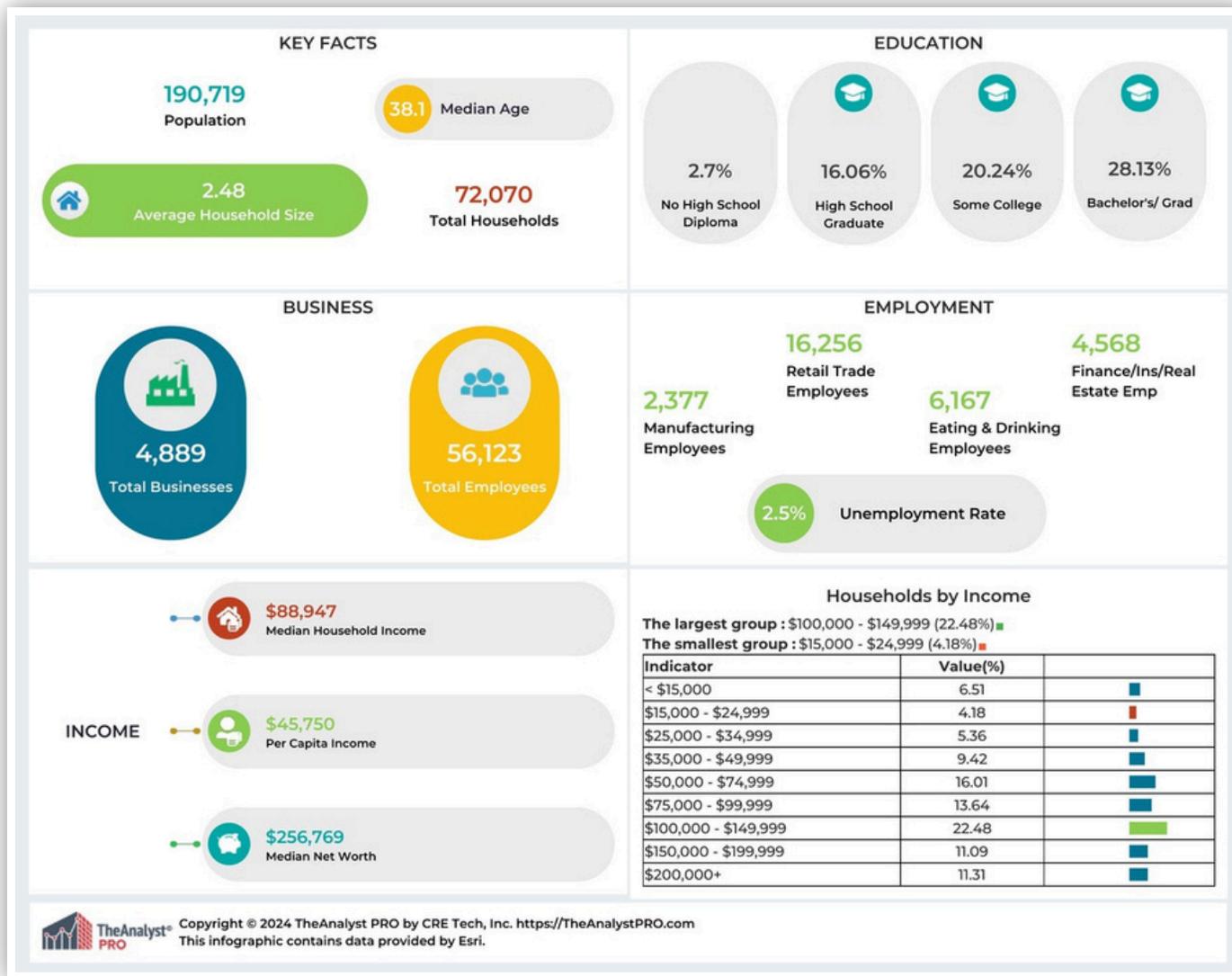
# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



