



MIXED-USE DEVELOPMENT OPPORTUNITY

Shadow Anchored by Walmart Supercenter

350 Hwy between Hardy & Hedges Ave, Raytown, MO



SALE PRICE: \$4.50/SF | 12 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,093	48,942	113,069
Avg. Household Income	\$80,499	\$69,777	\$71,438

Drive Time	5 min	10 min	15 min
Estimated Population	20,512	62,757	176,940
Avg. Household Income	\$73,029	\$67,163	\$71,587

- Located on 350 Highway, the major Raytown artery great connectivity to all parts of the Kansas City Metropolitan area
- Presently zoned for retail and located in approved TIF project
- Very strong, well established residential community
- 350 Highway carries major commuter traffic averaging 34,000 cars per day

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

For More Information Contact: *Exclusive Agents*
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AERIAL



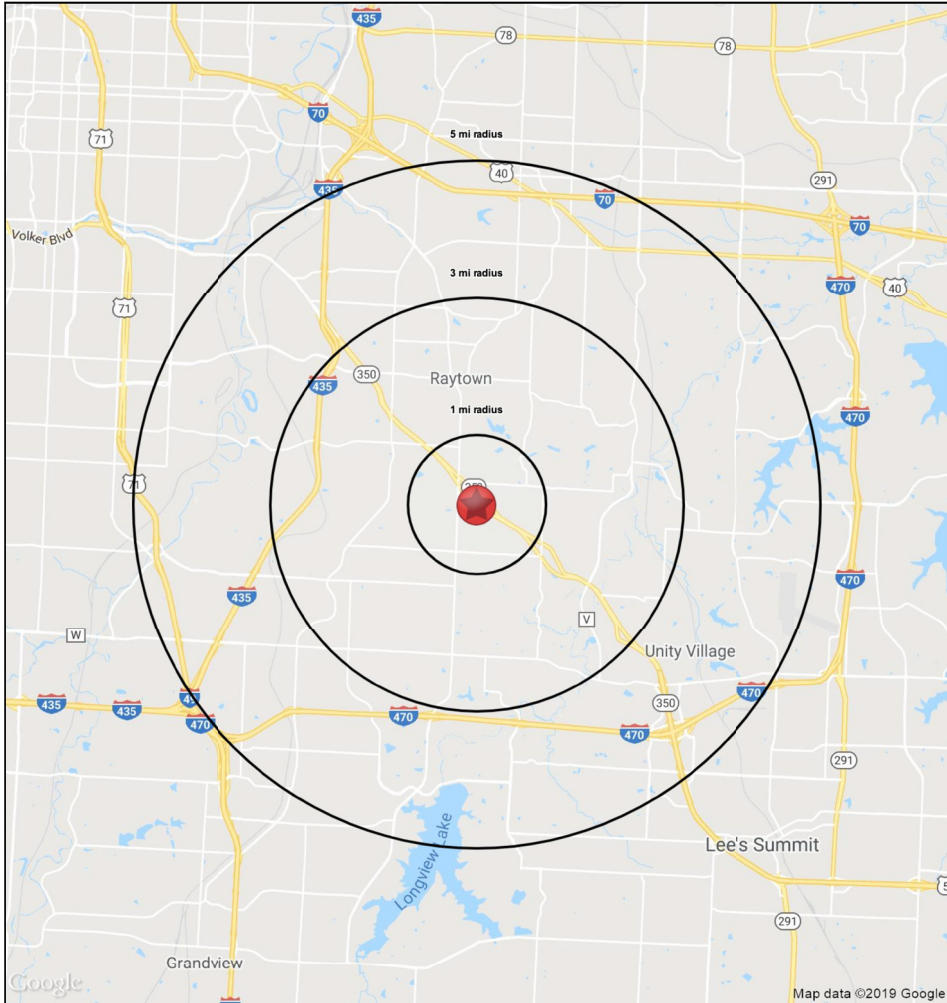


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1-3-5 MILE RADIUS RING MAP & DEMOS



