



# Land Available for Sale

**NEAR N COMMERCIAL STREET AND PLAZA DRIVE  
HARRISONVILLE, MISSOURI**

## Property Highlights

- 1.23 acre pad site
- Located in busy Harrisonville retail district
- Easy access from I-49 and 291 Highway
- Sale price \$12.00/sf

*For information, please contact:*

**Justin Beal, CRRP**  
*Executive Managing Director, Principal*  
 t 816-268-4241  
 jbeal@nzimmer.com

1220 Washington Street, Suite 300  
 Kansas City, MO 64105

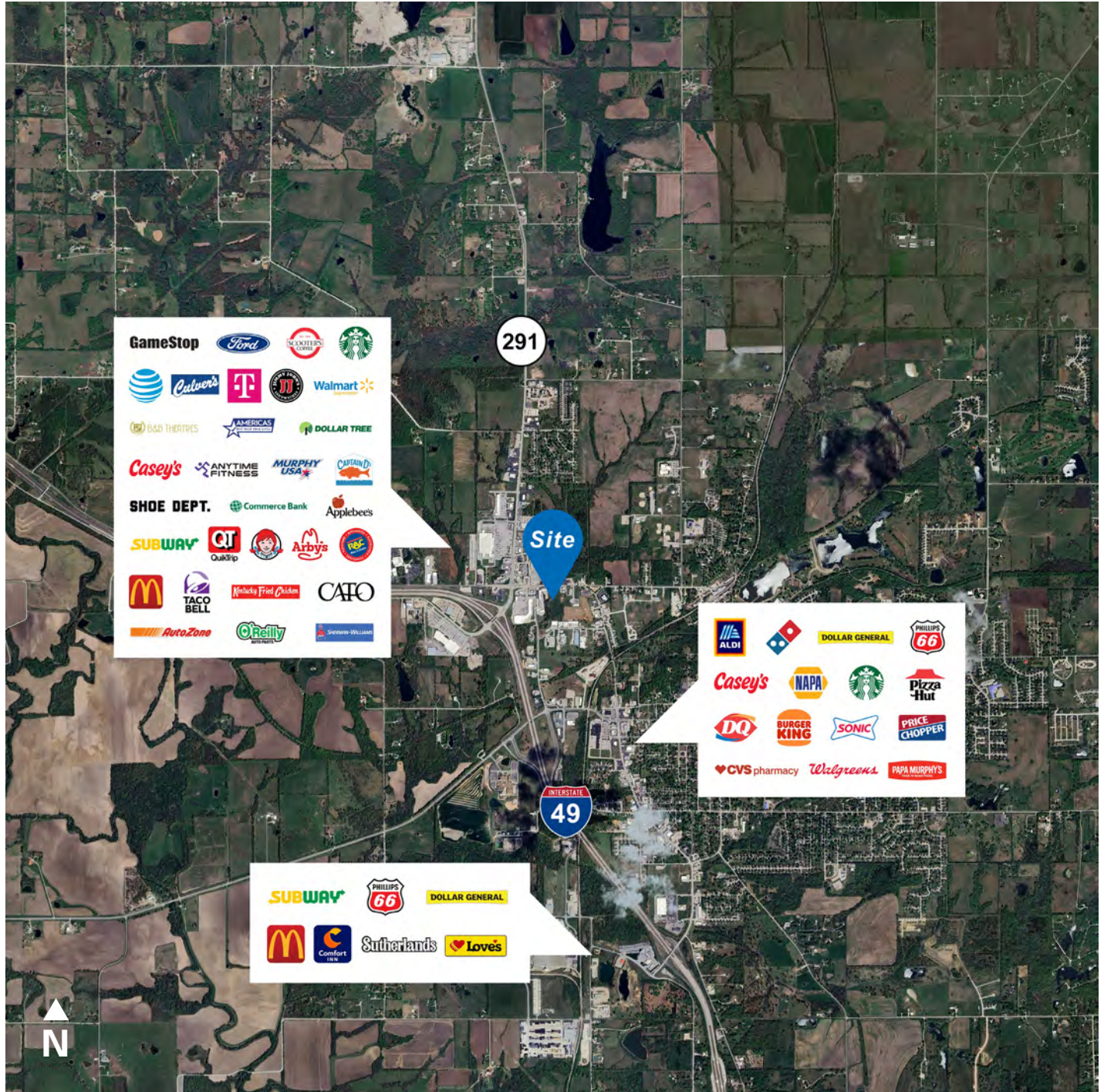
[nmrkzimmer.com](http://nmrkzimmer.com)



**NEWMARK  
ZIMMER**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEAR N COMMERCIAL STREET AND PLAZA DRIVE, HARRISONVILLE, MISSOURI



CONTACT

**Justin Beal, CRRP**  
Executive Managing Director, Principal  
t 816-268-4241  
jbeal@nzimmer.com  
[nmrkzimmer.com](http://nmrkzimmer.com)