## CHAVES DEVELOPMENT AT KCI



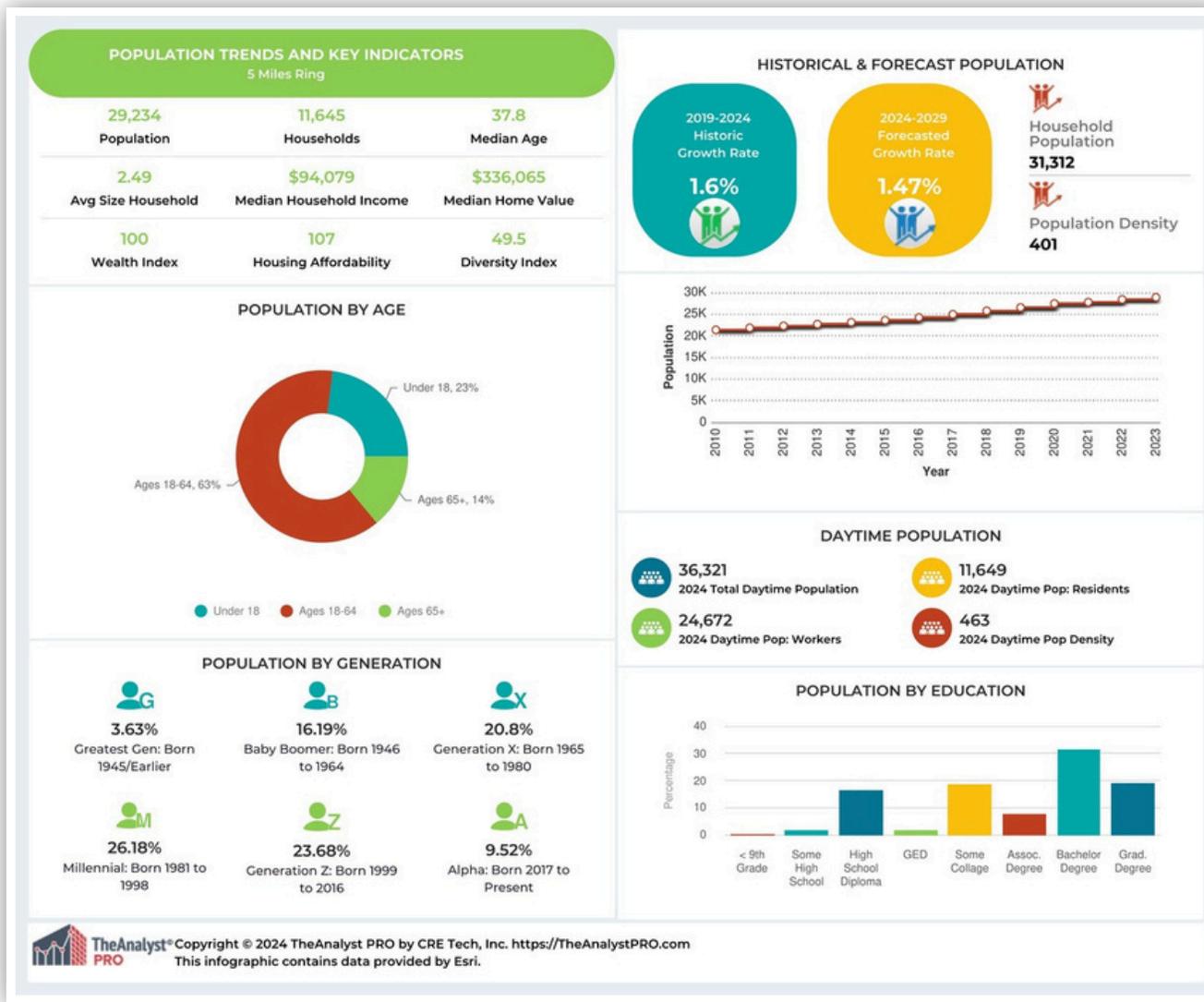
# INFOGRAPHIC: KEY FACTS (RING: 10 MILE RADIUS)



## CHAVES DEVELOPMENT AT KCI



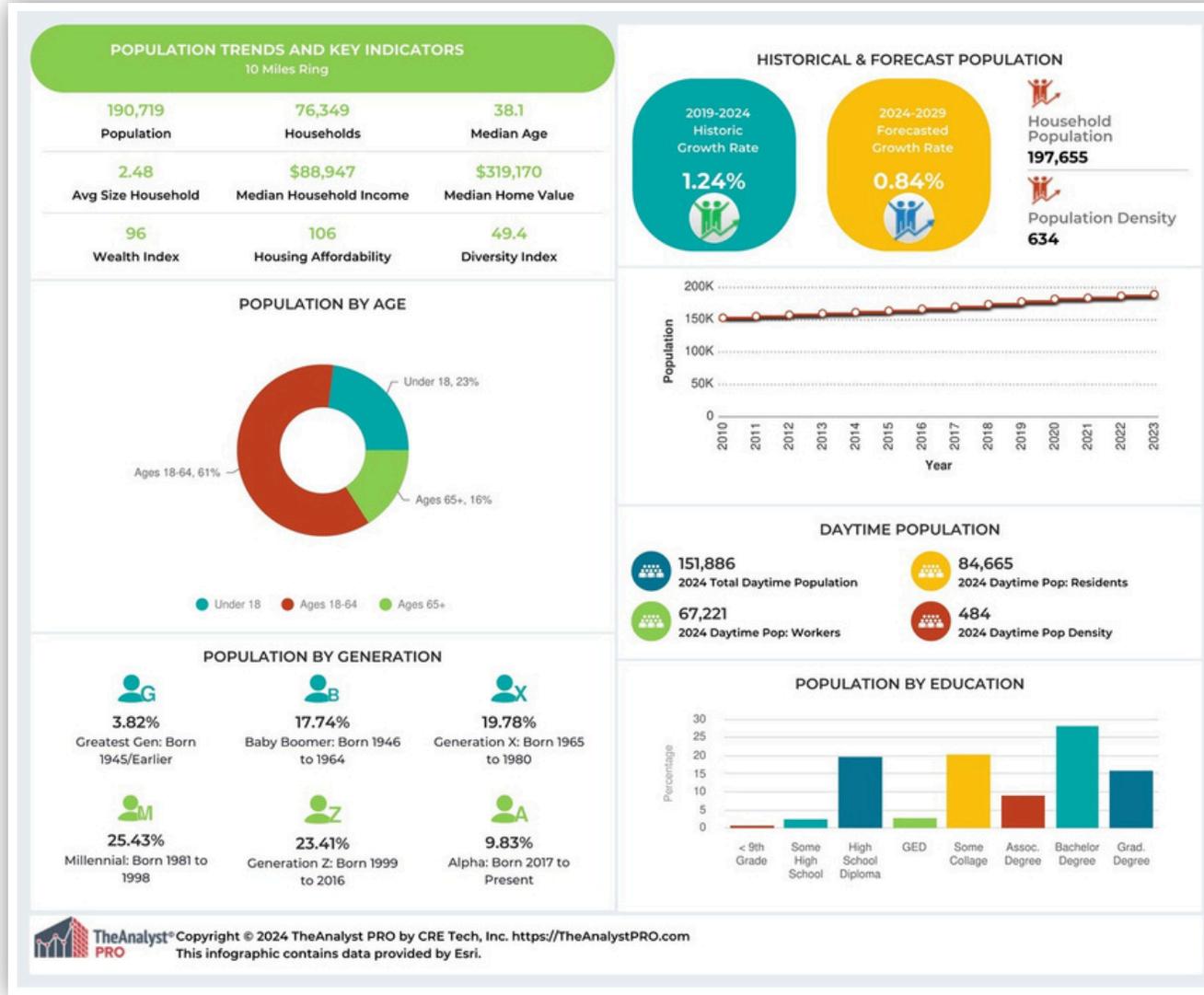
# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