		1 mi radius	3 mi radius	5 mi radius
350 Highway & Hardy Avenue				
Raytown, Missouri				
POPULATION	2020 Estimated Population	9,093	48,942	113,069
	2025 Projected Population	9,059	48,014	112,086
	2010 Census Population	9,398	49,895	112,286
	2000 Census Population	9,331	50,883	111,788
	Projected Annual Growth 2020 to 2025	-	-0.4%	-0.2%
	Historical Annual Growth 2000 to 2020	-0.1%	-0.2%	-
	2020 Median Age	42.4	39.3	38.8
HOUSEHOLDS	2020 Estimated Households	3,893	20,993	48,229
	2025 Projected Households	3,824	20,280	47,060
	2010 Census Households	3,829	20,322	45,437
	2000 Census Households	3,817	21,090	45,467
	Projected Annual Growth 2020 to 2025	-0.4%	-0.7%	-0.5%
	Historical Annual Growth 2000 to 2020	-	-	0.3%
RACE AND ETHNICITY	2020 Estimated White	67.7%	56.3%	54.6%
	2020 Estimated Black or African American	25.3%	34.8%	36.8%
	2020 Estimated Asian or Pacific Islander	1.3%	2.0%	1.7%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2020 Estimated Other Races	5.3%	6.4%	6.5%
	2020 Estimated Hispanic	4.8%	5.7%	6.2%
	INCOME	2020 Estimated Average Household Income	\$80,499	\$69,777
	2020 Estimated Median Household Income	\$62,003	\$55,519	\$56,212
	2020 Estimated Per Capita Income	\$34,570	\$30,008	\$30,569
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.8%	2.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.5%	4.6%	5.4%
	2020 Estimated High School Graduate	34.2%	32.9%	32.0%
	2020 Estimated Some College	26.6%	28.4%	27.0%
	2020 Estimated Associates Degree Only	8.6%	7.8%	8.0%
	2020 Estimated Bachelors Degree Only	14.6%	16.1%	16.2%
	2020 Estimated Graduate Degree	10.2%	8.3%	9.2%
BUSINESS	2020 Estimated Total Businesses	268	1,302	3,307
	2020 Estimated Total Employees	2,767	12,432	44,643
	2020 Estimated Employee Population per Business	10.3	9.6	13.5
	2020 Estimated Residential Population per Business	33.9	37.6	34.2