NEAR N COMMERCIAL STREET AND PLAZA DRIVE, HARRISONVILLE, MISSOURI



CONTACT

**Justin Beal, CRRP**

*Executive Managing Director, Principal*

t 816-268-4241

jbeal@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**NEWMARK**  
ZIMMER

## NEAR N COMMERCIAL STREET AND PLAZA DRIVE, HARRISONVILLE, MISSOURI

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	1,850	10,808	13,622
2020 Population	1,843	10,936	13,848
2024 Population	1,849	11,008	13,964
2029 Population	1,830	11,030	14,024
2010-2020 Annual Rate	-0.04%	0.12%	0.16%
2020-2024 Annual Rate	0.08%	0.15%	0.20%
2024-2029 Annual Rate	-0.21%	0.04%	0.09%
2020 Male Population	46.9%	49.0%	49.1%
2020 Female Population	53.1%	51.0%	50.9%
2020 Median Age	39.8	38.1	39.7
2024 Male Population	47.5%	49.9%	50.0%
2024 Female Population	52.5%	50.1%	50.0%
2024 Median Age	40.6	38.6	40.2

In the identified area, the current year population is 13,964. In 2020, the Census count in the area was 13,848. The rate of change since 2020 was 0.20% annually. The five-year projection for the population in the area is 14,024 representing a change of 0.09% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

#### Median Age

The median age in this area is 40.2, compared to U.S. median age of 39.3.

#### Race and Ethnicity

2024 White Alone	86.5%	88.3%	88.8%
2024 Black Alone	1.9%	1.6%	1.4%
2024 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2024 Asian Alone	0.9%	0.6%	0.6%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	2.3%	1.7%	1.5%
2024 Two or More Races	7.7%	7.2%	7.0%
2024 Hispanic Origin (Any Race)	4.9%	4.0%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 19.6% 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 26.4 in the identified area, compared to 72.5 for the U.S. as a whole.

#### Households

2024 Wealth Index	53	69	76
2010 Households	753	4,172	5,176
2020 Households	794	4,287	5,328
2024 Households	793	4,316	5,380
2029 Households	790	4,359	5,448
2010-2020 Annual Rate	0.53%	0.27%	0.29%
2020-2024 Annual Rate	-0.03%	0.16%	0.23%
2024-2029 Annual Rate	-0.08%	0.20%	0.25%
2024 Average Household Size	2.23	2.46	2.52

The household count in this area has changed from 5,328 in 2020 to 5,380 in the current year, a change of 0.23% annually. The five-year projection of households is 5,448, a change of 0.25% annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2020. The number of families in the current year is 3,591 in the specified area.

#### CONTACT

##### Justin Beal, CRRP

Executive Managing Director, Principal

t 816-268-4241

jbeal@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

# NEAR N COMMERCIAL STREET AND PLAZA DRIVE, HARRISONVILLE, MISSOURI

## Demographics

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	23.7%	30.2%	30.4%
<b>Median Household Income</b>			
2024 Median Household Income	\$58,861	\$64,357	\$67,665
2029 Median Household Income	\$71,250	\$75,607	\$79,614
2024-2029 Annual Rate	3.89%	3.27%	3.31%
<b>Average Household Income</b>			
2024 Average Household Income	\$77,730	\$86,796	\$90,167
2029 Average Household Income	\$91,093	\$100,530	\$104,228
2024-2029 Annual Rate	3.22%	2.98%	2.94%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$32,851	\$33,862	\$34,804
2029 Per Capita Income	\$38,790	\$39,526	\$40,555
2024-2029 Annual Rate	3.38%	3.14%	3.11%
<b>GINI Index</b>			
2024 Gini Index	42.8	39.8	39.1
<b>Households by Income</b>			
Current median household income is \$67,665 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$79,614 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$90,167 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$104,228 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$34,804 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,555 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	104	81	81
2010 Total Housing Units	802	4,478	5,544
2010 Owner Occupied Housing Units	456	2,708	3,585
2010 Renter Occupied Housing Units	296	1,464	1,591
2010 Vacant Housing Units	49	306	368
2020 Total Housing Units	836	4,557	5,644
2020 Owner Occupied Housing Units	434	2,746	3,668
2020 Renter Occupied Housing Units	360	1,541	1,660
2020 Vacant Housing Units	50	275	316
2024 Total Housing Units	826	4,543	5,641
2024 Owner Occupied Housing Units	439	2,789	3,734
2024 Renter Occupied Housing Units	354	1,527	1,646
2024 Vacant Housing Units	33	227	261
2029 Total Housing Units	827	4,591	5,713
2029 Owner Occupied Housing Units	453	2,898	3,872
2029 Renter Occupied Housing Units	338	1,461	1,576
2029 Vacant Housing Units	37	232	265
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	42.9	48.3	49.6

## CONTACT

**Justin Beal, CRRP**

Executive Managing Director, Principal

t 816-268-4241

jbeal@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**NEWMARK**  
ZIMMER