## CHAVES DEVELOPMENT AT KCI



# INFOGRAPHIC: POPULATION TRENDS (RING: 10 MILE RADIUS)



### DAYTIME POPULATION

<b>151,886</b> 2024 Total Daytime Population	<b>84,665</b> 2024 Daytime Pop: Residents
<b>67,221</b> 2024 Daytime Pop: Workers	<b>484</b> 2024 Daytime Pop Density

### POPULATION BY EDUCATION

Education Level	Percentage
< 9th Grade	~1%
Some High School	~3%
High School Diploma	~20%
GED	~3%
Some Collage	~20%
Assoc. Degree	~10%
Bachelor Degree	~28%
Grad. Degree	~15%

Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.

## CHAVES DEVELOPMENT AT KCI



# INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



## CHAVES DEVELOPMENT AT KCI



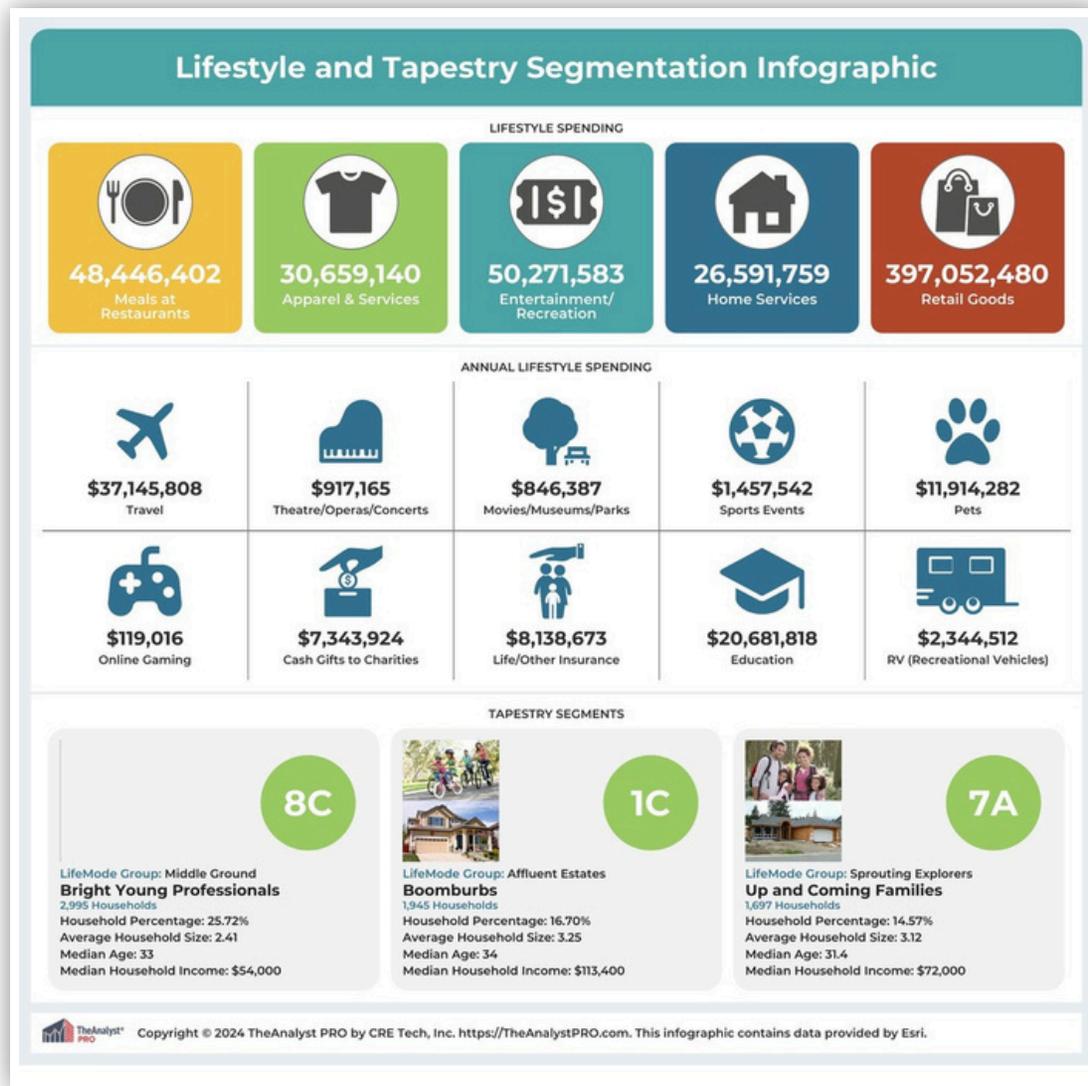
# INFOGRAPHIC: COMMUNITY PROFILE (RING: 10 MILE RADIUS)