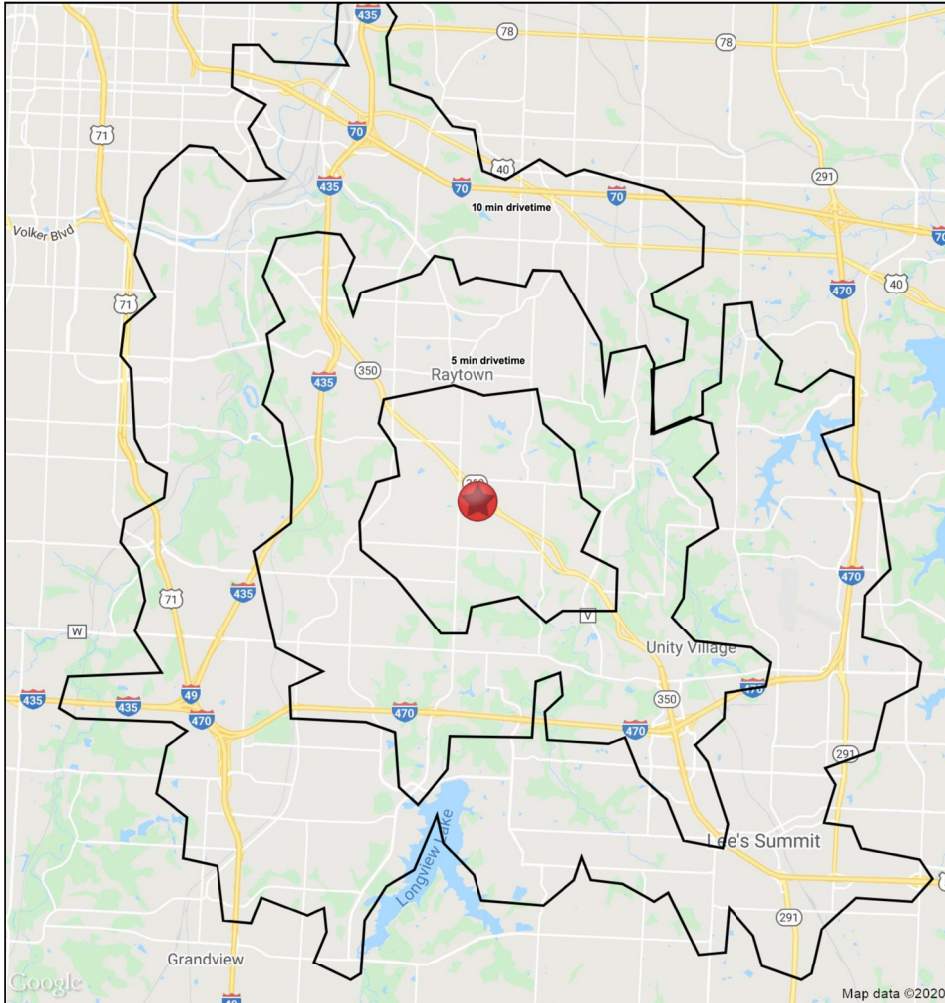


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



		5 min drivetime	10 min drivetime	15 min drivetime
350 Highway & Hardy Avenue				
Raytown, Missouri				
POPULATION	2020 Estimated Population	20,512	62,757	176,940
	2025 Projected Population	20,180	61,716	177,388
	2010 Census Population	21,124	62,522	173,952
	2000 Census Population	21,224	63,999	174,933
	Projected Annual Growth 2020 to 2025	-0.3%	-0.3%	-
	Historical Annual Growth 2000 to 2020	-0.2%	-	-
	2020 Median Age	41.1	39.8	38.6
HOUSEHOLDS	2020 Estimated Households	8,873	27,463	75,704
	2025 Projected Households	8,607	26,594	74,666
	2010 Census Households	8,693	25,873	70,506
	2000 Census Households	8,861	26,779	70,841
	Projected Annual Growth 2020 to 2025	-0.6%	-0.6%	-0.3%
Historical Annual Growth 2000 to 2020	-	0.1%	0.3%	
RACE AND ETHNICITY	2020 Estimated White	64.7%	56.6%	55.9%
	2020 Estimated Black or African American	27.5%	34.6%	35.8%
	2020 Estimated Asian or Pacific Islander	1.7%	2.0%	1.7%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
	2020 Estimated Other Races	5.7%	6.4%	6.2%
	2020 Estimated Hispanic	5.2%	5.9%	6.2%
INCOME	2020 Estimated Average Household Income	\$73,029	\$67,163	\$71,587
	2020 Estimated Median Household Income	\$58,131	\$54,600	\$56,692
	2020 Estimated Per Capita Income	\$31,656	\$29,483	\$30,717
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.0%	2.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.6%	4.8%	5.9%
	2020 Estimated High School Graduate	32.7%	32.7%	30.5%
	2020 Estimated Some College	29.0%	27.7%	26.5%
	2020 Estimated Associates Degree Only	8.3%	8.1%	8.3%
	2020 Estimated Bachelors Degree Only	15.7%	16.0%	17.2%
BUSINESS	2020 Estimated Graduate Degree	8.8%	8.6%	9.6%
	2020 Estimated Total Businesses	630	2,006	6,672
	2020 Estimated Total Employees	5,869	25,600	84,661
	2020 Estimated Employee Population per Business	9.3	12.8	12.7
	2020 Estimated Residential Population per Business	32.6	31.3	26.5