## CHAVES DEVELOPMENT AT KCI

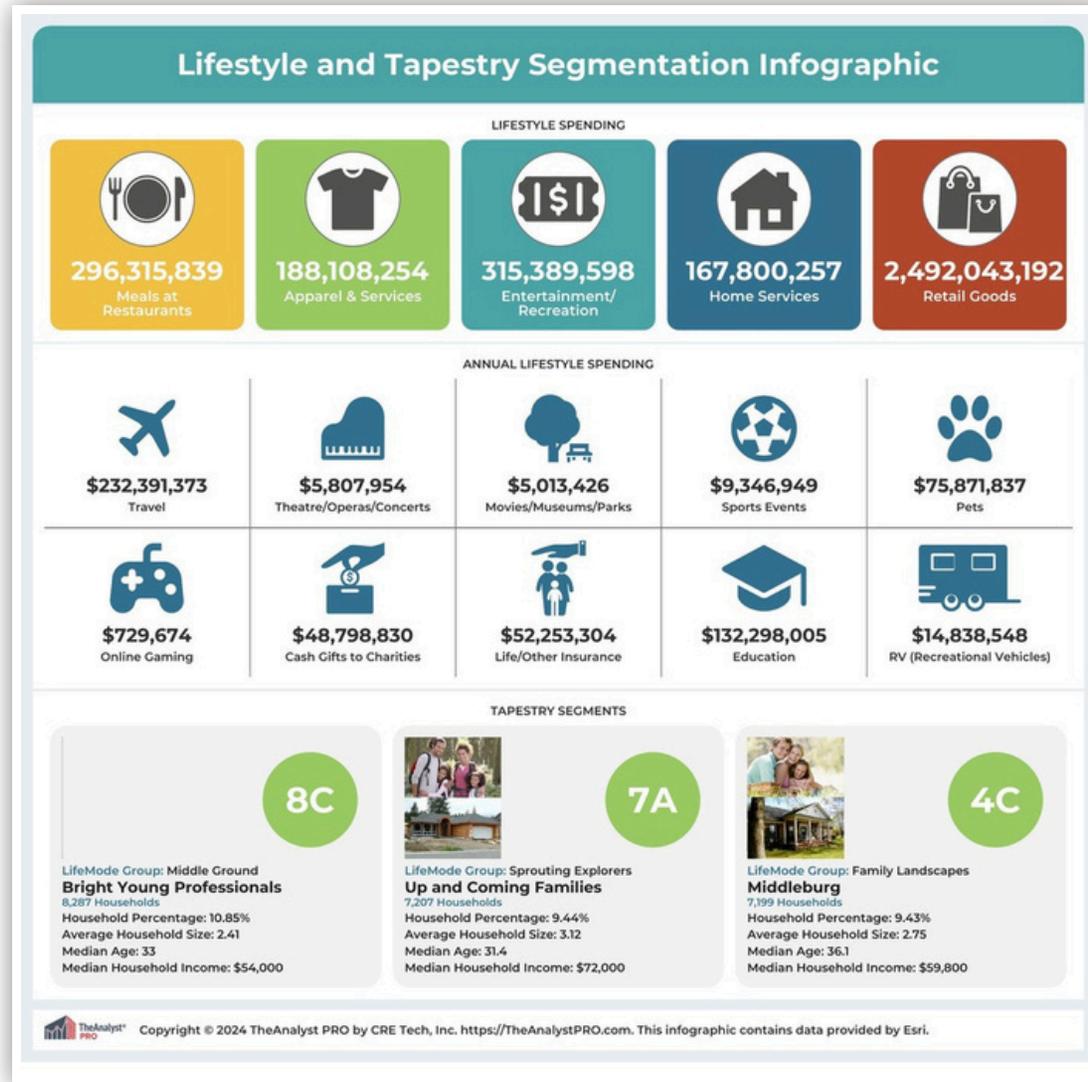


# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



## CHAVES DEVELOPMENT AT KCI

# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 10 MILE RADIUS)



## CHAVES DEVELOPMENT AT KCI



# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2024		2029	
Population	21,171		27,325		29,234		31,508	
Households	8,633		10,854		11,645		12,581	
Families	5,658		7,196		7,621		8,215	
Average Household Size	2.45		2.50		2.51		2.49	
Owner Occupied Housing Units	5,243		6,476		6,958		7,441	
Renter Occupied Housing Units	3,389		4,378		4,687		5,139	
Median Age	35.4		37.1		37.8		38.5	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.51%		0.17%		0.38%			
Households	1.56%		0.39%		0.64%			
Families	1.51%		0.35%		0.56%			
Owner HHs	1.35%		0.55%		0.97%			
Median Household Income	2.09%		2.98%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			561	4.8%	527	4.2%		
\$15,000 - \$24,999			466	4.0%	365	2.9%		
\$25,000 - \$34,999			414	3.6%	370	2.9%		
\$35,000 - \$49,999			1,187	10.2%	1,076	8.6%		
\$50,000 - \$74,999			1,789	15.4%	1,707	13.6%		
\$75,000 - \$99,999			1,727	14.8%	1,784	14.2%		
\$100,000 - \$149,999			2,805	24.1%	3,286	26.1%		
\$150,000 - \$199,999			1,134	9.7%	1,527	12.1%		
\$200,000+			1,549	13.3%	1,926	15.3%		
Median Household Income			\$94,079		\$104,330			
Average Household Income			\$119,691		\$134,938			
Per Capita Income			\$47,771		\$53,993			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,431	6.8%	1,633	6.0%	1,711	5.9%	1,796	5.7%
5 - 9	1,572	7.4%	1,824	6.7%	1,833	6.3%	1,799	5.7%
10 - 14	1,594	7.5%	2,008	7.3%	1,955	6.7%	1,964	6.2%
15 - 19	1,317	6.2%	1,844	6.7%	1,943	6.6%	1,924	6.1%
20 - 24	1,248	5.9%	1,695	6.2%	1,891	6.5%	2,063	6.5%
25 - 34	3,294	15.6%	3,820	14.0%	4,091	14.0%	4,710	14.9%
35 - 44	3,504	16.6%	4,029	14.7%	4,369	14.9%	4,390	13.9%
45 - 54	3,266	15.4%	3,689	13.5%	3,935	13.5%	4,243	13.5%
55 - 64	2,273	10.7%	3,225	11.8%	3,323	11.4%	3,524	11.2%
65 - 74	1,033	4.9%	2,153	7.9%	2,451	8.4%	2,832	9.0%
75 - 84	438	2.1%	1,012	3.7%	1,284	4.4%	1,693	5.4%
85+	202	1.0%	393	1.4%	448	1.5%	571	1.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	18,066	85.3%	21,033	77.0%	22,061	75.5%	23,299	73.9%
Black Alone	1,494	7.1%	2,199	8.0%	2,589	8.9%	2,929	9.3%
American Indian Alone	100	0.5%	109	0.4%	125	0.4%	140	0.4%
Asian Alone	604	2.9%	905	3.3%	1,003	3.4%	1,182	3.8%
Pacific Islander Alone	34	0.2%	163	0.6%	191	0.7%	221	0.7%
Some Other Race Alone	335	1.6%	588	2.2%	684	2.3%	755	2.4%
Two or More Races	538	2.5%	2,330	8.5%	2,581	8.8%	2,982	9.5%
Hispanic Origin (Any Race)	1,201	5.7%	1,951	7.1%	2,193	7.5%	2,511	8.0%

Data Note: Income is expressed in current dollars.

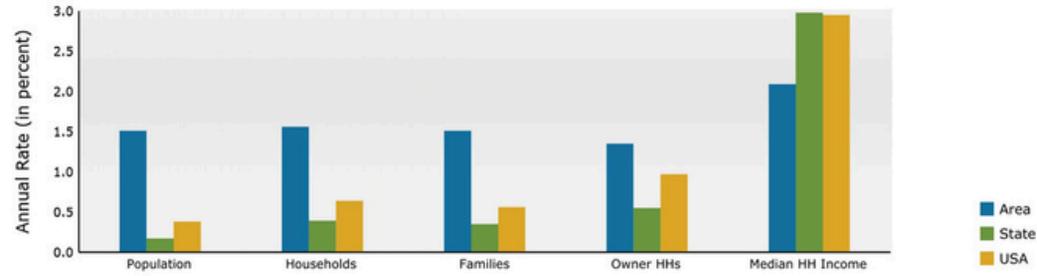
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## CHAVES DEVELOPMENT AT KCI

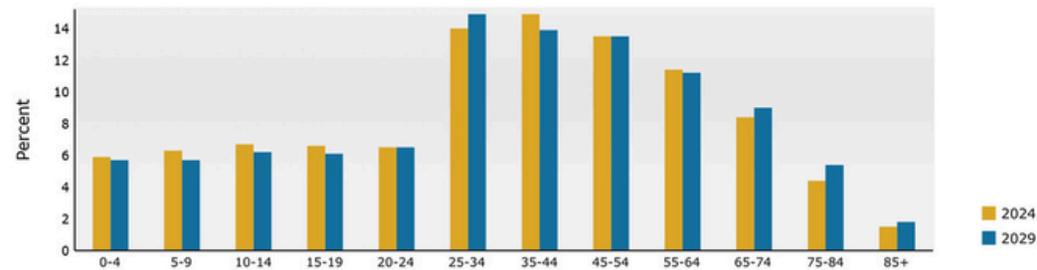


# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

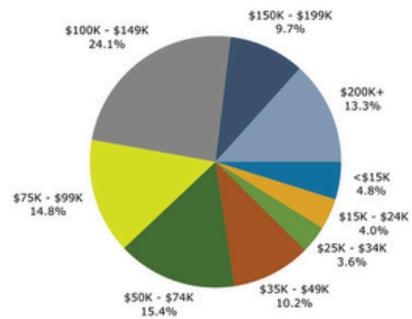
Trends 2024-2029



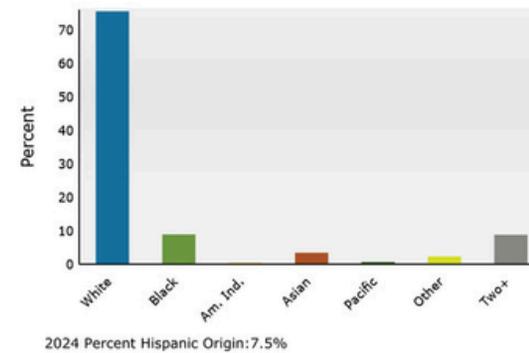
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## CHAVES DEVELOPMENT AT KCI



# DEMOGRAPHIC AND INCOME (RING: 10 MILE RADIUS)

Summary	Census 2010		Census 2020		2024		2029	
Population	151,781		180,955		190,719		199,155	
Households	60,967		72,070		76,349		80,002	
Families	40,848		47,869		50,316		52,700	
Average Household Size	2.47		2.49		2.48		2.47	
Owner Occupied Housing Units	41,655		47,398		49,953		52,693	
Renter Occupied Housing Units	19,312		24,672		26,396		27,309	
Median Age	37.0		37.5		38.1		39.1	
<b>Trends: 2024-2029 Annual Rate</b>			<b>Area</b>		<b>State</b>		<b>National</b>	
Population			0.87%		0.17%		0.38%	
Households			0.94%		0.39%		0.64%	
Families			0.93%		0.35%		0.56%	
Owner HHs			1.07%		0.55%		0.97%	
Median Household Income			2.93%		2.98%		2.95%	
<b>Households by Income</b>					<b>2024</b>		<b>2029</b>	
			Number		Percent		Number	
							Percent	
<\$15,000			4,967		6.5%		4,476	
\$15,000 - \$24,999			3,190		4.2%		2,399	
\$25,000 - \$34,999			4,091		5.4%		3,467	
\$35,000 - \$49,999			7,192		9.4%		6,156	
\$50,000 - \$74,999			12,225		16.0%		11,301	
\$75,000 - \$99,999			10,412		13.6%		10,405	
\$100,000 - \$149,999			17,158		22.5%		19,882	
\$150,000 - \$199,999			8,465		11.1%		11,450	
\$200,000+			8,636		11.3%		10,454	
Median Household Income			\$88,947				\$102,788	
Average Household Income			\$114,252				\$130,185	
Per Capita Income			\$45,750				\$52,312	
<b>Population by Age</b>			<b>Census 2010</b>		<b>Census 2020</b>		<b>2024</b>	
			Number		Percent		Number	
			Percent				Percent	
0 - 4	10,461	6.9%	11,127	6.1%	11,535	6.0%	11,753	5.9%
5 - 9	10,603	7.0%	12,182	6.7%	12,239	6.4%	11,773	5.9%
10 - 14	10,737	7.1%	12,839	7.1%	12,649	6.6%	12,679	6.4%
15 - 19	9,812	6.5%	11,824	6.5%	12,307	6.5%	12,199	6.1%
20 - 24	8,635	5.7%	10,933	6.0%	12,086	6.3%	12,299	6.2%
25 - 34	21,292	14.0%	24,935	13.8%	26,346	13.8%	27,509	13.8%
35 - 44	21,831	14.4%	25,651	14.2%	27,423	14.4%	27,802	14.0%
45 - 54	23,794	15.7%	22,788	12.6%	24,091	12.6%	25,889	13.0%
55 - 64	18,202	12.0%	22,625	12.5%	22,239	11.7%	22,029	11.1%
65 - 74	9,295	6.1%	15,964	8.8%	17,635	9.2%	19,675	9.9%
75 - 84	4,952	3.3%	7,475	4.1%	9,255	4.9%	11,889	6.0%
85+	2,167	1.4%	2,612	1.4%	2,912	1.5%	3,657	1.8%
<b>Race and Ethnicity</b>			<b>Census 2010</b>		<b>Census 2020</b>		<b>2024</b>	
			Number		Percent		Number	
			Percent				Percent	
White Alone	131,066	86.4%	139,759	77.2%	144,519	75.8%	147,944	74.3%
Black Alone	9,306	6.1%	14,698	8.1%	16,704	8.8%	18,207	9.1%
American Indian Alone	795	0.5%	960	0.5%	1,050	0.6%	1,126	0.6%
Asian Alone	3,485	2.3%	4,791	2.6%	5,295	2.8%	6,063	3.0%
Pacific Islander Alone	471	0.3%	1,017	0.6%	1,210	0.6%	1,372	0.7%
Some Other Race Alone	2,542	1.7%	4,024	2.2%	4,573	2.4%	5,009	2.5%
Two or More Races	4,115	2.7%	15,705	8.7%	17,368	9.1%	19,433	9.8%
Hispanic Origin (Any Race)	8,795	5.8%	13,363	7.4%	14,892	7.8%	16,579	8.3%

Data Note: Income is expressed in current dollars.

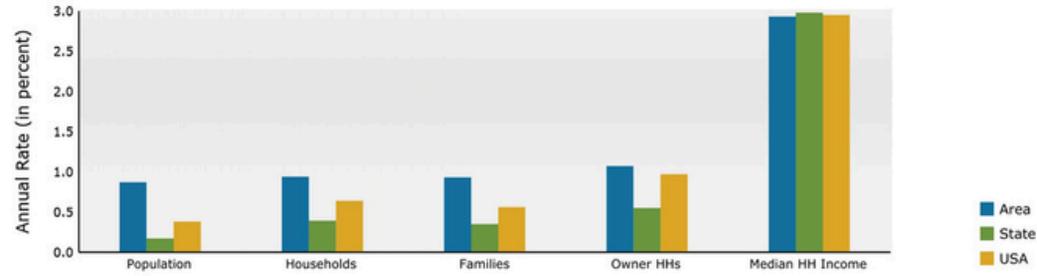
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## CHAVES DEVELOPMENT AT KCI

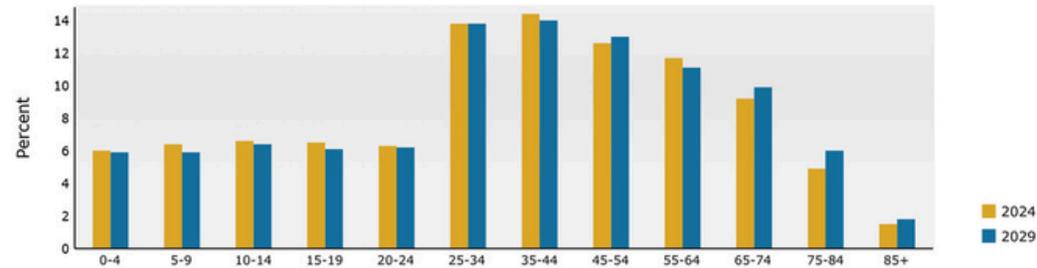


# DEMOGRAPHIC AND INCOME (RING: 10 MILE RADIUS)

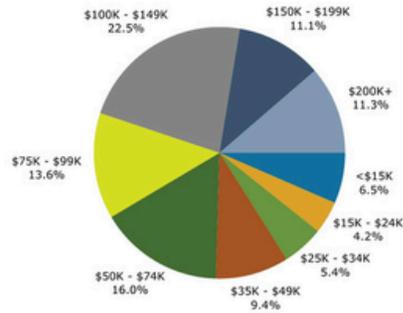
Trends 2024-2029



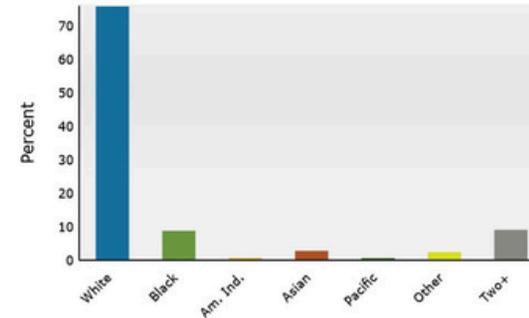
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 7.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## CHAVES DEVELOPMENT AT KCI



# HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households			
2020 Total Population	27,325	2024 Median Household Income			\$96,632
2024 Total Population	29,234	2029 Median Household Income			\$104,330
2029 Total Population	31,508	2024-2029 Annual Rate			2.09%
2024-2029 Annual Rate	1.51%				

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	11,770	100.0%	12,700	100.0%	13,659	100.0%
Occupied	10,854	92.2%	11,645	91.7%	12,580	92.1%
Owner	6,476	55.0%	6,958	54.8%	7,441	54.5%
Renter	4,378	37.2%	4,687	36.9%	5,139	37.6%
Vacant	895	7.6%	1,055	8.3%	1,078	7.9%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	6,948	100.0%	7,430	100.0%
<\$50,000	116	1.7%	74	1.0%
\$50,000-\$99,999	98	1.4%	54	0.7%
\$100,000-\$149,999	195	2.8%	104	1.4%
\$150,000-\$199,999	282	4.1%	189	2.5%
\$200,000-\$249,999	598	8.6%	470	6.3%
\$250,000-\$299,999	1,582	22.8%	1,516	20.4%
\$300,000-\$399,999	1,672	24.1%	1,876	25.2%
\$400,000-\$499,999	1,256	18.1%	1,649	22.2%
\$500,000-\$749,999	1,028	14.8%	1,368	18.4%
\$750,000-\$999,999	75	1.1%	83	1.1%
\$1,000,000-\$1,499,999	20	0.3%	25	0.3%
\$1,500,000-\$1,999,999	5	0.1%	4	0.1%
\$2,000,000+	21	0.3%	18	0.2%
Median Value	\$336,065		\$369,723	
Average Value	\$373,215		\$401,030	

Census 2020 Housing Units	Number	Percent
Total	11,770	100.0%
Housing Units In Urbanized Areas	10,613	90.2%
Rural Housing Units	1,157	9.8%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	6,476	100.0%
Owned with a Mortgage/Loan	5,122	79.1%
Owned Free and Clear	1,354	20.9%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

## CHAVES DEVELOPMENT AT KCI



# HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status			
		Number	Percent
Total		895	100.0%
For Rent		611	68.3%
Rented- Not Occupied		21	2.3%
For Sale Only		102	11.4%
Sold - Not Occupied		25	2.8%
Seasonal/Recreational/Occasional Use		46	5.1%
For Migrant Workers		0	0.0%
Other Vacant		88	9.8%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	10,854	6,476	59.7%	
15-24	559	35	6.3%	
25-34	1,982	686	34.6%	
35-44	2,239	1,424	63.6%	
45-54	2,091	1,421	68.0%	
55-59	977	706	72.3%	
60-64	902	673	74.6%	
65-74	1,287	993	77.2%	
75-84	615	442	71.9%	
85+	201	96	47.8%	

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	10,854	6,476	59.7%	
White Alone	8,715	5,619	64.5%	
Black/African American Alone	874	258	29.5%	
American Indian/Alaska Native	51	29	56.9%	
Asian Alone	297	164	55.2%	
Pacific Islander Alone	45	9	20.0%	
Other Race Alone	184	66	35.9%	
Two or More Races	688	331	48.1%	
Hispanic Origin	588	250	42.5%	

Census 2020 Occupied Housing Units by Size and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	10,854	6,476	59.7%	
1-Person	2,942	986	33.5%	
2-Person	3,748	2,389	63.7%	
3-Person	1,681	1,124	66.9%	
4-Person	1,490	1,216	81.6%	
5-Person	662	522	78.9%	
6-Person	224	165	73.7%	
7+ Person	106	73	68.9%	

2024 Housing Affordability		
Housing Affordability Index		107
Percent of Income for Mortgage		22.4%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

## CHAVES DEVELOPMENT AT KCI



# HOUSING PROFILE (RING: 10 MILE RADIUS)

Population		Households	
2020 Total Population	180,955	2024 Median Household Income	\$88,947
2024 Total Population	190,719	2029 Median Household Income	\$102,788
2029 Total Population	199,155	2024-2029 Annual Rate	2.93%
2024-2029 Annual Rate	0.87%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	76,189	100.0%	80,296	100.0%	83,932	100.0%
Occupied	72,070	94.6%	76,349	95.1%	80,002	95.3%
Owner	47,398	62.2%	49,953	62.2%	52,693	62.8%
Renter	24,672	32.4%	26,396	32.9%	27,309	32.5%
Vacant	4,086	5.4%	3,947	4.9%	3,930	4.7%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	49,935	100.0%	52,672	100.0%
<\$50,000	997	2.0%	451	0.9%
\$50,000-\$99,999	508	1.0%	191	0.4%
\$100,000-\$149,999	1,371	2.7%	555	1.1%
\$150,000-\$199,999	4,960	9.9%	2,818	5.4%
\$200,000-\$249,999	5,535	11.1%	4,226	8.0%
\$250,000-\$299,999	9,705	19.4%	9,783	18.6%
\$300,000-\$399,999	9,867	19.8%	11,655	22.1%
\$400,000-\$499,999	7,526	15.1%	10,233	19.4%
\$500,000-\$749,999	8,405	16.8%	11,599	22.0%
\$750,000-\$999,999	603	1.2%	688	1.3%
\$1,000,000-\$1,499,999	211	0.4%	217	0.4%
\$1,500,000-\$1,999,999	74	0.1%	67	0.1%
\$2,000,000+	173	0.3%	189	0.4%
Median Value		\$319,170		\$371,317
Average Value		\$368,881		\$409,677

Census 2020 Housing Units	Number	Percent
Total	76,189	100.0%
Housing Units In Urbanized Areas	72,112	94.6%
Rural Housing Units	4,077	5.4%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	47,398	100.0%
Owned with a Mortgage/Loan	35,534	75.0%
Owned Free and Clear	11,864	25.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

## CHAVES DEVELOPMENT AT KCI



# HOUSING PROFILE (RING: 10 MILE RADIUS)

Census 2020 Vacant Housing Units by Status			
		Number	Percent
Total		4,086	100.0%
For Rent		2,232	54.6%
Rented- Not Occupied		167	4.1%
For Sale Only		532	13.0%
Sold - Not Occupied		194	4.7%
Seasonal/Recreational/Occasional Use		211	5.2%
For Migrant Workers		0	0.0%
Other Vacant		750	18.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	72,070	47,398	65.8%
15-24	3,095	365	11.8%
25-34	12,380	5,386	43.5%
35-44	14,136	9,269	65.6%
45-54	13,057	9,447	72.4%
55-59	6,856	5,208	76.0%
60-64	6,482	5,073	78.3%
65-74	9,811	7,907	80.6%
75-84	4,684	3,711	79.2%
85+	1,568	1,031	65.8%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	72,070	47,398	65.8%
White Alone	58,573	41,342	70.6%
Black/African American Alone	5,503	1,617	29.4%
American Indian/Alaska Native	358	180	50.3%
Asian Alone	1,519	965	63.5%
Pacific Islander Alone	232	35	15.1%
Other Race Alone	1,304	623	47.8%
Two or More Races	4,582	2,636	57.5%
Hispanic Origin	3,953	2,015	51.0%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	72,070	47,398	65.8%
1-Person	19,439	9,079	46.7%
2-Person	24,845	17,522	70.5%
3-Person	11,327	8,017	70.8%
4-Person	9,791	7,728	78.9%
5-Person	4,420	3,430	77.6%
6-Person	1,474	1,082	73.4%
7+ Person	774	540	69.8%

2024 Housing Affordability	
Housing Affordability Index	106
Percent of Income for Mortgage	22.5%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

## CHAVES DEVELOPMENT AT KCI

**CHAVES  
DEVELOPMENT  
AT KCJ**



**Michael Meier, Principal**  
Phone: 913.271.7656  
Email: [mmeier@aristocrat-realty.com](mailto:mmeier@aristocrat-realty.com)



**Sam Blacksher**  
816-547-6219  
Email: [samb@aristocrat-realty.com](mailto:samb@aristocrat-realty.com)



**Sean Unrein**  
Phone: 913-300-1950  
Email: [Sean.u@aristocrat-realty.com](mailto:Sean.u@aristocrat-realty.com)

